Planning Board
AGENDA

Thursday, October 2, 2025 - 6:00 PM

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

A. Planning Board

1) 6:00PM PUBLIC HEARING-ZONING AMENDMENT - "An Ordinance to Amend Chapter 180-8 of the Code of the City of Agawam Entitled Supplementary Regulations by Adding Paragraph N Regarding Construction Hours/"-Mayor Johnson, Councilors Russo & Smus

2) Site Plan-18 Springfield Street-Shah

3) APPROVAL OF MINUTES-September 18, 2025

4) Correspondences

AGAWAM CITY COUNCIL

36 MAIN STREET
AGAWAM, MASSACHUSETTS 01001
413-726-9716 Office 413-726-9717 Fax www.agawam.ma.us

COUNCIL PRESIDENT *Rosemary Sandlin* COUNCIL VICE PRESIDENT *Anthony J. Russo*

COUNCILORS
George Bitzas – Edward Borgatti – Thomas D. Hendrickson – Dino R. Mercadante - Robert E. Rossi
Gerald F. Smith – Peter Smus - Anthony R. Suffriti- Maria Valego

ADMINISTRATIVE ASSISTANT – *Barbara A. Bard* bbard@agawam.ma.us

September 10, 2025

Agawam Planning Board
36 Main Street
Agawam, MA. 01001

Re: **Referral of Agenda Item**

Dear Members of the Agawam Planning Board:

The Agawam City Council has referred the following items to the Planning Board for their respective Public Hearings and recommendations:

- **TOR-2025-9** - An Ordinance to amend Section 180-8 of the Code of the City of Agawam entitled Supplementary Regulations by adding paragraph N regarding construction hours (Sponsored by Mayor Johnson, Council Vice President Russo, and Councilor Smus)

After coordinating with the Planning Office, the City Council has set our Public Hearing for October 6, 2025. If you have any questions, please do not hesitate to contact me.

Sincerely,

Barbara A. Bard

Barbara A. Bard
Administrative Assistant
Agawam City Council

cc: Full Council, Mayor, Planning

TOR-2025-8

AN ORDINANCE TO AMEND CHAPTER 121 OF THE CODE OF THE CITY OF AGAWAM ENTITLED NOISE

(Sponsored by Christopher C. Johnson, Mayor and Anthony Russo, Council Vice President)

WHEREAS, Chapter 121 of the Code of the City of Agawam which for lack of a better title is Agawam's noise ordinance was adopted in 1990; and

WHEREAS, Agawam's existing noise ordinance is outdated and needs to be updated to reflect current considerations regarding what is unreasonably loud, disturbing and/or unnecessary noise; and

WHEREAS, the proposed new Chapter 121 takes into consideration such factors as what is usual and customary noise incidental to suburban life; the character of the zoning and the customary and natural noise incident to the operation of businesses or industries permitted by our zoning so as not to work an undue hardship upon lawful business and industrial establishments and emergency situations; and

WHEREAS, it is in the best interests of the City of Agawam to update Chapter 121 which is our noise ordinance; and

NOW THEREFORE, the AGAWAM CITY COUNCIL hereby makes the following amendment to Chapter 121 of the Code of the City of Agawam entitled "Noise":

Amend Chapter 121 entitled "Noise" by striking the existing provisions in their entirety and substituting the following provisions in their place:

§ 121-1 Prohibited noises enumerated.

Pursuant to Massachusetts General Laws, Chapter 40, § 21, Clause 22, as amended from time to time, the creation of or failure to abate or control any unreasonably loud, disturbing and/or unnecessary noise is prohibited. This chapter is intended to prohibit preventable and unnecessary noise and is not intended nor shall it be construed to regulate the usual and customary noise incidental to suburban life.

In all applications of this chapter, due consideration shall be given to the character of the zoning, and the customary and natural noise incident to the operation of businesses or industries permitted by zoning so as not to work an undue hardship upon lawful business and industrial establishments.

§ 121-2 Exemptions.

This chapter shall not be construed so as to apply to the following:

a. The emission of sound for the purpose of alerting persons to the existence of an emergency, or the emission of sound in the performance of emergency work or in training exercises related to emergency activities.

b. Any lawful program or activity supervised, licensed or permitted by the appropriate authority within the Town of Agawam or the state or federal government. Any person or entity licensed or permitted by the Town of Agawam, who is alleged to have caused unreasonable noise, as defined above, in violation of this chapter shall be subject to the violation procedures and penalties as established by the relevant license or permit granting authority within the Town of Agawam.

c. Emergency situations, which are defined as a situation wherein immediate work is necessary to restore property to a safe condition following a public calamity, natural disaster, snow emergency, or where immediate work is required to protect persons or property from imminent exposure to danger.

§ 121-3 Enforcement.

The provisions of this chapter may be enforced by any police officer.

§ 121-4 Violations and penalties.

a. **Criminal Enforcement**. Any person aggrieved by such disturbance of the peace may complain to the Police Department about such unreasonable or excessive noise. The Police Department shall verify the complaint and may, in their sole discretion, thereupon arrest and/or make application in the appropriate court for issuance of a criminal complaint for violation of Massachusetts General Laws Chapter 272 §53 which sets forth the elements of and penalties for disturbing the peace.

b. **Noncriminal Enforcement**. In addition to the procedure for enforcement as described above, the provisions of this chapter may be enforced by noncriminal complaint pursuant to the provisions of Massachusetts General Laws Chapter 40, §21D, as amended from time to time. The fine for any violation disposed of through this procedure shall be one hundred ($100.00) dollars for the first offense; two hundred ($200.00) dollars for the second offense; and three hundred ($300.00) dollars for the third and each subsequent offense. Each day such violation continues shall be deemed a separate offense. Unpaid fine(s) shall be subject to the municipal charges lien pursuant to Massachusetts General Laws Chapter 40, §58, as amended from time to time.

PER ORDER OF THE AGAWAM CITY COUNCIL

_____

Rosemary Sandlin, President, Agawam City Council

APPROVED AS TO FORM AND LEGALITY

_____

Christopher S. Cappucci, Solicitor

§ 121-1. Prohibited noises enumerated.

Pursuant to MGL C. 40, § 21, Clause 22, the creation of or failure to abate or control any unreasonably loud, disturbing and/or unnecessary noise is prohibited. Without limiting the generality of the foregoing, the following acts are hereby declared to be unreasonably loud, disturbing and/or unnecessary noise in violation of this section:

A. Motor vehicles:

   (1) The sounding of any horn, whistle or signal device on any motorized vehicle, including but not limited to an automobile, bus, truck, motorcycle or motorscooter, while in motion or not in motion, except as a danger signal if another vehicle is approaching in an erratic or out of control manner.

   (2) The operation of any motorized vehicle, including but not limited to an automobile, bus, truck, motorcycle or motorscooter, in such a manner or in such a condition as to cause unreasonably loud, disturbing and/or unnecessary noise.

B. Radios, stereos, phonographs, musical instruments and/or other audio/video equipment: the playing of any radio, stereo, phonograph, musical instrument and/or other audio/video equipment in such a manner or at such volume as to annoy or disturb the quiet, comfort or repose of other person(s).

C. Churches and schools: the creation of any unreasonably loud, disturbing and/or unnecessary noise on any area adjacent to any church, school or other educational or religious institution while the same is in session.

D. Peddlers and hawkers: the shouting and/or crying of peddlers, hawkers and/or other street vendors which annoys or disturbs the quiet, comfort or repose of other person(s).

E. Use of drums and/or loudspeakers for sale or display: the use of any drum, loudspeaker, musical instrument or other voice amplification device for the purpose of attracting attention by creation of noise for sale or display of merchandise. Amusement parks, civic and religious organizations shall be exempt from the provisions of this subsection.

§ 121-2. Enforcement.

The Police Department shall have the authority to enforce the provisions of this chapter.

§ 121-3. Violations and penalties.

Whoever violates this chapter shall be fined not more than $300 nor less than $100 for the first offense. Second and subsequent offenses shall result in a mandatory fine of $300. Whoever violates any provision of this chapter shall pay restitution to the Town of Agawam in an amount equal to all costs and expenses, including reasonable attorney's fees, incurred by the town in the prosecution of this chapter.

Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: TOR-2025-8 and TOR-2025-9 (Noise Ordinance and Construction Hours)
Date: August 28, 2025

Attached please find TOR-2025-8 (a rewrite of our noise ordinance) and TOR-2025-9 (a modification to our supplementary zoning regulations regarding construction hours). Council Vice President Russo approached me regarding a complaint that he received from a resident regarding some very early construction activity on a weekend. I researched the topic and came up with the two ordinance amendments.

In looking at noise ordinances from surrounding communities and comparing them to our current ordinance, it became apparent that our ordinance needed to be updated. The proposed ordinance takes into consideration what is usual and customary noise incidental to suburban life. This is an important consideration because suburban life is not completely quiet, so not all noise that an individual finds subjectively to be unreasonably loud or disturbing is prohibited.

It also takes into consideration, the character of the zoning and the customary and natural noise incident to the operation of businesses or industries permitted by our zoning so as not to work an undue hardship upon lawful businesses and industrial establishments. If you live near business or industrially zoned property which has operating businesses, a certain level of noise is to be expected.

The proposed noise ordinance also contains a definition of emergency situations and more clearly exempts noise generated pursuant to such situations. It is not uncommon to receive complaints regarding snow removal operations conducted at night or in the early morning hours. This is noise that is incidental to an emergency situation and should not be prohibited. The Police Chief reviewed the draft noise ordinance and believes it is a substantial improvement over our existing ordinance.

The modification to our supplementary zoning regulations regarding construction hours sets reasonable times for construction activities for weekdays and weekends. It also exempts emergency situations and allows the Inspector of Buildings to provide special exceptions. The reason it is a zoning amendment is that it will allow the Inspector of Buildings to enforce the ordinance via a stop work order. Otherwise, contractors may choose to simply pay a fine and operate outside the designated hours.

I believe that the two ordinances taken together represent an improvement in the Town's ability to deal with noise complaints. I also believe they are reasonable in their scope and will not adversely affect our local businesses.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor

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:

Planning Board Meeting- October 2, 2025:

Re: TOR-2025-9- "Construction Hours" Zoning Ordinance Amendment 180-8 (N):

The Building Department has no zoning issues or concerns for the proposed Zoning Ordinance Article amendment for "Construction Hours" as proposed in section #180-8 (N).

Respectfully,

Kevin Duquette
Kevin Duquette
Inspector of Buildings
Town of Agawam

TOR-2025-9

AN ORDINANCE TO AMEND SECTION 180-8 OF THE CODE OF THE CITY OF AGAWAM ENTITLED SUPPLEMENTARY REGULATIONS BY ADDING PARAGRAPH N REGARDING CONSTRUCTION HOURS

(Sponsored by Christopher C. Johnson, Mayor and Anthony Russo, Council Vice President)

WHEREAS, the Code of the City of Agawam contains no provision which regulates the hours during which construction is allowed; and

WHEREAS, construction, especially in residential areas or areas adjacent to residences, can be the source of unreasonably loud, disturbing and/or unnecessary noise; and

WHEREAS, the proposed new Paragraph N to Section 180-8 which are the enumerated supplementary zoning regulations sets reasonable limits on the times of day which construction may occur on both weekdays and weekends, it makes provision for emergency situations, and as a zoning ordinance is enforceable by the Inspector of Buildings or their designee; and

WHEREAS, the ability of the Inspector of Buildings to enforce as a zoning ordinance will allow for stop work orders to immediately cease construction activities during prohibited times; and

WHEREAS, it is in the best interests of the City of Agawam to add new Paragraph N regarding construction hours to Section 180-8 which are the enumerated supplementary zoning regulations; and

NOW THEREFORE, the AGAWAM CITY COUNCIL hereby makes the following amendment to Section 180-8 of the Code of the City of Agawam entitled "Supplementary regulations":

Amend §180-8 entitled "Supplementary regulations" by adding the following paragraph:

N. No erection, demolition, alteration or repair of any building and excavation in regard thereto shall take place except between the hours of 6:00 A.M. and 8:00 P.M. on weekdays and the hours of 8:00 A.M. and 6:00 P.M. on weekends, upon the issuance of and pursuant to a building permit from the Inspector of Buildings, except for emergency work of public service utilities or general public works repairs of an emergency nature and/or emergency situations which are defined as a situation wherein immediate work is necessary to restore property to a safe condition following a public calamity, natural disaster, snow emergency or where immediate work is required to protect persons or property from imminent exposure to danger. Other special exceptions may be authorized by the Inspector of Buildings or their designee.

PER ORDER OF THE AGAWAM CITY COUNCIL

_____

Rosemary Sandlin, President, Agawam City Council

APPROVED AS TO FORM AND LEGALITY

_____

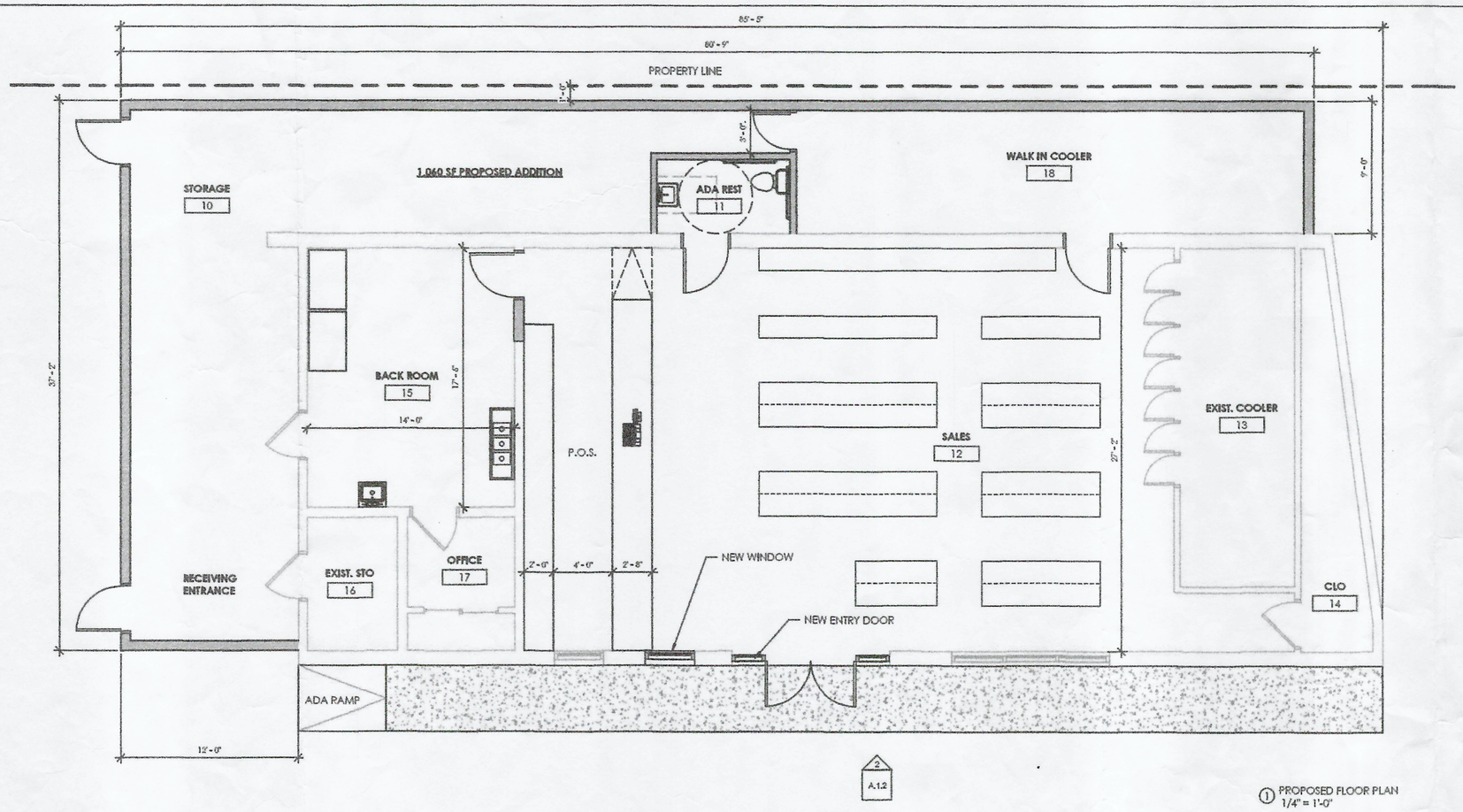
Christopher S. Cappucci, Solicitor

Town of Agawam
Legal Notice

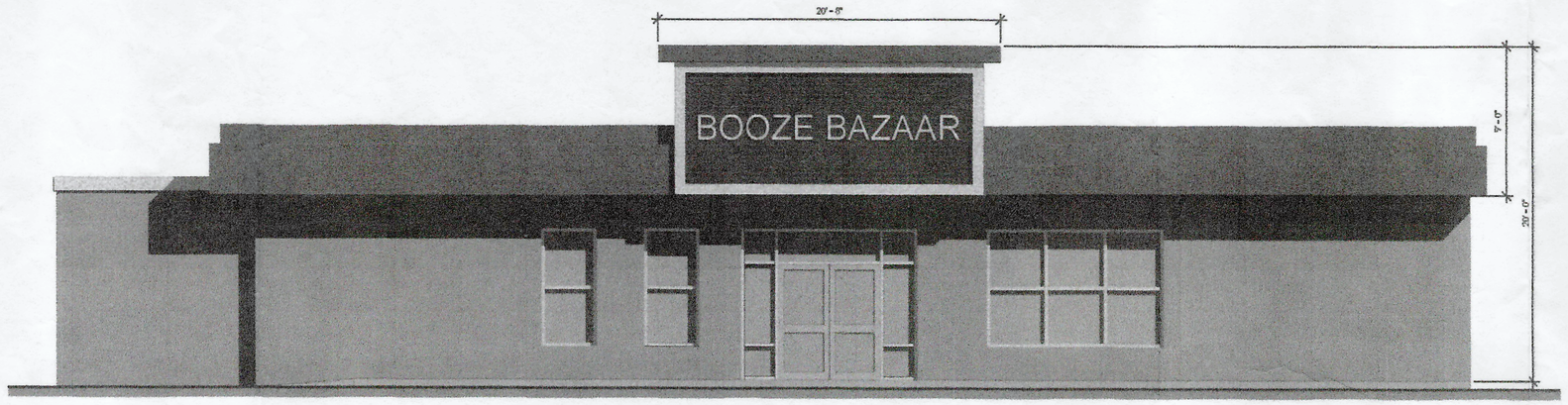
The Agawam **Planning Board** will hold a public hearing on **Thursday, October 2, 2025 at 6:00pm** and the **Agawam City Council** will hold its public hearing on **Monday, October 6, 2025 at 7:00pm** at the Agawam Senior Center, 954 Main Street, Agawam, MA. The purpose of these hearings will be to hear the petition of Mayor Johnson, Councilors Russo & Smus for a proposed zoning amendment for "An Ordinance to Amend Chapter 180-8 of the Code of the City of Agawam Entitled Supplementary Regulations by Adding Paragraph N Regarding Construction Hours." The City Council's public hearing will be livestreamed on the Town of Agawam's website at www.agawam.ma.us and will also be televised on Cable Access Channel 15 or Channel 1074. Copies of the proposed zoning amendment can be obtained from the Planning Department between the hours of 8:30am and 4:30pm at the Agawam DPW, 1000 Suffield Street, Agawam, MA or by emailing the Office of the City Clerk for an electronic copy at vgioscia@agawam.ma.us.

By Order Of:
Violet Baldwin, Chairman
Agawam Planning Board

Rosemary Sandlin
City Council President
09/18, 09/25/2025



① PROPOSED FLOOR PLAN
1/4" = 1'-0"



② PROPOSED ELEVATION
1/4" = 1'-0"

A.1.2
scale: 1/4" = 1'-0"
05/17/2024

CONSULTANTS

Revisions:
Rev # 1 - 05/09/2024
Rev #
Rev #
Rev #
Rev #

PROJECT NORTH
NORTH

PROPOSED FLOOR PLAN AND ELEVATION

GULF GAS STATION
18 SPRINGFIELD ST, AGAWAM, MA 01001

RTA ARCHITECTS + OPM
245 Shea Ave
Belchertown, MA 01007
Tel: 413-241-4600
Email: rtezko@rt-architecture.com

Site Plan Approval Application

Under the Town of Agawam Zoning Ordinance Section 180-13 Site Plans

Proposed Building Addition

Project Location:

18 Springfield Street
Agawam, Massachusetts 01001
(Parcel ID: J15-3-8)

Submitted To:

Town of Agawam Planning Board
1000 Suffield Street
Agawam, Massachusetts 01001

Applicant & Property Owner:

P2SP Corp. c/o Mr. Vasant Shah
18 Springfield Street
Agawam, Massachusetts 01001

RLA Project File No. 250311

September 18, 2025

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com

TABLE OF CONTENTS

SECTION

1. COVER LETTER
2. ADMINISTRATIVE FORMS
   - 2.1 ZONING DETERMINATION
   - 2.2 FORM D – APPLICATION FOR SITE PLAN APPROVAL
3. PROJECT NARRATIVE
4. LOCUS MAP
5. DEED REFERENCE

LIST OF APPENDICES

APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: ARCHITECTURAL DRAWINGS

I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.
40 School Street, P.O. BOX 640, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

September 18, 2025

Violet Baldwin, Chairperson
Town of Agawam Planning Board
1000 Suffield Street
Agawam, Massachusetts 01001

RE: Proposed Building Addition
18 Springfield Street
Agawam, Massachusetts 01001
(Parcel ID: J15-3-8)
RLA Project File No. 250311

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant and property owner, P2SP Corp. c/o Mr. Vasant Shah, please find the requisite number of copies of a Site Plan Approval application and supporting documentation. The applicant proposes a building addition located at the above-referenced property.

Included within this submission package is the required filing fee. As required, a copy of this application packet has been submitted electronically via email to the Town of Agawam Planning Department.

We are requesting to be placed on the Board's next available agenda. Should you have any questions or comments regarding this submission, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Nina Fazio

Nina Fazio
Permitting Coordinator

2. ADMINISTRATIVE FORMS

2.1 ZONING DETERMINATION

2.2 FORM D – APPLICATION FOR SITE PLAN APPROVAL

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
SEP 12 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	18 Springfield Street	b. Zoning District	Business A (BA)
c. Assessor's Map	J15-3	d. Lot(s)	8
e. Registry of Deeds Book	24245	f. Page	480
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	Vasant Shah	b. Applicant Phone	413-335-2880
c. Applicant Email	ravisun13@yahoo.com		
d. Applicant Mailing Address	18 Springfield Street, Agawam, MA 01001		
e. Applicant Relationship to Property	☑Owner ☐ Agent ☐Other:		
f. Representative Name *(if any)*	R Levesque Associates, Inc.	g. Rep. Phone	413-568-0985
h. Rep. Email	NinaF@rlaland.com		
i. Owner Mailing Address			
j. Owner Name *(if different)*	Same as applicant	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 / NCU
a. Lot Size	13,088 SF	13,088 SF	LOT SIZE ☐
b. Frontage	114.5 +/- FT	114.5 +/- FT	FRONTAGE ☐
c. Front Lot Line	45 +/- FT	45 +/- FT	FRONT SB ☐
d. Side Lot Line (Left/Right)	L: FT 55 +/- R: 0.5 +/- FT	L: 43± FT R: 0.5± FT	SIDE SB ☐
e. Rear Lot Line	10.5 FT	0.5 FT	REAR SB ☐
f. Building Height	1 story FT	1 story FT	BLDG HT ☐
g. Total BLDG/Res Area	2160 SF 0 SF	3200 SF 0 SF	AREA LIM ☐
h. BLDG Coverage (Footprint)	2160 SF 16.5 % of lot	3200 SF 24.5 % of lot	LOT COVER ☐
i. Impervious Coverage	12450 SF 94 % of lot	13200 SF 100 % of lot	IMPERVIOUS ☐
j. Parking/Loading Spaces	P: 12 L: 0	P: 12 L: 0	PARKING ☐
k. Bicycle/EV Charge Spaces	B: 0 EV: 0	B: 0 EV: 0	BIKE/EV ☐
l. Signs (Size & Type)	4 x 6 T: free-standing	4 x 6 T: free-standing	SIGNS ☐
m. Fence (Size & Type)	88 LIN FT T: chain-link	LIN FT T: chain-link	
n. Wetland Area	12,900 RFA SF	12,900 RFA SF	
o. Utility Services	☑ Town Water ☑ Town Sewer	☑ Town Water ☑ Town Sewer	NON-CONFORMING USE ☑

p. Current Use of Property	Convenience Store / Gasoline Filing Station
q. Proposed Use of Property	Convenience Store / Gasoline Filing Station

r. Project Description

The applicant proposes the construction of a building addition.

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	Nina Fazio	**Date**	

☐ 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
*180-7-A, -(S.P.)	☒ Building Permit(s)	☒ Special Permit(s)	☒ Planning Board
*180-13-4, -(S.P.R)	☒ Electrical Permit(s)	☒ Site Plan Review	☒ Board of Appeals
	☒ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council

Town Building Official	[signature]	**Issue Date**	9/18/2025

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

Revised 09/08/2022

(- MGL 40A - Section 6 - Special Permit)

TOWN OF AGAWAM, MASSACHUSETTS

FORM D

Application for Site Plan Approval

Please complete the following form and electronically submit with site plans, completed Zoning Determination and Storm Water Management Report to: siteplan@agawam.ma.us in addition to sending four (4) hard copies of the Site Plan and one (1) hard copy of the Storm Water Management Report and completed Zoning Determination to:

Agawam Planning Department

36 Main Street

Agawam, MA 01001

September 18 20 25

1. Name of Business Gulf Gas Station

   Address 18 Springfield Street, Agawam, MA 01001

   Phone # 413-335-2880 email avisun13@yahoo.com

2. Name of Applicant/Owner P2SP Corp. c/o Mr. Vassant Shah

   Address 18 Springfield Street, Agawam, MA 01001

   Phone # 413-335-2880 email ravisun13@yahoo.com

3. Name of Engineer/Architect R Levesque Associates, Inc.

   Address 40 School Street, Westfield, MA 01085

   Phone # 413-568-0985 email NinaF@rlaland.com

4. Please give a brief description of the proposed project:

   The applicant proposes the construction of a building addition. Please refer to the attached project narrative for greater detail.

3. PROJECT NARRATIVE

PROJECT NARRATIVE

For

PROPOSED BUILDING ADDITION
18 SPRINGFIELD STREET
AGAWAM, MASSACHUSETTS 0001
(PARCEL ID: J15-3-8)

INTRODUCTION

On behalf of the applicant and property owner, P2SP Corp. c/o Mr. Vasant Shah, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Site Plan Approval application. The applicant proposes a building addition adjacent to the existing convenience store on the subject property.

In accordance with Section 180-13(B)(4), the applicant requests Site Plan Approval from the Planning Board for a change in parking due to the proposed building addition location.

PROPERTY DESCRIPTION

The subject property is located north of Springfield Street and consists of approximately 13,088 ± SF as shown on the associated site plan prepared by R Levesque Associates, Inc. Said property is recorded in the Hampden County Registry of Deeds in Book 24245, Page 480. A copy of the deed reference is included within this application packet under Section 5. According to the Town of Agawam Zoning Map, the subject property is located within the Business A (BA) zoning district. A Locus Map is included within this application packet under Section 4.

EXISTING CONDITIONS & SURROUNDING LAND USES

The subject property currently operates as a convenience store and gasoline filing station with associated parking, access drives, and site improvements.

The subject property is bound on all four (4) sides by parcels within the Business A (BA) zoning district. The subject property is located adjacent to a bank and a laundry mat. The surrounding area is utilized primarily for commercial uses.

PROJECT DESCRIPTION

The proposed project includes the construction of a building addition adjacent to the existing building. Associated site improvements include, but are not limited to, removal of existing fencing, relocation of the dumpster, and extension of existing utilities within the main building to the building addition.

The proposed project work will proceed in the following general sequence:

1. Installation of erosion controls along the permitted limit of work;
2. Relocation of the existing dumpster and removal of a portion of fencing and pavement;
3. Clearing and grubbing within the permitted limit of work;
4. Construction of a 1,040 ± SF building addition;
5. Striping of parking spaces; and
6. Removal of erosion controls at the direction of the Town of Agawam Conservation Commission.

PARKING & SITE CIRCULATION

The following parking calculations are taken from the Town of Agawam Parking Guidelines.

<table>
<tr><th></th><th>REQUIRED</th><th>EXISTING</th><th>PROPOSED</th></tr>
<tr><td>AUTOMOBILE FILING STATION CLASS I: Two (2) parking spaces for each service bay or similar area, and one (1) parking space for each employee.

CALCULATION:
- 0 service bays x 2 spaces/bay = 0 spaces
- 2 employees x 1 space/employee = 2 spaces</td><td>2</td><td rowspan="2">12</td><td rowspan="2">12</td></tr>
<tr><td>RETAIL SALES: One and one-half (1 ½) parking spaces for each two hundred (200) square feet of gross leasable area up to ten-thousand (10,000) square feet.

CALCULATION:
1.5 * 3,080 SF / 200 SF = 23.1 spaces</td><td>23</td></tr>
</table>

There are no proposed changes to the existing curb cuts along Springfield Street.

UTILITIES

Utility connections to the proposed building addition will be pulled from the existing structure. Utility connections will be coordinated with final architectural/mechanical plans and are subject to modification as necessary.

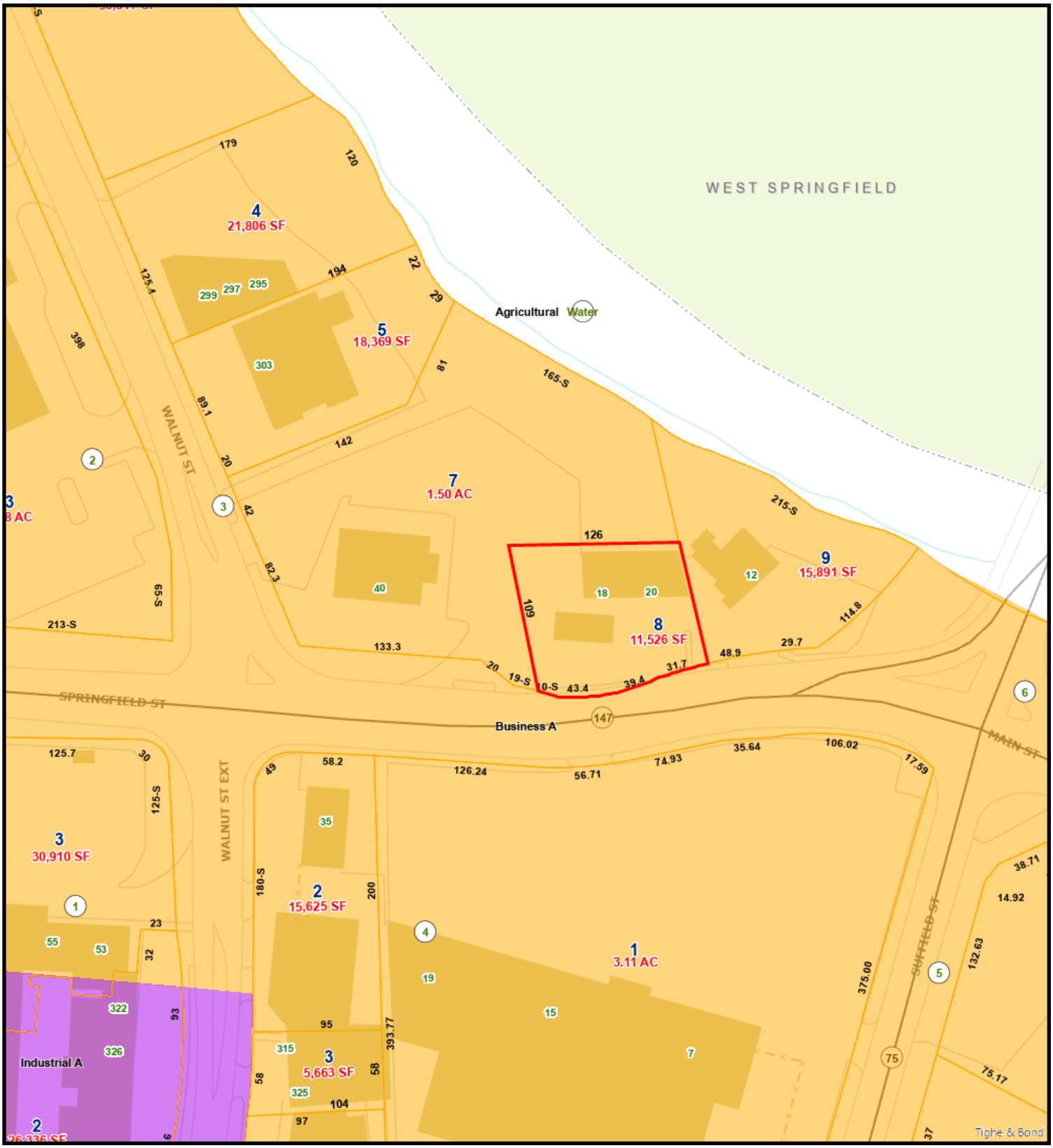
LANDSCAPING & LIGHTING

There are no proposed changes to the existing landscaping and site lighting on the subject property.

[END OF PROJECT NARRATIVE]

4. LOCUS MAP

(SOURCE: TOWN OF AGAWAM GIS)



Locus Map

4/21/2025 3:59:05 PM

Scale: 1"=100'

Scale is approximate

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.

5. DEED REFERENCE

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

Bk 24245 Pg480 #81070
11-15-2021 @ 10:28a

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 11-15-2021 @ 10:28am
Ctl#: 95 Doc#: 81070
Fee: $1,824.00 Cons: $400,000.00

WARRANTY DEED

KNOW ALL THESE PRESENTS, that I, **GEORGE M. WATSON, JR.**, *unmarried*, of 2318 Blaine Drive, Chevy Chase, MD 20815

for consideration paid and in consideration of Four Hundred Thousand and 00/100 ($400,000.00) DOLLARS

grants to **P2SP CORP.**, a Massachusetts corporation with a place of business at 18 Springfield Street, Agawam, Massachusetts 01001

with Warranty Covenants

The land and buildings thereon commonly known as 18-20 Springfield Street, Agawam, Massachusetts, being more particularly described on Exhibit A attached hereto and made a part hereof.

For title, see deed of Nancy L. Watson to George M. Watson, Jr. and Nancy L. Watson dated March 16, 1991 and recorded in the Hampden County Registry of Deeds in Book 7656, Page 64. See also Deed recorded in Book 4325, Page 163. Nancy L. Watson obit November 11, 2019. See Death Certificate recorded simultaneously herewith.

That by signing this deed, I do hereby release any and all of my rights either created automatically pursuant to M.G.L. c. 188, §4, or created by declaration pursuant to M.G.L. c. 188, §2 or §3 and state under the pains and penalties of perjury that no one can claim any such rights to estate of homestead.

PROPERTY: 18-20 Springfield Street, Agawam, Massachusetts

(Signature page follows)

EXECUTED as a sealed instrument this 10th day of November, 2021.

GEORGE M. WATSON

Witness

Devon Watson

By: _____
Name: George M. Watson
Duly Authorized

District of Columbia SS.

~~STATE OF MARYLAND~~

District of Columbia
(County), ss.

On this 10th day of November, 2021, before me, the undersigned notary public, personally appeared **GEORGE M. WATSON**, proved to me through satisfactory evidence of identification, which was ☑ photographic identification with signature issued by a federal or state governmental agency, ☐ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and that he signed the document voluntarily for its stated purpose.

Notary Public: Carol W. Hicklyn
My Commission Expires: 01/01/2023
Carol W. Hicklyn

EXHIBIT A

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

Beginning at a County Bound in the Northerly line of Springfield Street in said Agawam, and running Easterly twenty six and 79/100 (26.79) feet to an iron pipe located two hundred five (205) feet more or less, Westerly of the Westerly edge of the Agawam River; thence Northerly one hundred righty-six (186) feet, more or less, to the Westerly edge of the Agawam River in a line making an interior angle of 90° 50' with the previous course; thence along the Westerly edge of the Agawam River in a Northwesterly direction to the center of the brook; thence Southwesterly along the center of the brook to a point in the northerly line of Springfield Street; thence Easterly along the northerly line of Springfield Street, one hundred fifty (150) feet, more or less, to the point of beginning.

Excepting therefrom those portions conveyed out by deeds of Kenneth F. and Helen C. Foote to Melrose Construction Co., Inc. dated May 29, 1959 and recorded in the Hampden County Registry of Deeds in Book 2679, Page 375 and Book 2687, Page 109.

Said land also being further described as follows:

Beginning at an iron pin in the northerly line of Springfield Street, which pin is at the southeast corner of property of Kenneth F. Foote and Helen C. Foote; thence North 88° 26' 39" West along the northerly line of Springfield Street, a distance of twenty-six and seventy-nine hundredths (26.79) feet, to a stone bound; thence along the northerly line of said Springfield Street, on an arc whose radius is two hundred (200) feet a distance of one hundred (100) feet, more or less to a point; thence along other lands now or formerly of Kenneth F. Foote and Helen C. Foote, in a northerly direction, a distance of one hundred (100) feet, more or less, to a point in lands now or formerly of Kenneth F. Foote and Helen C. Foote; thence along said lands now or formerly of Kenneth F. Foote and Helen C. Foote, in a southeasterly direction, a distance of one hundred nineteen (119) feet, more or less, to a point in lands of Rabinowitz et al; thence along lands of said Rabinowitz in a southerly direction, one hundred (100) feet, more or less, to the point and place of beginning.

Subject to Order for the alteration of Springfield Street by the Town of Agawam recorded as aforesaid in Book 5319, Page 176 and shown as Parcel 2 on Book of Plans 205, Page 13.

Subject to Taking of a permanent easement by the Town of Agawam for Bridge project dated August 14, 2017 and recorded as aforesaid in Book 21816, Page 466.

Subject to Taking of a temporary easement by the Town of Agawam for Bridge project dated August 14, 2017 and recorded as aforesaid in Book 21816, Page 509.

Subject to Easement rights in favor of American Telephone & Telegraph Company dated October 2, 1900 and recorded as aforesaid in Book 621, Page 431.

For title, see deed of Nancy L. Watson to George M. Watson, Jr. and Nancy L. Watson dated March 16, 1991 and recorded in the Hampden County Registry of Deeds in Book 7656, Page 64. See also Deed recorded in Book 4325, Page 163 and lease in Book 2508, Page 518.

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED “PROPOSED BUILDING ADDITION”

PREPARED FOR VASANT SHAH

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED SEPTEMBER 11, 2025

APPENDIX B: ARCHITECTURAL DRAWINGS

PLAN ENTITLED “PROPOSED FLOOR PLAN AND ELEVATION”

PREPARED FOR GULF GAS STATION

PREPARED BY RTA ARCHITECTS

DATED MAY 9, 2024

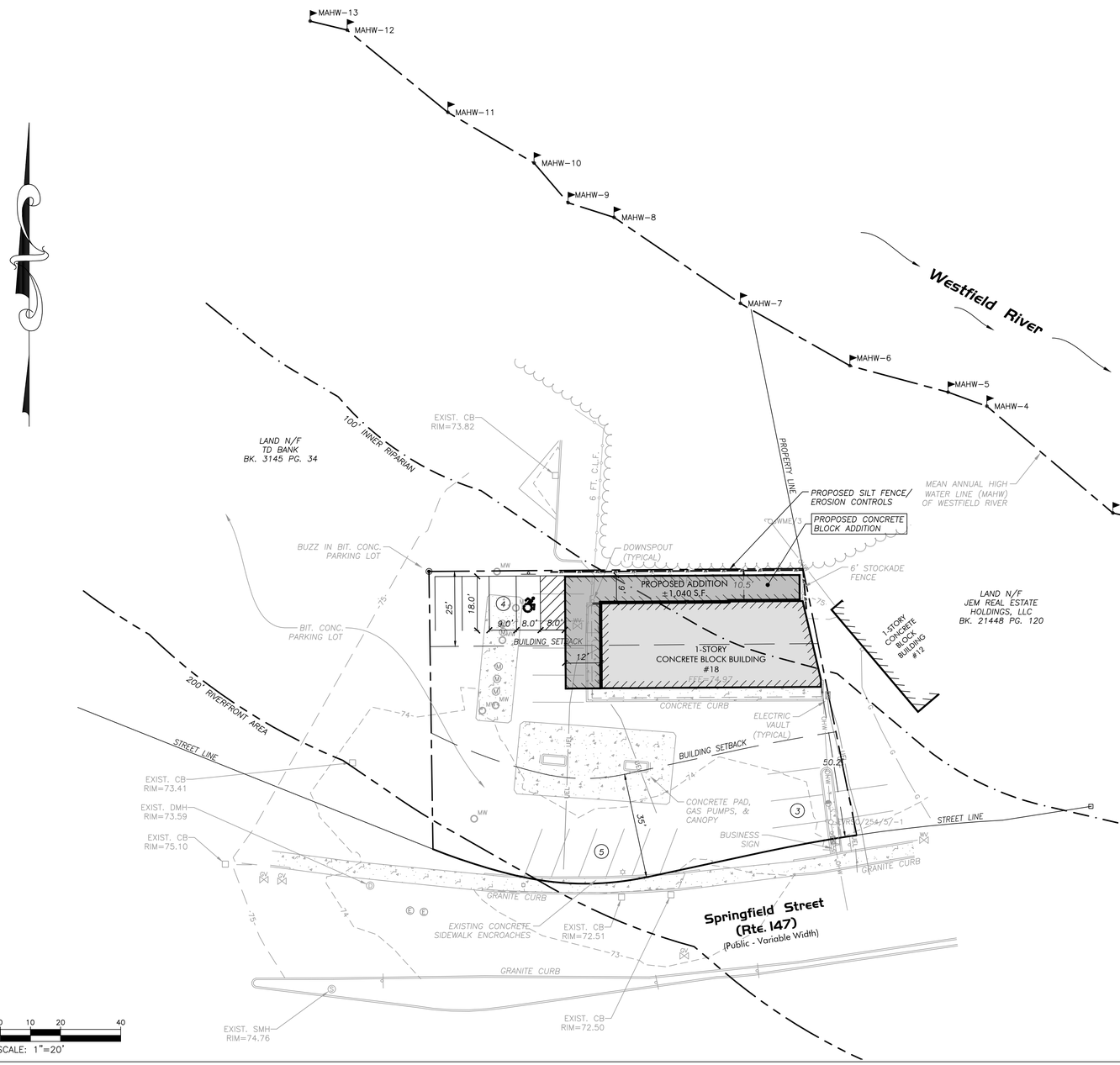
ZONING REVIEW - Business A (BA)

TYPE (MINIMUM)	REQUIRED	EXISTING	PROPOSED
AREA	NONE	13,088± s.f.	13,088± s.f.
FRONTAGE	20 FT*	143.91'	143.91'
WIDTH	N/A	124.34'	124.34'
FRONT YARD	35 FT	50.2'	50.2'
SIDE YARD	SEE STATE BLDG. CODE	1.2'	1.2'
REAR YARD	25 FT	10.5'	0.5'
HEIGHT (MAX)	45 FT (3 STORIES)	1 STORY	1 STORY
BUILDING COVERAGE (MAX)	50%	16%	23.5%
PARKING SPACES	25	12	12

*THE TOWN OF AGAWAM DOES NOT HAVE A MINIMUM FRONTAGE REQUIREMENT IN BUSINESS A. MINIMUM REQUIREMENTS ARE FOUND IN MGL. c. 41, 81L.

Riverfront Area Calculations

Total Riverfront Area on Property	12,900 s.f.
Existing Degraded Riverfront Area	12,900 s.f.
Proposed Riverfront Area Alteration	1,040 s.f.



SYMBOL & LINE LEGEND

- EXISTING CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE
- IRON PIPE/REBAR FOUND
- CONCRETE/GRANITE BOUND
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING MISCELLANEOUS MANHOLE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SIGN
- EXISTING MONITORING WELL
- M.A.H.W. FLAG LOCATION

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS P2SP CORP. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24245 PAGE 480.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "TOWN OF AGAWAM MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS SPRINGFIELD STREET LAYOUT ALTERATIONS FROM WALNUT STREET EXTENSION TO SUFFIELD STREET" PREPARED BY ROBERT T. BITTERS, R.L.S., DATED DECEMBER 18, 1981. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 205 PAGE 12.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS 13,088± S.F.
6. 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.
7. THE M.A.H.W. WAS DELINEATED BY R LEVESQUE ASSOCIATES, INC. ON MAY 14, 2025.
8. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON MAY 14, 2025.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
10. ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM WEB GIS.
11. SUBJECT PARCEL IS ZONED BUSINESS A ACCORDING TO THE TOWN OF AGAWAM ZONING MAP.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0384E – EFFECTIVE DATE: 07–16–2013.
13. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

PERMITTING
NOT FOR CONSTRUCTION

RLA
R LEVESQUE ASSOCIATES INC
Landscape Architects
Civil Engineers · Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

PROPOSED BUILDING ADDITION

18 Springfield Street
Assessors Parcel: J15 3 8
Agawam, Mass.

COMMONWEALTH OF MASSACHUSETTS — JOSEPH R. LEVESQUE — NO. 13916 — REGISTERED LANDSCAPE ARCHITECT
9/11/25

PREPARED FOR:

Mr. Vasant Shah
18 Springfield Street
Agawam, MA 01001

ISSUANCE DATE: September 10, 2025

REVISIONS:	DATE:

DRAFTED BY: J.L. & J.W.M.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: 1" = 20'

RLA PROJ. NUMBER: 250311

DRAWING#	REV.
C-1	-

S:\Projects\2025\250311 - Shah - 18 Springfield St., Agawam\05 Civil 3D\250311 - SITE.dwg

MEMBERS PRESENT:
Violet Baldwin, Chair
Michael DiLullo
Michael Cleavall

MEMBERS ABSENT:
Frank DeStefano, Vice Chair
Charles Elfman

ALSO PRESENT:
Taryn Egerton

Ms. Baldwin called the meeting to order at 12:00pm.

1. FORM A – 56 Forest Ridge Lane - Nakhabenko

Ms. Baldwin stated that the applicants are proposing a non-buildable lot. The Town Engineering Department did not have any comments and Inspection Services confirmed this was not a building lot. Ms. Egerton explained that the applicant is proposing an addition on River Road, which requires compensatory flood storage for Conservation Commission. That is what this parcel will be utilized for.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to approve the Plan for 56 Forest Ridge Lane – Nakhabenko under "Subdivision Control Law Not Required"

VOTE 3 – 0

2. APPROVAL OF MINUTES September 4, 2025

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to approve the September 4, 2025 minutes as written.

VOTE 2 – 0 – 1 (Baldwin)

3. Correspondences

Ms. Egerton let the members know a zoning amendment was referred to them by the City Council and a public hearing will be held during their next meeting.

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

VOTE 3 – 0

Meeting adjourned at 12:03pm.