



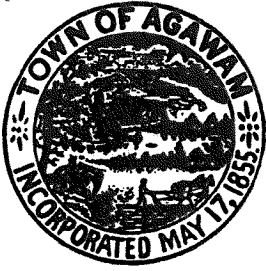
Zoning Board of Appeals AGENDA

Monday, September 8, 2025 - 6:00 PM

Regular Meeting
Agawam Senior Center
954 Main Street
Agawam, MA 01001

A. Zoning Board of Appeals

- 1) 6:00pm-Public Hearing Cont.-Case#2036-1099 Suffield Street-Modirla-Special Permit
- 2) 6:30PM-Public Hearing-Case#2037-265 Colemore Street-Mayersky-Variance
- 3) 7:00PM-Public Hearing-Case#2038-45 Cricket Road-Moriarty-Special Permit
- 4) Approval of Minutes-August 25, 2025
- 5) Any other matter that may legally come before Zoning Board of Appeals



TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case #: 2033
Filed: 6.4.2025
Hearing: 7.14.2025
Expires: _____

Application to Board of Appeals for SPECIAL PERMIT as provided in the Zoning and other By-laws.

Applicant Jamie Santanello

Address 12 Moore St Agawam, MA 01001

Application is hereby made for a SPECIAL PERMIT as provided by Section 180, Paragraph 23-K & 81 of the By-law.

Premises affected are situated on Moore Street; 0 feet distant from the corner of Valley Street and known as street number _____. Property is zoned as Bus-A.

Reason(s) for request of Special Permit:

We would like to have 4-Chicken
and a 43 Gall outdoor compost Bin Tumbled

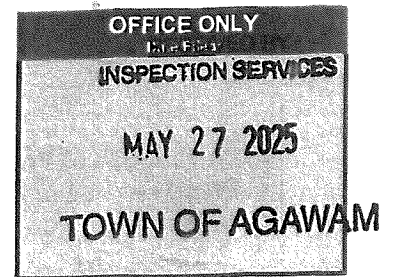
Signature of owner or his authorized agent: Jamie Santanello

Telephone #: 413-342-4732

NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN



The Commonwealth of Massachusetts
Town of Agawam
Inspection Services - Building Department
1000 Suffield Street, Agawam MA 01001 - (413) 821-0632

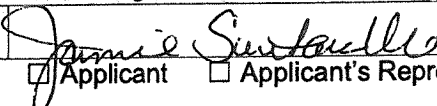


Application for Zoning Determination

FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.
For digital submissions, please confirm receipt. A complete application will be processed within 30 days.
The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION							
a. Street Address <u>12 MOORE ST.</u>				b. Zoning District <u>Bos A</u>			
c. Assessor's Map <u>I17</u>				d. Lot(s) <u>1-10</u>			
e. Registry of Deeds Book				f. Page			
g. Overlay Districts ☐ Historic Preservation ☐ Mixed-Use Business C							
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site							
2) APPLICANT & OWNER INFORMATION							
a. Applicant Name <u>JAMIE SANTANELLO</u>				b. Applicant Phone <u>413-342-4132</u>			
c. Applicant Email <u>JAMIESanta@gmail.com</u>							
d. Applicant Mailing Address <u>12 MOORE ST.</u>							
e. Applicant Relationship to Property ☒ Owner ☐ Agent ☐ Other:							
f. Representative Name (if any)				g. Rep. Phone			
h. Rep. Email							
i. Owner Mailing Address <u>12 MOORE ST.</u>							
j. Owner Name (if different)				k. Owner Phone			
l. Owner Email							
m. Owner Mailing Address							
3) PROJECT & SITE DETAILS							
NOTE: Any omission of requested information may result in an INCOMPLETE determination							
	Existing		Proposed		FOR BUILDING DEPT. REVIEW REQUIRED / NOU		
			☒ No changes to building, site or lot				
a. Lot Size	<u>10,454</u> SF				LOT SIZE	☐	
b. Frontage	<u>237.67</u> FT				FRONTAGE	☐	
c. Front Lot Line	<u>118.82</u> FT				FRONT SB	☐	
d. Side Lot Line (Left/Right)	L: <u>100.73</u> R: <u>43.38</u> FT		L: FT R: FT		SIDE SB	☐	
e. Rear Lot Line	<u>APPROX. 100.00</u> FT				REAR SB	☐	
f. Building Height					BLDG HT	☐	
g. Total BLDG/Res Area	SF	SF	SF	SF	AREA LIM	☐	
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	LOT COVER	☐	
i. Impervious Coverage	SF	% of lot	SF	% of lot	IMPERVIOUS	☐	
j. Parking/Loading Spaces	P:	L:	P:	L:	PARKING	☐	
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV	☐	
l. Signs (Size & Type)		T:	x	T:	SIGNS	☐	
m. Fence (Size & Type)	<u>264</u> LIN FT	T: <u>6'</u>	LIN FT	T:			
n. Wetland Area							
o. Utility Services	☐ Town Water ☐ Town Sewer		☐ Town Water ☐ Town Sewer		NON-CONFORMING USE	☐	

p. Current Use of Property	RESIDENCE
q. Proposed Use of Property	RESIDENCE
r. Project Description	
INSTALL 4 BIRD (HEN) COOP 43 GAL OUTDOOR COMPOST BIN TUMBLER	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, <u>CONSERVATION COMMISSION</u> review is required.	☐ Yes ☐ No ☒ Unsure
u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u> : [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	☐ Yes ☒ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☐ Yes ☒ No

4) CERTIFICATION	
This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Determination does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments. Sec. 1-7 of the Town of Agawam's General Ordinances authorizes the denial of a license or permit where an outstanding debt or obligation to the Town exists.	
Signature	Date
 ☒ Applicant ☐ Applicant's Representative	5-27-25

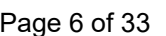
ZONING DETERMINATION - OFFICE USE ONLY			
☐ Approved ☐ Denied:		☐ The proposed use is not permitted in the subject zoning district ☐ Only permissible with variance relief from the Zoning Board of Appeals	
☒ Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-23-K (vse)	☐ Building Permit(s)	☒ Special Permit(s)	☐ Planning Board
180-8-1 (S.P.)	☐ Electrical Permit(s)	☐ Site Plan Review	☒ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council
Town Building Official	Issue Date		
	5/29/2025		

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022

SANTANELLO 19/11/24

Coop: 76.6" x 40.0"

6' WOOD STOCK AND FENCE

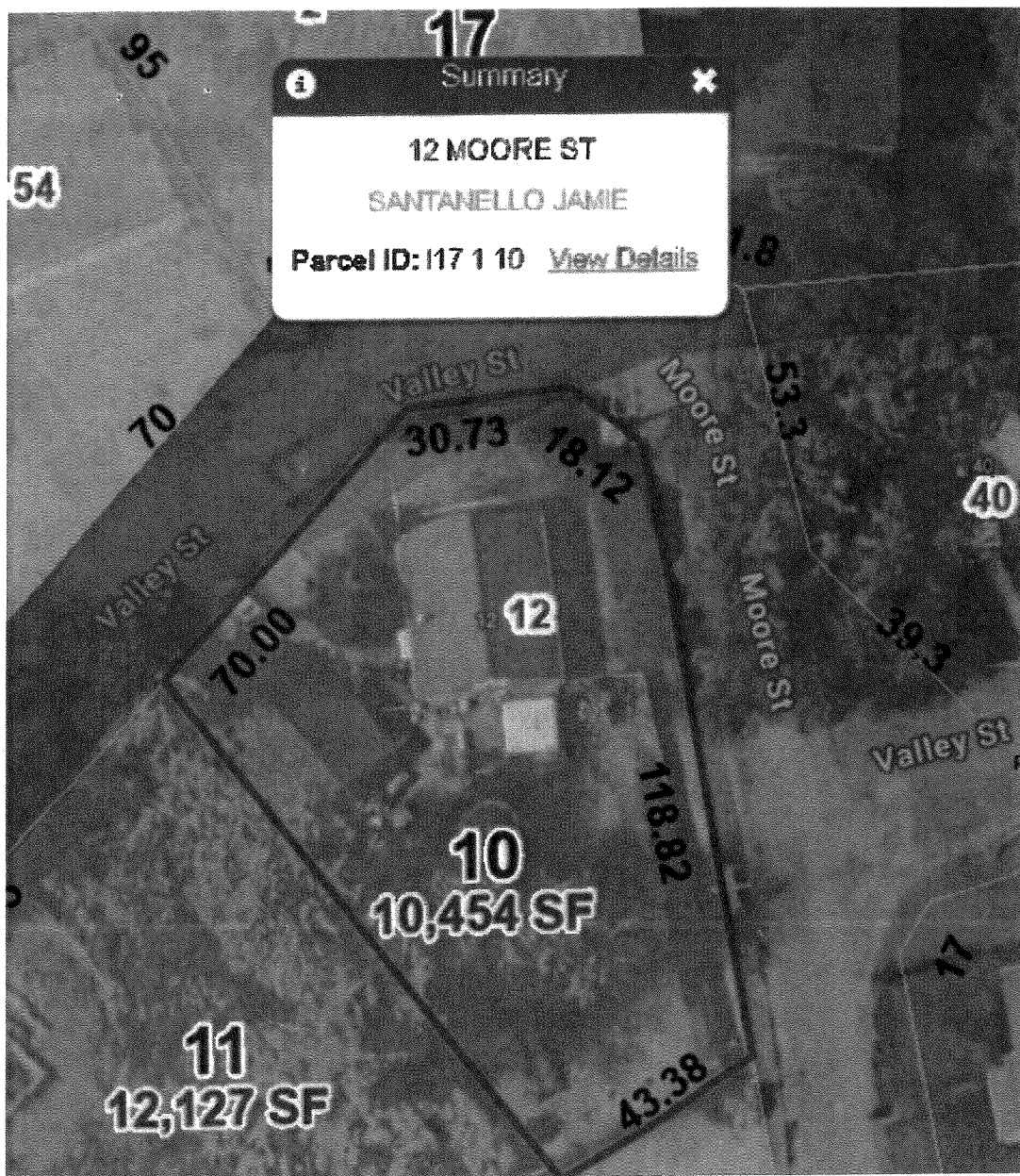


Summary

12 MOORE ST

SANTANELLO JAMIE

Parcel ID: 117 1 10 [View Details](#)



<u>Required - (4) Hens</u>		<u>Provided</u>
Coop - 12 Sq ft	_____	24 Sq ft
Run - 40 Sq ft	_____	<u>40</u> Sq ft

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, *MARIA LA FRANCE*, of
650 Dickinson Hill Road, Russell, Hampden County, Massachusetts

FOR CONSIDERATION AND CONSIDERATION PAID IN THE AMOUNT OF ONE
HUNDRED FIFTY FOUR THOUSAND (\$154,000.00) DOLLARS,

grants to *JAMIE SANTANELLO* of 12 Moore Street, Agawam, Hampden County,
Massachusetts,

with **WARRANTY COVENANTS**

The land in Agawam, Hampden County, said Commonwealth of Massachusetts, bounded
and described as follows:

BEGINNING at an iron pin that is distant approximately Six Hundred (600) Feet from
the intersection of the Westerly side of Moore Street with the Northerly side of High
Street and which is the Southeasterly bound of the premises conveyed and running
thence:

SOUTH 77° 47' 30" West a distance of Forty Three (43) Feet to an iron pin;
thence

NORTH 26° 48' West a distance of One Hundred Nineteen and 34/100
(119.34) Feet to an iron pin; thence

NORTH 54° 40" East a distance of Seventy and No/100 (70.00) Feet to
an iron pin; thence

SOUTH 85° 03' 30" East a distance of Thirty and 73/100 (30.73) Feet to an
iron pin; thence

SOUTH 42° 07' 30" East a distance of Eighteen and 12/100 (18.12) Feet to an
iron pin; thence

SOUTH 1° 52' 30" West a distance of One Hundred Twenty One and 82/100
(121.82) Feet along Moore Street to the Point of
Beginning.

Also, one half of the roadway bounding on this plot as follows:

BEGINNING at the first mentioned iron pin that is distance approximately Six Hundred
Five (605) Feet from the intersection of the Westerly side of Moore Street with the
Westerly side of High Street and running thence

NORTH 77° 47' 30" East a distance of fifteen (15) Feet to the center of the road
known as Moore Street; thence

NORTH 1° 52' 30" East approximately One Hundred Twenty One and 82/100
(121.82) Feet; thence

NORTH 42° 07' 30" West a distance of approximately Twenty Three (23) Feet;
thence

NORTH 85° 03' 30" West a distance of approximately Thirty Eight (38) Feet;
thence

SOUTH 54° 40' West a distance of approximately Seventy (70) Feet to a point
Opposite the iron pin marking the Northwesternly bound
of the first mentioned plot; thence

12 Moore St. Agawam

SOUTH 26° 48' East a distance of Fifteen (15) Feet to the iron pin which marks the Northwesterly bound of the first mentioned plot herein conveyed; thence

NORTH 54° 40' East a distance of Seventy (70) Feet to an iron pin; thence

SOUTH 85° 03' 30" East a distance of Thirty and 73/100 (30.73) Feet to an iron bolt; thence

SOUTH 42° 07' 30" East a distance of Eighteen and 12/100 (18.12) Feet to an iron pin; thence

SOUTH 1° 52' 30" West a distance of One Hundred Twenty One and 82/100 (121.82) Feet to the Point of Beginning.

Excepting however that certain real estate situate in AGAWAM, Hampden County, Massachusetts, being known and designated as "Land of Maria LaFrance to be transferred to Peter Maynard" as shown on a plan entitled "Division of Lots, Moore Street, Agawam, MA" dated November 13, 2003 REVISED December 4, 2003 by Thomas Wilson & Associates, which plan is recorded in the Hampden County Registry of Deeds, Book of Plans 333, Page 38, to which plan reference is hereby made for a more particular description.

Said parcel contains 30.7 square feet.

Together with that certain real estate situate in AGAWAM, Hampden County, Massachusetts, being known and designated as "Land of Peter Maynard to be transferred to Maria LaFrance" as shown on a plan entitled "Division of Lots, Moore Street, Agawam, MA" dated November 13, 2003 REVISED December 4, 2003 by Thomas Wilson & Associates, which plan is recorded in the Hampden County Registry of Deeds, Book of Plans 333, Page 38, to which plan reference is hereby made for a more particular description.

Said parcel contains 30.7 square feet.

Reserving to the public any interest it may have to the roadway above described.

SUBJECT TO aquaduct rights under an instrument dated May 1, 1887 and recorded in the Hampden County Registry of Deeds in Book 438 at Page 373, if applicable.

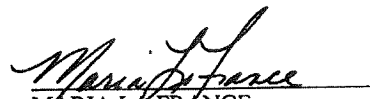
SUBJECT TO reservations in a Deed from Strathmore Paper Company dated October 5, 1951 and recorded in the Hampden County Registry of Deeds in Book 2142 at Page 250.

BEING the same premises conveyed to the Grantor and Jeffrey M. LaFrance herein by Deed of Donald W. Fanaka, Jay E. Delisle and William M. Johnson dated October 29, 1987 and recorded in the Hampden County Registry of Deeds in Book 6673, Page 366, and by Deed of Jeffrey M. LaFrance dated September 27, 1994 and recorded in the Hampden County Registry of Deeds in Book 8954, Page 357 excepting that portion from Maria LaFrance to Peter Maynard dated May 12, 2004 and recorded in the Hampden County Registry of Deeds in Book 14235, Page 241 and together with that portion from Peter Maynard to Maria LaFrance dated May 12, 2004 and recorded in the Hampden County Registry of Deeds in Book 14236, Page 243.

This deed creates no new boundaries.

Executed as a sealed instrument this 30th day of November, 2004.


WITNESS


MARIA LA FRANCE

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

NOVEMBER 30, 2004

On this 30th day of November, 2004, before me, the undersigned Notary Public, personally appeared MARIA LA FRANCE, who proved to me, through satisfactory evidence of identification, which was her Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.



IRWIN I. WEITZ Notary Public
My Commission Expires: 04/05/07

SPRINGFIELD
DEEDS REG12
HAMPDEN


11/30/04 12:25PM 01
000000 #6473

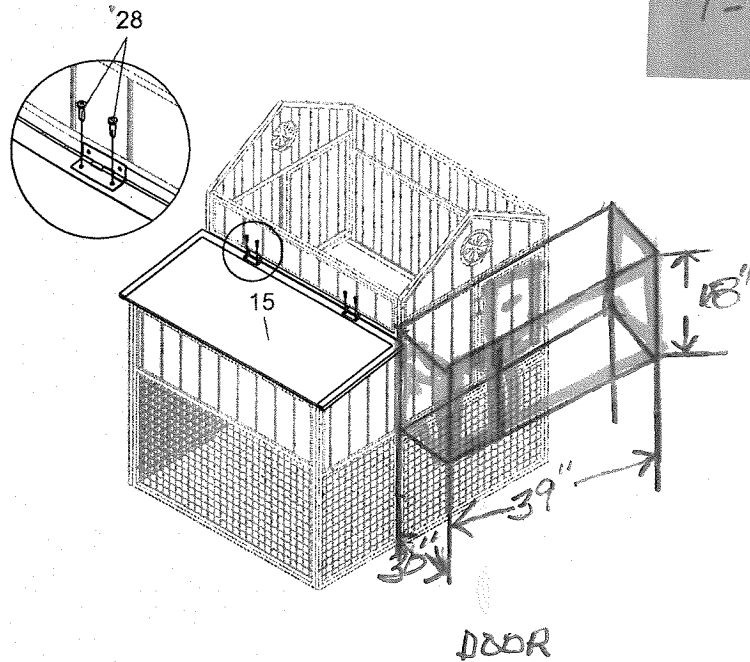
DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

FEE \$702.24

CASH \$702.24

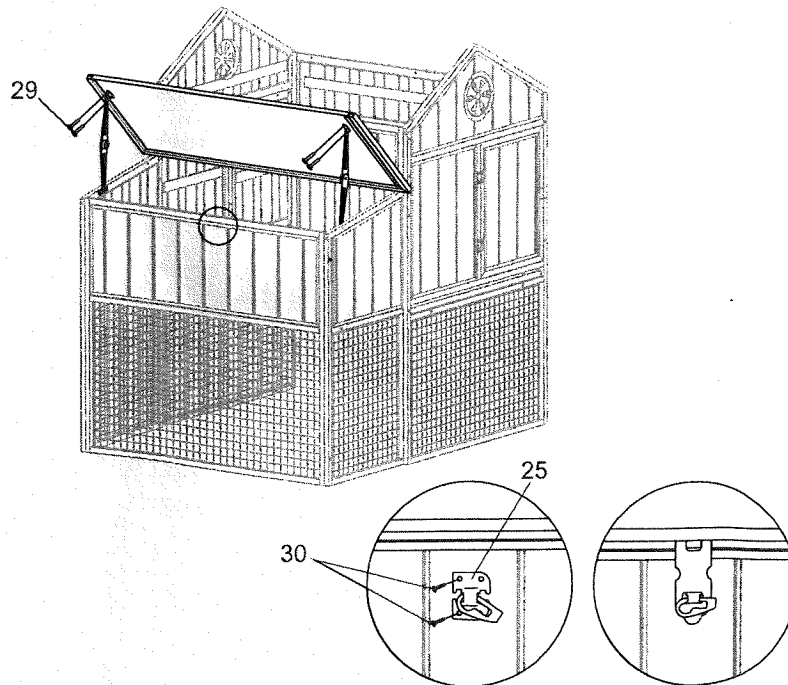
Step 11

- Attach the Nesting Box Roof Panel (#15) by Self-tapping Screw (#28).



Step 12

- There is a Hinge Support pre-assembled on side of Nesting Box Left and Right Panel, now please fix its other end on the Nesting Box Roof by Tapping screw (#29).
- And assemble the Lock (#24) to the top center of the back panel (#1) by Tapping screw (#30) as below diagram.



Metal Walk-in Chicken Coop Run

Instruction manual
For specification: 2m(L) x 3m(W) x 2m(H)



Please read this manual carefully before assembly

DD ID
40" L 37" H

30" W 27" H

18" TAIL



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings
inspections@agawam.ma.us

July 28, 2025

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2036- Special Permit Comments for 1099 Suffield Street;

The Building Department has no specific zoning issues or concerns for the special permit request for the property referenced above.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case # _____
Filed _____
Hearing _____
Expires _____

Application to Board of Appeals for VARIANCE from the requirements of the Zoning By-laws.

Applicant Steve Mayesky

Address 265 Coleridge St.

Application is hereby made for a VARIANCE from the requirements of Section _____, Paragraph _____ of Zoning Ordinance.

Premises affected: 265 Coleridge Address _____

Property zoned as: _____

1. Description of existing building:

- a. Size of building: _____ Height: _____ # of stories 2
b. Occupancy or Use: (of each floor) _____
c. Date of Erection: 195
d. Has there been a previous appeal, under zoning on these premises no ?

2. Description of proposed work or use:

Vegetation Replacement

3. The principal reasons upon which I base my application are as follows:

An 8' fence was put up to replace vegetation. There were
12 Arborvities that grew too close to power lines &
needed to be replaced

Signature of owner or his authorized agent: _____

Telephone #: 609 284 3110

NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN

Steve Mayesky
@gmail.com



The Commonwealth of Massachusetts
Town of Agawam
Inspection Services - Building Department
1000 Suffield Street, Agawam MA 01001 - (413) 821-0632

OFFICE ONLY Date Filed BUILDING DEPARTMENT
JUL 08 2025
TOWN OF AGAWAM

Application for Zoning Determination

FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.
For digital submissions, please confirm receipt. A complete application will be processed within 30 days.
The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION										
a. Street Address <u>265 Cudemore St</u>					b. Zoning District <u>AG</u>					
c. Assessor's Map <u>G13</u>					d. Lot(s) <u>1-7</u>					
e. Registry of Deeds Book					f. Page					
g. Overlay Districts ☐ Historic Preservation ☐ Mixed-Use Business C										
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site										
2) APPLICANT & OWNER INFORMATION										
a. Applicant Name <u>Steve Mayersky</u>					b. Applicant Phone <u>609 284 3110</u>					
c. Applicant Email <u>Steve.Mayersky@gmail.com</u>										
d. Applicant Mailing Address <u>265 Cudemore St</u>										
e. Applicant Relationship to Property ☒ Owner ☐ Agent ☐ Other:										
f. Representative Name (if any)					g. Rep. Phone					
h. Rep. Email										
i. Owner Mailing Address <u>265 Cudemore St</u>										
j. Owner Name (if different)					k. Owner Phone					
l. Owner Email										
m. Owner Mailing Address										
3) PROJECT & SITE DETAILS										
NOTE: Any omission of requested information may result in an INCOMPLETE determination										
	Existing				☒ Proposed No changes to building, site or lot				-FOR BUILDING DEPT. REVIEW- REQUIRED / NOT	
a. Lot Size	SF				SF				LOT SIZE	☐
b. Frontage	FT				FT				FRONTAGE	☐
c. Front Lot Line	FT				FT				FRONT SB	☐
d. Side Lot Line (Left/Right)	L: FT	R: FT	L: FT	R: FT					SIDE SB	☐
e. Rear Lot Line	FT				FT				REAR SB	☐
f. Building Height	FT				FT				BLDG HT	☐
g. Total BLDG/Res Area	SF	SF	SF	SF					AREA LIM	☐
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot					LOT COVER	☐
i. Impervious Coverage	SF	% of lot	SF	% of lot					IMPERVIOUS	☐
j. Parking/Loading Spaces	P:	L:	P:	L:					PARKING	☐
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:					BIKE/EV	☐
l. Signs (Size & Type)	x	T:	x	T:					SIGNS	☐
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:						
n. Wetland Area	SF				SF					
o. Utility Services	☐ Town Water ☐ Town Sewer				☐ Town Water ☐ Town Sewer				NON-CONFORMING USE	☐

p. Current Use of Property	Residential
q. Proposed Use of Property	
r. Project Description	
I'd like to submit a Variance Application for the fence EverSource installed 5 years ago. They had to cut down Arborvitae & replaced with an 8' fence to retain privacy & safety from overhead wires. We just purchased this property about 2 weeks ago. Is it weird someone conducted after 5 years?	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☐ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, CONSERVATION COMMISSION review is required.	☐ Yes ☒ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a STORM DRAIN PERMIT : [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	☐ Yes ☒ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☐ Yes ☒ No

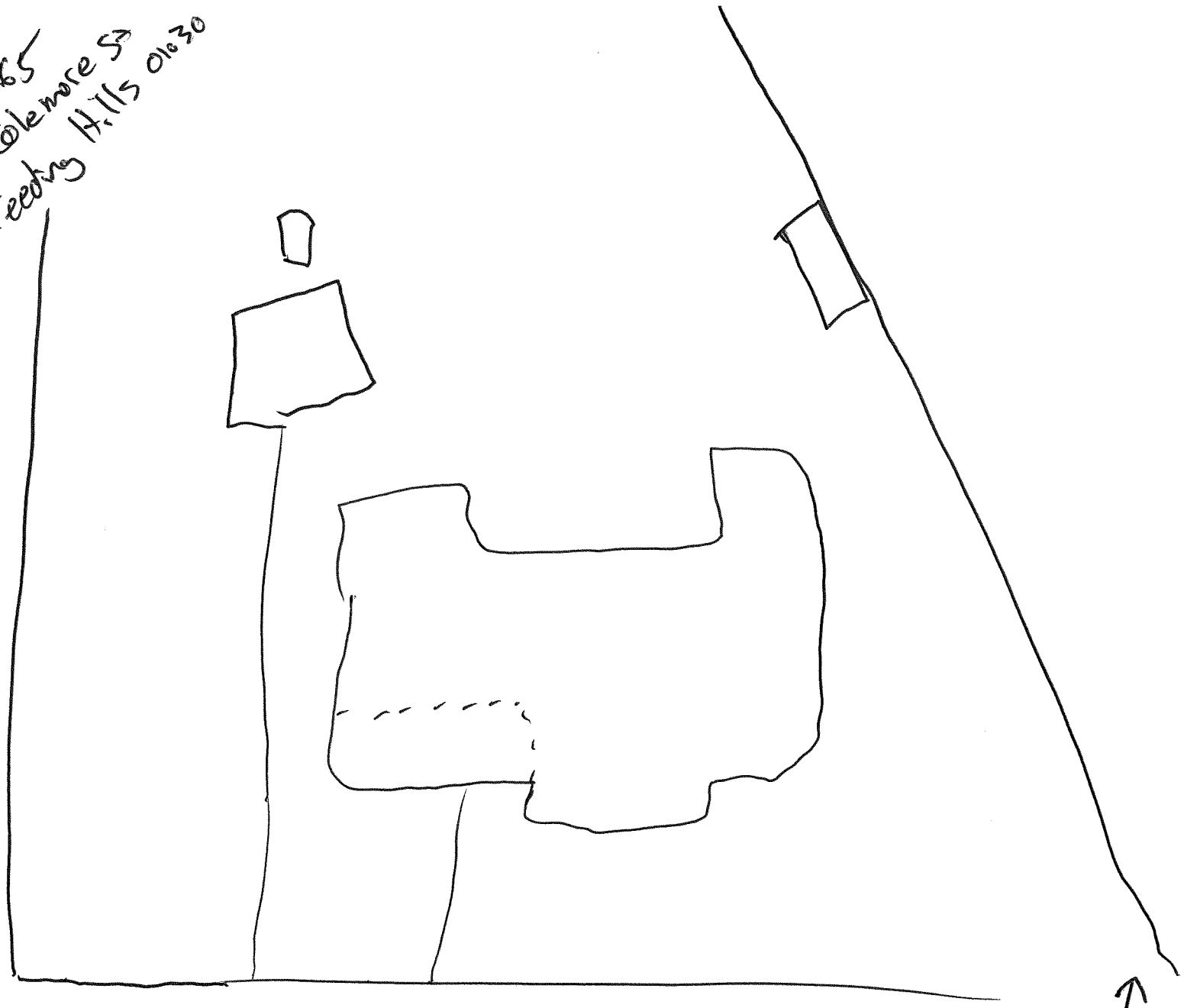
4) CERTIFICATION	
This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Determination does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments. Sec. 1-7 of the Town of Agawam's General Ordinances authorizes the denial of a license or permit where an outstanding debt or obligation to the Town exists.	
Signature	
Date	7/7/25
☒ Applicant ☐ Applicant's Representative	

ZONING DETERMINATION - OFFICE USE ONLY			
☐ Approved ☒ Denied: ☐ The proposed use is not permitted in the subject zoning district ☒ Only permissible with variance relief from the Zoning Board of Appeals			
☐ Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-8-B	☐ Building Permit(s) ☐ Electrical Permit(s) ☐ Plumbing/Gas Permit(s)	☐ Special Permit(s) ☐ Site Plan Review ☒ Variance	☐ Planning Board ☒ Board of Appeals ☐ City Council
Town Building Official		Issue Date	7/8/2025

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022

* written Complaint - 5/27/2025

265
Colemore S
Feeding H. 1/15 01030



↑
8' fence
was 12'
Arborvities



Fence Variance Application

1 message

Magnano, Christopher (ENVIRONMENTAL CONSULTANTS INC)
<christopher.magnano@eversource.com>
To: steve mayersky <stevemayersky@gmail.com>

Wed, Jul 9, 2025 at 8:29 AM

To Whom It May Concern,

I'm writing this letter on behalf of Mr. Mayersky and who is the new resident of 265 Colemore St., Feeding Hills MA. It has been brought to our attention that the fence that was installed during our 2020/2021 vegetation maintenance work was not properly permitted by our contractor at the time. I have attached a field report that documents the previously standing hedge that provided a significant privacy buffer for the previous owners, Patricia & Gary Lambert.

The hedge row had to be removed due to its incompatibility with Eversource's new transmission right-of-way specifications. At the time, Mr. & Mrs. Lambert were looking to gain as much privacy back as possible and our department had tasked our contractor with performing the necessary research, permitting, and installation of a fence that would accomplish this goal. Clearly the first two thirds of this were not done.

It is with sincerest of hopes that the city of Agawam will not hold the mistakes of others against Mr. Mayersky and allow a variance for the existing fence. Our department is committed to working with Mr. Mayersky and the City to make this situation right, including pulling whatever permits are necessary to allow the existing fence to stay. I apologize on behalf our department for this inconvenience and thank you in advance for your understanding in this matter.

Sincerely,

Chris Magnano

[Quoted text hidden]
[Quoted text hidden]

 **WMA 9-29-21 NFF - Colemore St.docx**
1.6 MB

WMA News from the Field

Date: 9/29/21

ROW: WT-22

Line & kV: 1007 & 1302 / 115kV

Structures: 43017-43016

Town: Agawam

Work Type: Cut Floor / SMT & Hazard

Contractor: Supreme & Outback

Tree Species: Green Giant Arborvitae

Narrative: Last year Supreme tree crews removed this green giant arborvitae hedge from the wire & border zones during our cut floor work. This year Supreme completed the tree work by trimming the ROW edge trees as part of or SMT and Hazard tree work. Outback Landscaping finished the job with the installation of a fence rather than plantings for the property owner.

Attach pictures:

Before



During



After





MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 06-20-2025 @ 01:41pm
Ctl#: 250 Doc#: 27548
Fee: \$1,824.00 Cons: \$400,000.00

QUITCLAIM DEED

WE, GARY LAMBERT and PATRICIA LAMBERT, of 265 Colemore Street, Feeding Hills, Massachusetts,

IN full consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00)

Grant to **JANNA MAYERSKY and STEVE MAYERSKI JR.**, of 76 Hazen Street, Springfield, Massachusetts, as Tenants by the Entirety

With QUITCLAIM Covenants

The land in said Agawam being known and designated as lot #1 (one) as shown on a plan of lots recorded in Hampden County Registry of Deeds in Book of Plans 40, Pages 32 & 33, said lot being more particularly bounded and described as follows: Bounded

EASTERLY by Colemore Street, one hundred twelve and 86/100 (112.86) feet;

SOUTHERLY by lot #2 (two) on said plan, two hundred (200) feet;

WESTERLY by land now or formerly of Armand Dubuc et al, forty-three and 62/100 (43.62) feet;

NORTHWESTERLY by land now or formerly of Wesley H. Nutbrown, one hundred twelve and 70/100 (112.70) feet;

WESTERLY by land now or formerly of Armand Dubuc et al, fifty-four and 77/100 (54.77) feet; and

NORTHERLY by land now or formerly of Armand Dubuc et al, one hundred seventeen and 08/100 (117.08) feet.

SUBJECT to pole and line rights, etc. granted Turner Falls Power & Electric Company as set forth in instrument dated June 5, 1917 and recorded in the Hampden County Registry of Deeds in Book 979, Page 327, if affecting the locus.

SUBJECT to pole and line rights granted American Telephone and Telegraph Company as set forth in instrument dated December 16, 1905 and recorded as aforesaid in Book 691, Page 406, if affecting the locus.

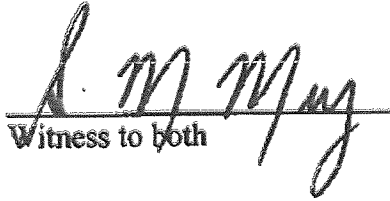
SUBJECT to pole and line rights, etc. granted Western Massachusetts Electric Company and New England Telephone and Telegraph Company as set forth in instrument dated October 27, 1952 and recorded as aforesaid in Book 2206, Page 238.

265 Colemore Street, Feeding Hills, Massachusetts

We, GARY LAMBERT and PATRICIA LAMBERT, do hereby voluntarily release all of my rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state, under the pains and penalty of perjury, that there is/are no other person or persons entitled to any homestead rights in the granted premises.

BEING the same premises conveyed to Grantors by Deed dated November 18, 2019, and filed in the Hampden County Registry of Deeds in Book 22967, Page 462.

Witness my hand and seal this 28th day of May, 2025.


Witness to both

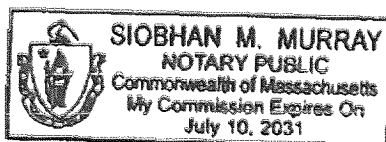

GARY LAMBERT

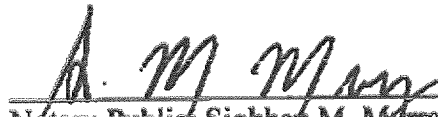

PATRICIA LAMBERT

COMMONWEALTH OF MASSACHUSETTS

Hampden: ss

On this 28th day of May, 2025, before me, the undersigned notary public, personally appeared, **GARY LAMBERT** and **PATRICIA LAMBERT**, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, which was a MA Drivers License, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that this instrument is the free act and deed of **GARY LAMBERT** and **PATRICIA LAMBERT**.




Notary Public: Siobhan M. Murray
My Commission Expires: July 10, 2031



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings
inspections@agawam.ma.us

August 12, 2025

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2037- Variance Request for Installation of an 8’ Fence-
265 Colemore Street Feeding Hills, MA 01030;

The Building Department has no specific zoning issues or concerns for the variance request for the property referenced above.

Per Mass State Building Code 780 CMR Section R105.2, if the variance is granted, the owners will need to apply for a permit with the Building Department for the 8’ fence installation.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



**TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001**

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case #: _____
Filed: _____
Hearing: _____
Expires: _____

Application to Board of Appeals for SPECIAL PERMIT as provided in the Zoning and other By-laws.

Applicant Desirée Moriarty

Address 45 Cricket Rd. Feeding Hills, MA 01030

Application is hereby made for a SPECIAL PERMIT as provided by Section _____, Paragraph _____ of the By-law.

Premises affected are situated on _____ Street; _____ feet distant from the corner of _____ Street and known as street number _____.

Property is zoned as _____.

Reason(s) for request of Special Permit:

- Our family would like to keep up to 6 Hens for personal use.
- Our plan for waste is to compost it at our parents farm.

Signature of owner or his authorized agent: Desirée L. Moriarty

Telephone #: (413) 244-9567 desireemoriarty@gmail.com

NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN



The Commonwealth of Massachusetts

Town of Agawam

Inspection Services - Building Department

1000 Suffield Street, Agawam MA 01001 - (413) 821-0632

OFFICE ONLY

Date Filed:
RECEIVED BY
BUILDING DEPARTMENT

JUL 22 2025

TOWN OF AGAWAM

Application for Zoning Determination

FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.

For digital submissions, please confirm receipt. A complete application will be processed within 30 days.

The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION										
a. Street Address 45 Cricket Rd					b. Zoning District Agricultural AG					
c. Assessor's Map B3					d. Lot(s) D3 4-4					
e. Registry of Deeds Book					f. Page					
g. Overlay Districts ☐ Historic Preservation ☐ Mixed-Use Business C										
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site										
2) APPLICANT & OWNER INFORMATION										
a. Applicant Name Desiree + Chris Moriarty					b. Applicant Phone (413) 244-9567					
c. Applicant Email desireemoriarty@gmail.com										
d. Applicant Mailing Address same										
e. Applicant Relationship to Property ☒ Owner ☐ Agent ☐ Other:										
f. Representative Name (if any)					g. Rep. Phone					
h. Rep. Email										
i. Owner Mailing Address 45 Cricket Rd Feeding Hills, MA										
j. Owner Name (if different) SAME					k. Owner Phone					
l. Owner Email										
m. Owner Mailing Address same										
3) PROJECT & SITE DETAILS										
NOTE: Any omission of requested information may result in an INCOMPLETE determination										
	Existing				Proposed ☒ No changes to building, site or lot				-FOR BUILDING DEPT. REVIEW- REQUIRED / NOU	
a. Lot Size	19,998 SF				SF				LOT SIZE	☐
b. Frontage	FT				FT				FRONTAGE	☐
c. Front Lot Line	FT				FT				FRONT SB	☐
d. Side Lot Line (Left/Right)	L: FT	R: FT	L: FT	R: FT	L: FT	R: FT	SIDE SB	☐		
e. Rear Lot Line	FT				FT				REAR SB	☐
f. Building Height	FT				FT				BLDG HT	☐
g. Total BLDG/Res Area	SF	SF	SF	SF	SF	SF	AREA LIM	☐		
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	SF	% of lot	LOT COVER	☐		
i. Impervious Coverage	SF	% of lot	SF	% of lot	SF	% of lot	IMPERVIOUS	☐		
j. Parking/Loading Spaces	P:	L:	P:	L:	P:	L:	PARKING	☐		
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	B:	EV:	BIKE/EV	☐		
l. Signs (Size & Type)	x	T:	x	T:	x	T:	SIGNS	☐		
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:	LIN FT	T:				
n. Wetland Area	SF				SF					
o. Utility Services	☐ Town Water ☐ Town Sewer				☐ Town Water ☐ Town Sewer				NON-CONFORMING USE	☐

p. Current Use of Property		Single family dwelling
q. Proposed Use of Property		Same
r. Project Description		
Our family would like to keep up to 6 hens		
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)		☒ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, CONSERVATION COMMISSION review is required.		☐ Yes ☒ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a STORM DRAIN PERMIT : [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.		☐ Yes ☒ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.		☐ Yes ☒ No

4) CERTIFICATION

This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Determination does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments. Sec. 1-7 of the Town of Agawam's General Ordinances authorizes the denial of a license or permit where an outstanding debt or obligation to the Town exists.

Signature		Date	7/22/25
☒ Applicant ☐ Applicant's Representative			

ZONING DETERMINATION - OFFICE USE ONLY			
☐ Approved ☐ Denied: ☐ The proposed use is not permitted in the subject zoning district ☐ Only permissible with variance relief from the Zoning Board of Appeals			
☒ Approved Pending additional approval:			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-37-B-USE	☐ Building Permit(s)	☒ Special Permit(s)	☐ Planning Board
180-8.1-S.P.	☐ Electrical Permit(s)	☐ Site Plan Review	☒ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council
Town Building Official		Issue Date	7/23/2025

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022

08-05-2014 @ 12:08p
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

that I, RICHARD P. ISOM, of Parrish, Manatee County, Florida

for consideration of THREE HUNDRED THIRTY THOUSAND AND 00/100
(\$330,000.00) DOLLARS

paid, GRANT to CHRISTOPHER J. MORIARTY and DESIREE L. MORIARTY,
husband and wife of 94 Lealand Avenue, Agawam, Hampden County,
Massachusetts, as tenants by the entirety

with QUITCLAIM COVENANTS

Certain real estate situate in that part of Agawam, known as Feeding Hills, Hampden County, Massachusetts, being known and designated as lot #45 (forty-five) as shown on a plan entitled "Subdivision of Property, Agawam, Massachusetts for Custom Building Specialists, Inc. Date: April 17, 1986, rev. 5/13/86..." called "Farmstead Village" recorded in the Hampden County Registry of Deeds in Book of Plans 237, Page 47 and 48, said real estate being more particularly bounded and described as follows:

EASTERLY	by Cricket Road, as shown on said plan, one hundred sixty-six and 67/100 (166.67) feet;
NORTHERLY	by lot #44 (forty-four) as shown on said plan, one hundred twenty and 00/100 (120.00) feet;
WESTERLY	by lot #38 (thirty-eight) and lot #37 (thirty-seven) as shown on said plan, one hundred sixty-six and 67/100 (166.67) feet; and
SOUTHERLY	by lot #46 (forty-six) as shown on said plan, one hundred twenty and 00/100 (120.00) feet.

Subject to easement rights granted Western Massachusetts Electric Company and New England Telephone and Telegraph Company under instrument dated July 11, 1990 and recorded as aforesaid in Book 7503, Page 401.

Being the same premises conveyed to the mortgagor herein by deed from Andrew J. Fox et ux dated March 31, 2010 and recorded as aforesaid in Book 18238, Page 422.

Property: 45 Cricket Road, Agawam, MA 01001

This Deed is intended to take effect as a sealed instrument this
29th day of July, 2014.

Signed in the presence of:)

) 
) Richard P. Isom
)

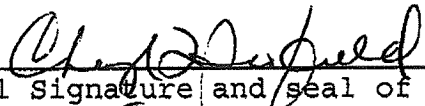
STATE OF FLORIDA

MANASSA County

On this 29th day of July, 2014, before me, the undersigned notary public, personally appeared Richard P. Isom, proved to me through satisfactory evidence of identification, which was MA. DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

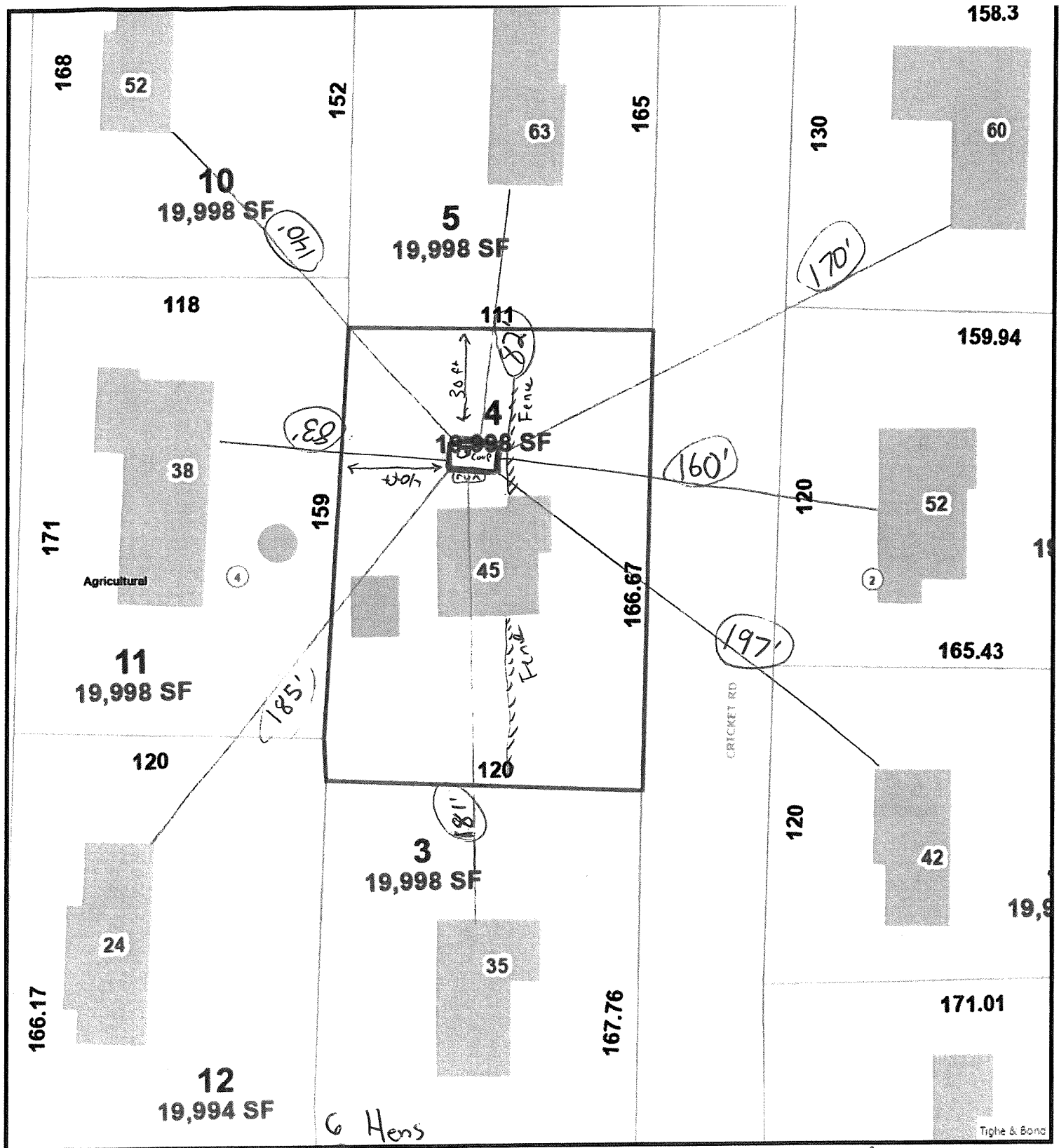


CHERYL L. SCOFIELD
 MY COMMISSION # EE 885437
 EXPIRES: March 27, 2017
 Bonded Thru Budget Notary Services


 Official Signature and seal of notary
CHERYL L. SCOFIELD, Notary Public
 My commission expires: 3-27-2017

MASSACHUSETTS STATE EXCISE TAX
 HAMPDEN COUNTY REGISTRY OF DEEDS
 Date: 08-05-2014 @ 12:08pm
 Ct1#: 148 Doc#: 37717
 Fee: \$1,504.80 Cons: \$330,000.00

DONALD E. ASHE, REGISTER
 HAMPDEN COUNTY REGISTRY OF DEEDS



45 Cricket Rd.

7/22/2025 12:41:37 PM

Scale: 1"=50'

Scale is approximate

Coop 20.65 sq ft = 3.43 sq ft per hen
Run 240 sq ft = 40 ft per hen

Lot Size 19,998 Square feet



The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings
inspections@agawam.ma.us

August 12, 2025

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2038- Special Permit Comments for 45 Cricket Road Feeding Hills, MA 01030;

The Building Department has no specific zoning issues or concerns for the special permit request for the keeping of hens for the property referenced above.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

The following members attended the public meeting:

Doreen Prouty-Chair
Viktor Savonin-Acting Chair
Vinny Ronghi-Acting Clerk

Member Absent
Richard Maggi-Vice Chair
Aldo Mancini-Clerk

Stefanie Kesecker-Administrative Assistant

CASE #2036—1099 Suffield Street-Special Permit-Modrila

Sitting on this case:

Doreen Prouty-Chair, Viktor Savonin-Acting Vice Chair, Vinny Ronghi-Acting Clerk

Chair Prouty opened the hearing and introduced the Board members.

Petitioner Nadejda Modrila and Andrea Modrila were present for this agenda item. Ms. Modrila stated she would like a special permit to obtain 12 hens. Mr. Modrila showed a large hand drawing of the plot plan and the distance on the property, exceeds 50ft. from an abutting residential structure. Mr. Savonin asked what would be done with the hen waste. Ms. Modrila stated she used it as compost for her garden. Mr. Savonin asked the location of the compost bin. Mr. Modrila stated he would add the drawing of the compost bin's location to the plot plan. Chair Prouty stated the coop and run will need to be moved 15ft. back from the property line, near Ace Precision, instead of the current 4 ft.

Mr. Richard Fafard, 1091 Suffield Street-stated the Modrila's are great neighbors who take care of their property. He states he does not have a problem with granting them the Special Permit.

Chair Prouty continued the public hearing to September 8, 2025 at 6:00pm.

Case#2033-12 Moore Street-Santanello-Special Permit

Sitting on this case: Doreen Prouty-Chair, Viktor Savonin-Acting Vice Chair, Vinny Ronghi-Acting Clerk

The petitioner was not present for this agenda item. Chair Prouty stated he had attended the August 14, 2025 Conservation Commission meeting, and she read from the minutes dated August 14, 2025, "12 Moore Street-Michael Santanello-stated he is seeking a Special Permit through ZBA for chickens. He states at 61 Valley Street there is a wetland, but not on his property. Mr. Kozloski stated that the ordinance states 200 ft. from any surface water, so it is prohibited. Ms. Egerton stated the Commission's role is to give their information to the Zoning Board of Appeals and they are the ones to approve or deny the permit based on the ordinance."

Chair Prouty closed the public hearing and the member went directly into a meeting.

Chair Prouty called for a vote.

Prouty-no, Ronghi-no, Savonin-no.

Approval of Minutes-June 28, 2025

Motion was made by Mr. Ronghi and seconded by Mr. Savonin to approve the July 28, 2025 minutes, as written.

Prouty-yes, Ronghi-yes, Savonin-yes.

Any other matter that may legally come before Zoning Board of Appeals

None

Motion was made by Mr. Ronghi and seconded by Mr. Savonin to adjourn the meeting.

Prouty-yes, Ronghi-yes, Savonin-yes.

Meeting adjourned at 7:15pm.