



Planning Board AGENDA

Thursday, September 18, 2025 - 12:00 PM

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

A. Planning Board

- 1) FORM A-56 Forest Ridge Lane-Nakhabenko
- 2) APPROVAL OF MINUTES—September 4, 2025
- 3) Correspondences

TOWN OF AGAWAM, MASSACHUSETTS

FORM A

Application for Endorsement of Plan Not Believed to Require Approval

FILE ONE COMPLETED FORM WITH THE PLANNING BOARD AND ONE COPY WITH THE TOWN CLERK IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11-B

August 28 20 25

TO THE PLANNING BOARD:

The undersigned, believing that the accompanying plan of his property in the Town of Agawam does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant Serge Nakhabenko
Address 248 River Road, Agawam, MA 01001
Phone # 413-330-9768 Fax # _____ email lsexpress.ma@gmail.com
2. Name of Surveyor R Levesque Associates, Inc. - Marc E. Shute, PLS
Address 40 School Street, Westfield, MA 01085
Phone # 413-568-0985 Fax # _____ email c/o NinaF@rlaland.com
3. Deed of Property Recorded in Hampden County
Book 10888 Page 523
4. Location of Property 56 Forest Ridge Lane
5. Describe the proposal in this submission:
The applicant proposes the creation of a lot at the terminus of Redwood Drive. Please refer to the accompanying filing plan for greater detail.

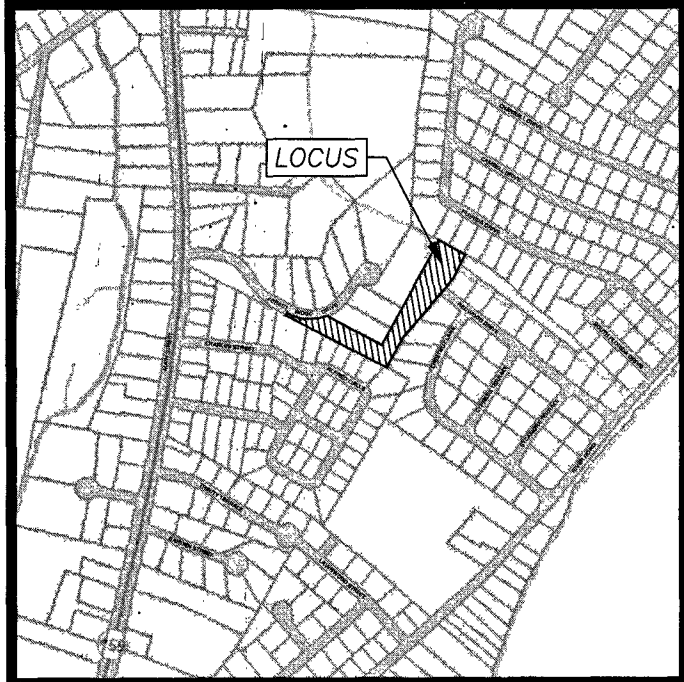
ATTACHMENTS - Two originals and three copies of plan by certified land surveyor. Filing Fee - \$50.00 plus \$20.00 per lot.

Signature of Owner


Mr. Bryan A. Hunt

Address 56 Forest Ridge Lane
Agawam, MA 01001

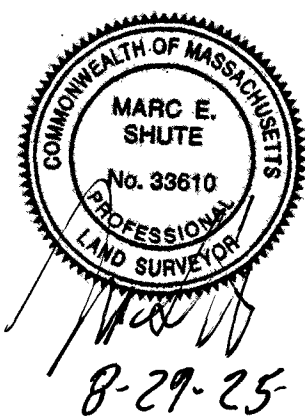




LOCUS MAP - SCALE: 1" = 1000'

I certify that this plan has been prepared in accordance with the Rules and Regulations of the Registers of Deeds.

Professional Land Surveyor



NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS BRYAN A. HUNT AND LAURA E. HUNT. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 10888 PAGE 523.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON THE FOLLOWING PLANS:
 - 2.1. "DEFINITIVE SUBDIVISION PLANS FOREST RIDGE ESTATES AGAWAM, MASS. FOR JEAN Y. DOIRON" PREPARED BY PHARMER ENGINEERING CORPORATION, DATED APRIL 21, 1988. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 261 PAGES 117-129.
 - 2.2. "REVISED PLAN OF RIVER OAKS SUBDIVISION RIVER ROAD AGAWAM, MASS. FOR CESAIRE BRIEN" PREPARED BY SMITH AND WALLIN, DATED APRIL 1971. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 131 PAGE 44.
3. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
4. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM WEBGIS.

Approval Under Subdivision Control Law Not Required:

This Planning Board Endorsement does not imply compliance with the Massachusetts Wetlands Protection Act or Zoning By-law.

Date: _____

Agawam Planning Board



Plan Of Land In
Agawam, Massachusetts
Surveyed And Mapped For

(Owners)

Bryan A. Hunt
and
Laura E. Hunt

August 29, 2025 Scale: 1"=40'

Prepared By

RLA

R LEVESQUE ASSOCIATES, INC.
40 School Street
P.O. Box 640
Westfield, MA 01086

SYMBOL & LINE LEGEND

- | | |
|-------|--------------------|
| ○ | IRON PIN FOUND |
| ● | IRON PIN TO BE SET |
| --- | NEW PROPERTY LINE |
| ~~~~~ | TREELINE |
| --- | FENCELINE |



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

September 12, 2025

To: Office of Planning and Community Development:

Re: Form-A Review Comments for 56 Forest Ridge Lane Agawam, MA 01001;

The Building Department has no specific zoning issues or concerns at this time for the proposed Form A- ANR plan dated August 29, 2025 for the above referenced address.

As noted on the plan, this is designated as a “non-buildable lot” due to the insufficient frontage requirement as stipulated by the zoning district.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



Town of Agawam

Department Of Public Works

DPW
1000 Suffield Street
Agawam, MA 01001
Phone: 413-821-0600
Fax: 413-821-0631

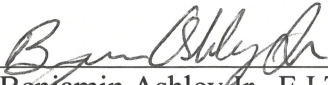
MEMORANDUM

To: Planning Board
CC: File
From: Engineering Division
Date: September 9, 2025
Subject: Form A – 56 Forest Ridge

Per your request, the Engineering Division has reviewed the plan entitled, "Plan of Land in Agawam, MA; Surveyed and Mapped for Bryan A. Hunt and Laura E. Hunt; Dated: August 29, 2025; Scale 1"=40'; Prepared by R Levesque Associates, Inc.; 40 School Street, PO Box 640, Westfield, MA 01086." Engineering has no comments at this time.

Engineering reserves the right to make additional comments as new information is submitted. If you have any questions, please do not hesitate to contact this division.

Sincerely,


Benjamin Ashley Jr., E.I.T.
Civil Engineer II


Michelle C. Chase, P.E.
Town Engineer

Agawam Planning Board September 4, 2025

MEMBERS PRESENT:

Frank DeStefano, Vice Chair

Charles Elfman

Michael DiLullo

Michael Cleavall

MEMBERS ABSENT:

Violet Baldwin, Chair

ALSO PRESENT:

Taryn Egerton

Stefanie Kesecker

Mr. DeStefano called the meeting to order at 6:00pm.

1. 6:00PM PUBLIC HEARING-ZONE CHANGE-430 North West Street-VIP Homes & Associates

Filipe Cravo, with R. Levesque Associates was present for this agenda item. Mr. Cravo stated this location was formerly a single family home. He stated it is zoned Business-B and the petitioner is requesting it be changed to Residence-B. He stated there are several places in Town where corners are zoned Business-B. He stated the petitioner would like to subdivide the parcel into 3 lots to build two-family homes.

Mr. DeStefano asked about Engineering comments regarding the sewer/septic. Mr. Cravo stated the septic would have to be updated for the size of the site. Mr. Cravo stated recent legislation allows for Assessor Dwelling Units (ADUs) for single family homes in residentially zoned areas, which would have to meet the septic requirements, and pass a Health Department Title IV inspection.

Mr. DeStefano stated although the Plan is conceptual his concern would be for the safety of vehicles exiting and entering this proposed location, with both traffic and visibility concerns.

Mr. Cravo stated the driveway could be mirrored and that this is not the final plan.

Mr. Elfman asked if the area was mostly zoned Residential-A2. Mr. Cravo stated yes.

Mr. DeStefano opened the public hearing for any public comments.

Barbara Bard, 160 Coyote Circle, stated the corners zoned businesses Mr. Cravo refers to as “close by” is actually farther from the site. She stated that this is a very residential area and suggested the zone change would be better suited as Residence-A2 to fit within the character of the location. She also questioned if a pump would be needed to maintain the infrastructure, if the applicant hooks into the sewer. She stated Brown’s farm is also here and this proposed zone change does not fit in this area even with the proposed plan for the farm.

Julie Brown- 453 North West Street, stated she lives directly across the street from this location. She stated this location is zoned as Business-B because a business was previously there. She stated if the sewer is brought to this proposed site, she would like to see herself and her

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neighbors, also be able to hook into the Town sewer. She also stated this street is heavily trafficked.

Scott Brown, 453 North West Street, stated he thinks this is a great venture and that his family has lived in this area for over 100 years. He stated he is concerned about the sewer/septic issue. He stated someone had purchased a portion of his land and would like to create a winery, so this will also increase the traffic, storm water, and sewer concerns. He stated it would be nice if the few houses nearby could be part of the sewer system as well.

Madison O'Conner-452 North West Street-stated she and her husband are new homeowners and bought their home due to the beauty, quietness, and historical character of this location. She urged the Board to reconsider the zone change. She stated Residence-A would be better suited for this area. She stated the proposed zone change does not fit the area. She expressed her concerns for dense housing, damage to the natural landscape, and lowering of property values. She stated the area is quiet and scenic and she hopes it will stay as such.

Chris Sanchez-36 Hemlock Ridge-stated he has lived in the area for over 50 years. He stated a grinder pump had be put in on Coyote Circle to accommodate the sewer system and he is concerned about it becoming overloaded. He stated this does not fit in this area, which is mostly single family homes. He also stated he is a traffic regulator and investigates fatal crashes and he thinks a traffic study should be done for this proposal. He stated if these were duplexes there could be as many as 12 vehicles, and a single family home would be a better fit.

Vincenzo Ronghi-55 Avalaon Place-stated the ADU's have to pass inspection from the Health Department, for the septic system. He stated Agawam has a lot of spot zoning. He spoke of the possible winery going in this area in the distant future and he thinks this location is fine for the requested zone change.

Mr. Brown-453 North West Street-asked if the properties would be owned or rented. The petitioner stated owned.

Mr. DeStefano closed the public hearing at 6:35pm.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to send a positive recommendation to the City Council for the zone change request for 430 North West Street-VIP Homes & Associates.

VOTE 1(Cleavall)-3-0

The motion did not pass.

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to send a negative recommendation to the City Council for the zone change request for 430 North West Street-VIP Homes & Associates.

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VOTE 3-1(Cleavall)-0

2. Sign Plan-6 & 24 Ace Precision Way-TGE Realty, LLC

Filipe Cravo, R. Levesque Associates, was present for this agenda item. He stated the plan had previously been approved and there will just be minor changes to the grading at the rear of lot 2. He stated they had previously proposed plants on the slope, but Engineering expressed concerns with these proposed plantings. They have now proposed a short, concrete retaining wall.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to sign the Plan for 6 & 24 Ace Precision Way-TGE Realty, LLC.

VOTE 4-0-0

3. APPROVAL OF MINUTES-August 21, 2025.

Motion was made by Mr. DiLullo and seconded by Mr. Elfman to approve the August 21, 2025 minutes as written.

VOTE 4-0-0

4. Correspondences

None

Motion was made by Mr. Elfman and seconded by Mr. Cleavall to adjourn the meeting.

VOTE 4-0-0

Meeting adjourned at 6:45pm.