



**Conservation Commission  
AGENDA**

Thursday, October 9, 2025 - 6:00 PM

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

A. Conservation Commission

- 1) PUBLIC HEARING CONT.-NOTICE OF INTENT-18 Springfield Street-Shah
- 2) Write Order of Conditions-580 Main Street-Diamond Communications, LLC
- 3) Write Order of Conidtions-1014 North St Ext-VIP Homes & Associates, LLC
- 4) APPROVAL OF MINUTES-September 25, 2025
- 5) Correspondence and Complaints

# Notice of Intent

*Under the Wetlands Protection Act 310 CMR 10.00*

## Proposed Building Addition

### Project Location:

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

### Submitted to:

Town of Agawam Conservation Commission  
36 Main 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

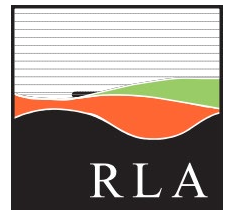
**September 11, 2025**

**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](http://www.rlaland.com)



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5. ABUTTER LIST – 100'

### **LIST OF APPENDICES**

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APPENDIX A: SITE PLAN

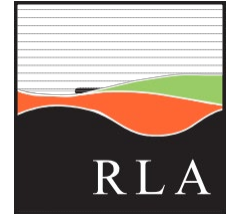
# I. COVER LETTER

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# 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 11, 2025

Mr. Henry A. Kozloski, Chairman  
Town of Agawam Conservation Commission  
36 Main Street  
Agawam, Massachusetts 01001

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

Dear Chairman Kozloski and Commissioners:

On behalf of the applicant and property owner, P2SP Corp. c/o Mr. Vasant Shah, please find the requisite number of copies of a Notice of Intent application and supporting documentation. The applicant proposes the construction of a building addition adjacent to the existing building located at the above-referenced property in Agawam, Massachusetts. The proposed work is within the Riverfront Area to the Westfield River.

Included within this submission package is the requisite filing fee. As required, a copy of this application has been submitted electronically via email to the Town of Agawam Conservation Commission and through eDEP to the Massachusetts Department of Environmental Protection.

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

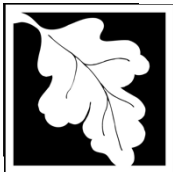
Sincerely,  
R LEVESQUE ASSOCIATES, INC.

*Nina Fazio*  
Nina Fazio  
Permitting Coordinator

## **2. ADMINISTRATIVE FORMS**

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- 2.1 WPA FORM 3 – NOTICE OF INTENT
- 2.2 NOI WETLAND FEE TRANSMITTAL FORM



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Agawam

City/Town

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>18 Springfield Street</u>	<u>Agawam</u>	<u>01001</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.08975</u>	<u>72.62803</u>	
d. Latitude	e. Longitude	
<u>J15</u>	<u>3-8</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Vasant</u>	<u>Shah</u>	
a. First Name	b. Last Name	
<u>P2SP Corp.</u>		
c. Organization		
<u>18 Springfield Street</u>		
d. Street Address		
<u>Agawam</u>	<u>MA</u>	<u>01001</u>
e. City/Town	f. State	g. Zip Code
<u>413-335-2880</u>	<u>ravisun13@yahoo.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

Same as applicant

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Robert</u>	<u>Levesque</u>	
a. First Name	b. Last Name	
<u>R Levesque Associates, Inc.</u>		
c. Company		
<u>40 School Street</u>		
d. Street Address		
<u>Westfield</u>	<u>MA</u>	<u>01085</u>
e. City/Town	f. State	g. Zip Code
<u>(413) 568-0985</u>	<u>robl@rlaland.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$1,575.00</u>	<u>\$775.00</u>	<u>\$800.00</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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**A. General Information (continued)**

6. General Project Description:

The applicant proposes the construction of a building addition within the 200' Riverfront Area of the Westfield River. Please refer to the attached project narrative for greater detail.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |                                                                       |                                                           |
|-----------------------------------------------------------------------|-----------------------------------------------------------|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial          | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |                                                           |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Hampden

a. County

24245

c. Book

b. Certificate # (if registered land)

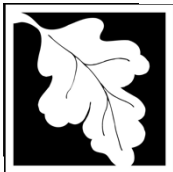
480

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

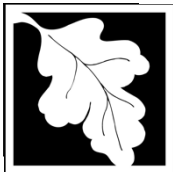
Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Westfield River	

1. Name of Waterway (if available) - **specify coastal or inland**
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
  - 100 ft. - New agricultural projects only
  - 200 ft. - All other projects
3. Total area of Riverfront Area on the site of the proposed project: 12,900 square feet
4. Proposed alteration of the Riverfront Area:
- |                      |                               |                                            |
|----------------------|-------------------------------|--------------------------------------------|
| <u>1,040 +/-</u>     | <u>488 +/-</u>                | <u>552 +/-</u>                             |
| a. total square feet | b. square feet within 100 ft. | c. square feet between 100 ft. and 200 ft. |

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No
6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

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Agawam

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City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

04-21-2025  
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review\*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage

2.  Assessor's Map or right-of-way plan of site

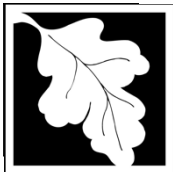
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Agawam
City/Town

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

**C. Other Applicable Standards and Requirements (cont'd)**

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?  
 a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.  
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?  
 a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?  
 a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?  
 a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:  
 1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)  
 2.  A portion of the site constitutes redevelopment  
 3.  Proprietary BMPs are included in the Stormwater Management System.  
 b.  No. Check why the project is exempt:  
 1.  Single-family house  
 2.  Emergency road repair  
 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Document Transaction Number
Agawam
City/Town

**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Building Addition

a. Plan Title

R Levesque Associates, Inc.

b. Prepared By

09-11-2025

d. Final Revision Date

c. Signed and Stamped by

As Shown

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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Bureau of Resource Protection - Wetlands

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Provided by MassDEP:

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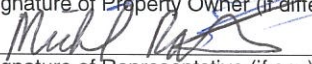
Agawam

City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	
1. Signature of Applicant	2. Date
	
3. Signature of Property Owner (if different)	4. Date
	07/30/25
5. Signature of Representative (if any)	6. Date

### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### Other:

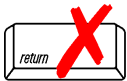
If the applicant has checked the “yes” box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

18 Springfield Street  
 a. Street Address  
 Agawam  
 b. City/Town  
 \$800  
 d. Fee amount

2. Applicant Mailing Address:

Vasant  
 a. First Name  
 Shah  
 b. Last Name  
 P2SP Corp.  
 c. Organization  
 18 Springfield Street  
 d. Mailing Address  
 Agawam MA 01001  
 e. City/Town f. State g. Zip Code  
 413-335-2880  
 h. Phone Number  
 ravisun13@yahoo.com  
 i. Fax Number j. Email Address

3. Property Owner (if different):

Same as applicant  
 a. First Name  
 b. Last Name  
 c. Organization  
 d. Mailing Address  
 e. City/Town f. State g. Zip Code  
 h. Phone Number i. Fax Number j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 3	1	\$1,050.00 x 1.5(RFA)	\$1,575.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$1,575.00
State share of filing Fee:	\$775.00
City/Town share of filing Fee:	\$800.00
	a. Total Fee from Step 5
	b. 1/2 Total Fee <b>less</b> \$12.50
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

# 3. PROJECT NARRATIVE

---

# PROJECT NARRATIVE TO NOTICE OF INTENT

For

PROPOSED BUILDING ADDITION  
18 SPRINGFIELD STREET  
AGAWAM, MASSACHUSETTS 01001  
(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 Notice of Intent application. The applicant proposes the construction of a building addition adjacent to the existing building located at the above-referenced property in Agawam, Massachusetts. The proposed work is within the Riverfront Area to the Westfield River.

## PROPERTY DESCRIPTION

The subject property is located north of Springfield Street and consists of approximately 0.26 ± acres as shown on the associated site plan prepared by R Levesque Associates, Inc. The subject property is owned by P2SP Corp. and is recorded in the Hampden County Registry of Deeds in Book 24245, Page 480.

Examination of GIS information from the Massachusetts Natural Heritage Atlas, revealed that the subject property is not located within Natural Heritage and Endangered Species Program jurisdiction. The subject property is not located within a special flood hazard area according to FEMA Firmette 25013C0384E effective July 16, 2013.

## EXISTING CONDITIONS & TOPOGRAPHY

The subject property contains existing degraded areas consisting of a convenience store, gas fuel pump canopy, paved parking areas, and associated site improvements. The topography of the subject property is relatively flat, with on-site elevations ranging from 73 to 75. A USGS Topographic Map of the site is included within this application packet under Section 4, as Figure 1.

## SOILS

According to the Web Soil Survey Map, the soil types mapped on the subject property consist entirely of Urban Land (602). An NRCS Soils Map of the site is included within this application packet under Section 4, as Figure 3.

## 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.

## WETLAND RESOURCE AREAS

Wetland resource areas were delineated by R Levesque Associates, Inc. in May 2025. The definition of each applicable resource area is presented below in *italic text* followed by an description of the project presented below in **boldface text**.

*Please note any resource areas delineated off-site have been shown to accurately portray Riverfront Area onto the subject property and the determination of such is not the subject of this filing.*

### Bank

In 310 CMR 10.54(2) it states, "A Bank is the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated

*bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland."*

Bank is associated with the Westfield River located off-site to the northeast. The Mean Annual High Water (MAHW) was flagged and is synonymous with Top of Bank in this instance. The MAHW was marked in the field with sequentially numbered flagging labeled "MAHW-2" through "MAHW-11". No bank disturbance is proposed as part of this project.

#### Riverfront Area

310 CMR 10.58(2) states that, *"...Riverfront Area is the area of land between a river's mean annual high water line and a parallel line measured horizontally. The riverfront area may include or overlap other resource areas or their buffer zone. The riverfront area does not have a buffer zone."* as defined by 310 CMR 10.58(2)(a).

The Riverfront Area (RFA) associated with the Westfield River is shown on the accompanying site plan to extend 200' from the Mean Annual High Water (MAHW) line. The 100' Inner Riparian Area is also shown for reference. The proposed building addition is partially located within the 100' Inner Riparian Area, which consists of degraded asphalt under existing conditions. The project is being submitted as a Riverfront Redevelopment Project under 310 CMR 10.58(5). A Riverfront Area Calculations summary table is provided on the accompanying site plan.

Per 310 CMR 10.58(5);

*(5) Redevelopment Within Previously Developed Riverfront Areas; Restoration and Mitigation. Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:*

*(a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in*

*M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.*

The proposed work is confined to an area of existing impervious asphalt that currently functions as a dumpster storage location. The site has been developed and in continuous commercial use as a convenience store for multiple decades. No natural or undisturbed Riverfront Area will be impacted. The project does not expand the extent of degraded area within the Riverfront Area. Instead, the redevelopment replaces an unprotected, operationally degraded use with an enclosed building footprint, thereby enhancing the condition of the Riverfront Area without increasing alteration.

*(b) Stormwater management is provided according to standards established by the Department.*

The proposed work is entirely over an area of existing impervious pavement. There is no increase in impervious cover, and no modifications are proposed to the site's existing stormwater management system. As such, the project does not alter existing stormwater flow patterns or volumes.

*(c) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).*

The proposed addition does not extend closer to the Westfield River than the existing edge of pavement. The footprint of the proposed addition is confined within established degraded area.

*(d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).*

In accordance with the standard, the expansion of the existing structure has been designed to remain within the existing developed and degraded area. The proposed addition is not situated further toward the Westfield River than existing asphalt and does not result in any new encroachment into previously undisturbed areas.

*(e) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).*

The proposed work is located entirely within an existing degraded portion of the Riverfront Area, specifically an asphalt surface used for refuse storage. The project does not expand the extent of degraded area within the Riverfront Area. Instead, the redevelopment replaces an unprotected, operationally degraded use with an enclosed building footprint, thereby enhancing the condition of the Riverfront Area without increasing alteration.

*(f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:*

- 1. removal of all debris, but retaining any trees or other mature vegetation;*
- 2. grading to a topography which reduces runoff and increases infiltration;*
- 3. coverage by topsoil at a depth consistent with natural conditions at the site; and*
- 4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;*

On-site restoration of degraded Riverfront Area is not proposed. Given that the project area is limited to redevelopment over existing impervious cover, the proposed work complies with 310 CMR 10.58(5) without the need for supplemental restoration.

*(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00,*

*the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Executive Office of Energy and Environmental Affairs.*

**Mitigation measures are not proposed. As described above, the project avoids new encroachment and is confined to existing degraded conditions.**

*(h) The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.*

**The applicant acknowledges the requirements for continuing conditions under 310 CMR 10.58(5)(h) and understands that such conditions would apply if restoration or mitigation measures were proposed. As neither restoration nor mitigation is required for this project, no additional conditions are anticipated beyond standard requirements for redevelopment within Riverfront Areas.**

## **EROSION CONTROL**

Erosion controls are proposed to protect the site against soil migration and to protect the Resource Area from siltation. All exposed soils on the site will be stabilized as soon as possible. Barrier controls will not be removed until a Certificate of Compliance has been issued by the Town of Agawam Conservation Commission. Please see the accompanying project plan which depicts the location of barrier controls in greater detail.

**[ END OF PROJECT NARRATIVE ]**

## **4. FIGURES**

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- 4.1 FIGURE 1 – USGS TOPOGRAPHIC MAP
- 4.2 FIGURE 2 – FEMA FLOODPLAIN MAP
- 4.3 FIGURE 3 – NRCS SOILS MAP

# USGS Topographic Map

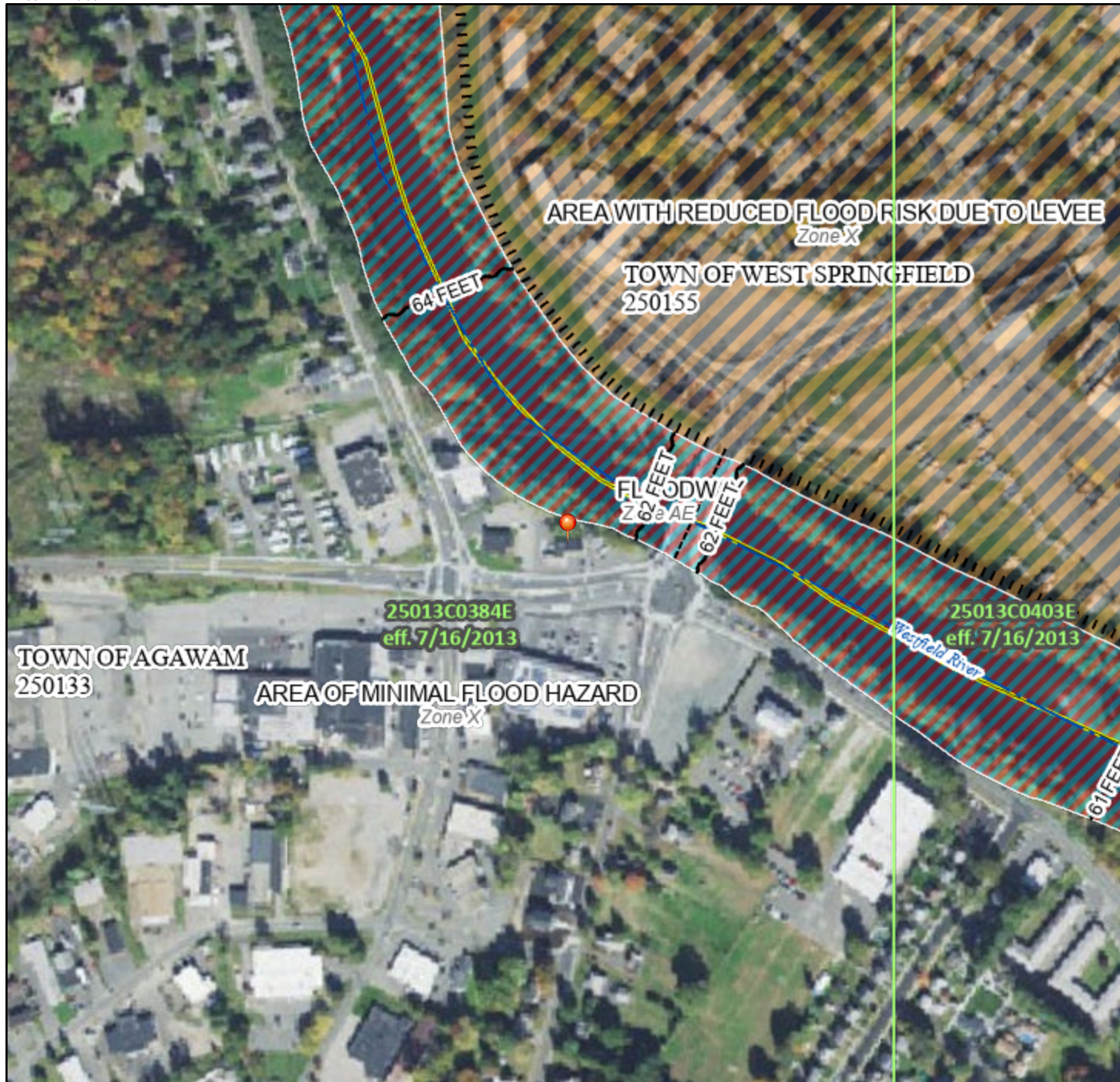
Property Tax Parcels  
USGS Topographic Maps



# National Flood Hazard Layer FIRMette



72°38'W 42°5'36"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	
	20.2 Cross Sections with 1% Annual Chance
	17.5 Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

MAP PANELS	
	Digital Data Available
	No Digital Data Available
	Unmapped

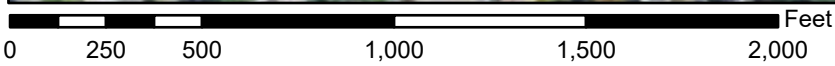
  

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2025 at 7:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

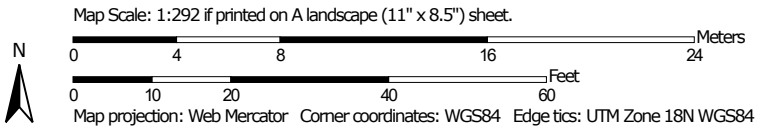
72°37'22"W 42°5'10"N

Basemap Imagery Source: USGS National Map 2023

Soil Map—Hampden County, Massachusetts, Central Part  
(GISDATA\_L3\_TAXPAR\_POLY\_ASSESSPolygon)




Soil Map may not be valid at this scale.




## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hampden County, Massachusetts, Central Part  
Survey Area Data: Version 18, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
602	Urban land	0.3	100.0%
<b>Totals for Area of Interest</b>		<b>0.3</b>	<b>100.0%</b>

## **5. ABUTTER LIST – 100’**

---

(SOURCE: TOWN OF AGAWAM GIS)

J15 4 1  
FRP HOLDINGS AGAWAM LLC  
40 ISLAND POND RD  
SPRINGFIELD, MA 01118 1027

J15 3 9  
JEM REAL ESTATE HOLDINGS  
65 FRANKLIN ST  
WESTFIELD, MA 01085

J15 3 8  
P2SP CORP.  
18 SPRINGFIELD ST  
AGAWAM, MA 01001

J15 3 8  
P2SP CORP.  
18 SPRINGFIELD ST  
AGAWAM, MA 01001

J15 3 7  
TD BANK  
380 WELLINGTON ST, TWR B  
LONDON, ON 000N6A

# **APPENDIX A: SITE PLAN**

---

SITE PLAN SET ENTITLED "PROPOSED BUILDING ADDITION"

PREPARED FOR VASANT SHAH

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED SEPTEMBER 11, 2025

**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

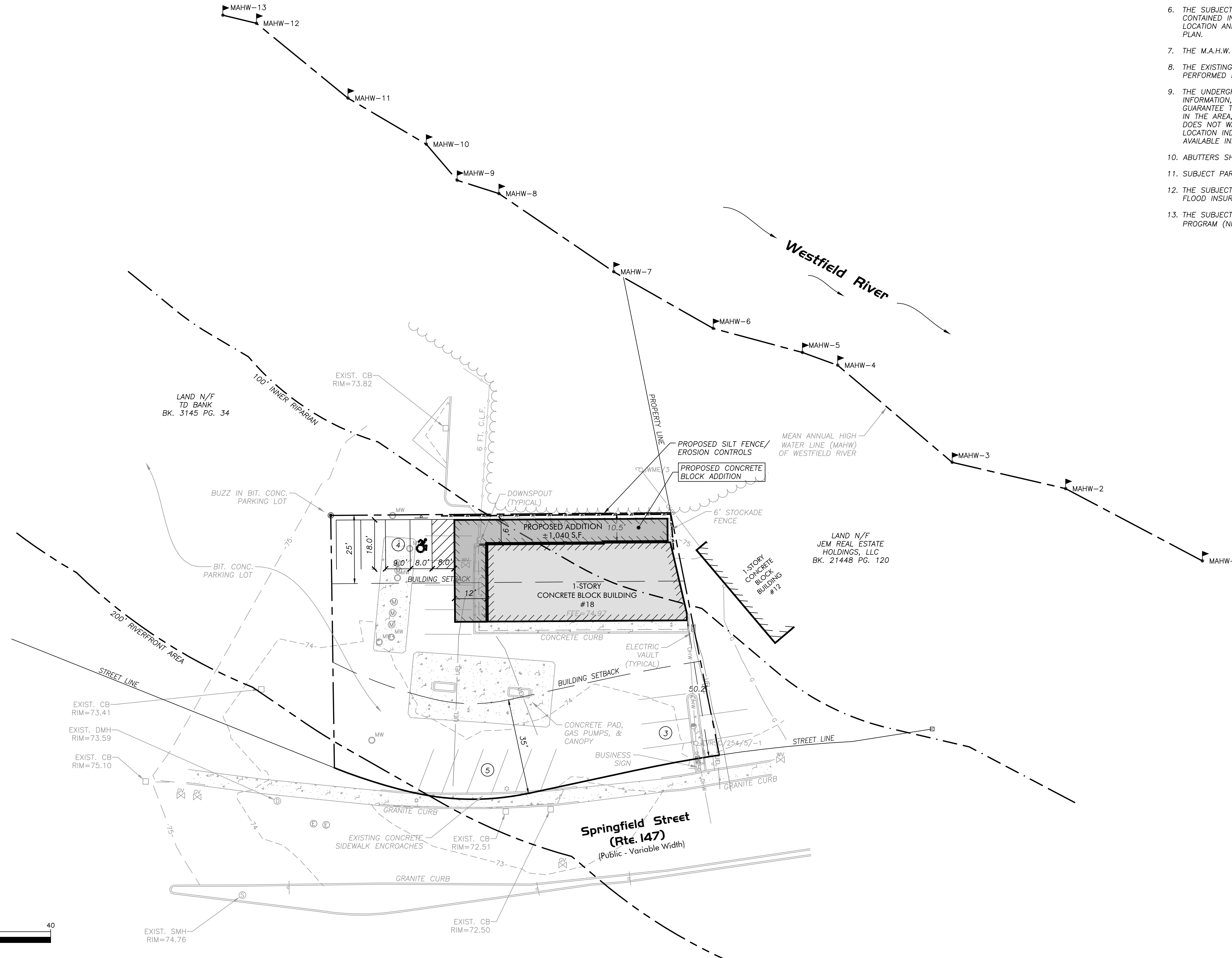
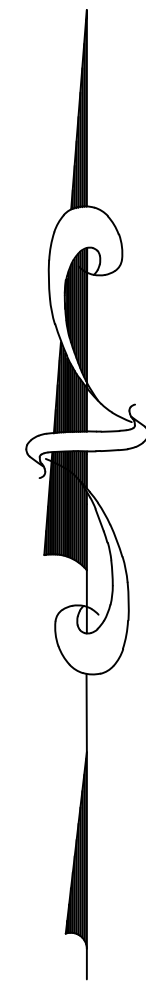
\*THE TOWN OF AGAWAM DOES NOT HAVE A MINIMUM FRONTAGE REQUIREMENT IN BUSINESS A. MINIMUM REQUIREMENTS ARE FOUND IN MGL. c. 41, 81L.

**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.

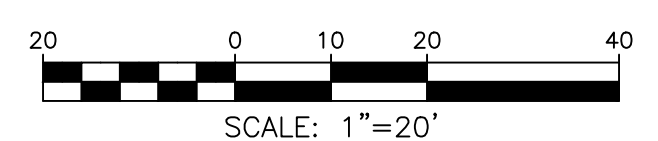
**NOTES**

- THE RECORD OWNER OF THE SUBJECT PARCEL IS P2SP CORP. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24245 PAGE 480.
- 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.
- 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.
- THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
- SUBJECT PARCEL CONTAINS 13,088± S.F.
- 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.
- THE M.A.H.W. WAS DELINEATED BY R LEVESQUE ASSOCIATES, INC. ON MAY 14, 2025.
- THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON MAY 14, 2025.
- 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.
- ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM WEB GIS.
- SUBJECT PARCEL IS ZONED BUSINESS A ACCORDING TO THE TOWN OF AGAWAM ZONING MAP.
- 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.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

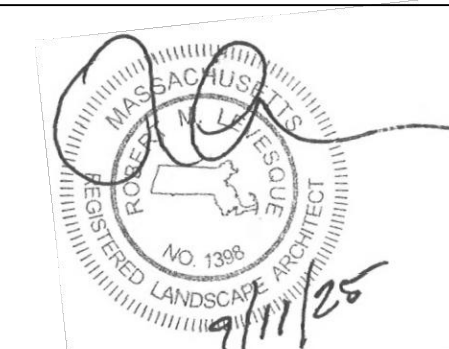


**SYMBOL & LINE LEGEND**

---	EXISTING CONTOUR
— OHW —	EXISTING OVERHEAD ELECTRIC
— UEL —	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



**PROPOSED BUILDING ADDITION**  
 18 Springfield Street  
 Assessors Parcel: J15 3 8  
 Agawam, Mass.



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**      -

**PERMITTING**  
 NOT FOR CONSTRUCTION

# R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rland.com



September 25, 2025

Via email: TEgerton@agawam.ma.us

Mr. Henry A. Kozloski, Chairman  
Town of Agawam Conservation Commission  
36 Main Street  
Agawam, Massachusetts 01001

RE: Response to MassDEP Comments (DEP File #087-0709)  
18 Springfield Street  
Agawam, Massachusetts 01001  
(Parcel ID: J15-3-8)  
RLA Project File No. 250311

Dear Chairman Kozloski and Commissioners:

On behalf of the applicant and property owner, P2SP Corp. c/o Mr. Vasant Shah, R Levesque Associates, Inc. is providing this response letter to departmental review comments issued for the above-referenced project. The review comment is presented below in *italic text*, followed by an RLA Response presented below in **blue, boldface text**. The comment number and format are consistent with the original document for ease of review.

*[1] An improvement over existing conditions is always required and one cannot use the project purpose as the improvement unless the work qualifies as an ER Limited Project.*

**RLA Response: Please see the response below for how the project satisfies improvements over existing conditions.**

*[2] Acceptable improvements include, but are not limited to:*

- 1) Significant net reduction of impervious surfaces;*
- 2) Planting of indigenous plant species;*
- 3) Providing stormwater management demonstrably in excess of what is required per 310 CMR 10.05(6)(k) through (q);*
- 4) Removal and proper disposal of noxious but otherwise legally located materials.*

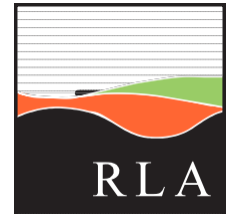
**RLA Response: The applicant will be removing the paved storage / trash area behind the existing structure**

**A LAND PLANNING SERVICES COMPANY**

# 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



and creating a minor expansion to the building. This effort satisfies #4 above. Furthermore, we are herein partially rebutting the presumption of significance regarding Riverfront Area based on the proposed impacts. The presumption of significance under 310 CMR 10.58 should not apply in this case, as the area in question provides little to no functional value relative to the purposes of the Riverfront Protection Act. The subject area is already fully paved, enclosed by a chain-link fence, and currently used for outdoor storage and accumulation of trash and debris, conditions that are inconsistent with natural riverfront values such as wildlife habitat, stormwater infiltration, or bank stabilization. The proposed conversion of this paved storage enclosure into a minor building addition will in fact reduce adverse impacts by eliminating unmanaged storage, removing accumulated waste, and incorporating the area into the convenience store building in a manner that results in better containment of activities. This project therefore represents an improvement, as it removes a degraded and underutilized condition within the Riverfront Area and replaces it with a managed, enclosed space.

Should you have any questions or comments regarding this information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,  
R LEVESQUE ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'R. Levesque', written in a cursive style.

Robert M. Levesque, RLA, ASLA  
President

Cc: MassDEP



# Town of Agawam

## Department Of Public Works

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

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### MEMORANDUM

To: Conservation Commission  
CC: File  
From: Engineering Division  
Date: September 24, 2025  
Subject: SP 674 – Proposed Building Addition – 18 Springfield Street

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Per your request, we have reviewed the Notice of Intent for the proposed building addition to be located at 18 Springfield Street prepared by R. Levesque Associates and submitted on September 12, 2025. Based on our review, Engineering has the following comments:

1. It appears that the proposed parking layout will reduce the shared two-way travel aisle with TD Bank below the minimum 24 ft. width. Engineering recommends that the proposed parking spaces face the building, or that the western-most space be removed.
2. Proposed ADA parking spaces shall be 9 feet wide, as per Town standards.
3. Proposed parking spaces over the underground tank manhole may make access to the tank difficult.
4. The proposed dumpster relocation is not shown on the submitted plan. Engineering requests clarification pertaining to the proposed location.

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,

Michelle Chase, P.E.  
Town Engineer

Ryan Rivest, E.I.T.  
Civil Engineer I



COMMONWEALTH OF MASSACHUSETTS  
 EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION  
 WESTERN REGIONAL OFFICE  
 436 DWIGHT STREET, SPRINGFIELD, MA 01103 413-784-1100

MAURA T. HEALEY  
 Governor

REBECCA L. TEPPER  
 Secretary

KIMBERLEY DRISCOLL  
 Lieutenant Governor

BONNIE HEIPLE  
 Commissioner

DATE: September 25, 2025

Municipality AGAWAM  
 (city/town)

RE: NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER

The Department of Environmental Protection has received a Notice of Intent filed in accordance with the Wetlands Protection Act (M.G.L. c. 131, §40):

Applicant:	P2SP CORP.	Owner:	P2SP CORP.
Address:	18 SPRINGFIELD STREET AGAWAM, MA 01001	Address:	18 SPRINGFIELD STREET AGAWAM, MA, 01001
LOCUS:	18 SPRINGFIELD STREET		

**This project has been assigned the following file # : WE 087-0709**

**A FILE NUMBER ONLY INDICATES THAT THE APPLICATION CONTAINS THE MINIMAL SUBMITTAL REQUIREMENTS AND IS ADMINISTRATIVELY COMPLETE - NOT THAT THE INFORMATION IN THE APPLICATION IS ADEQUATE FOR ISSUANCE OF AN ORDER OF CONDITIONS.**

Although a file # is being issued, please note the following:

[1] An improvement over existing conditions is always required and one cannot use the project purpose as the improvement unless the work qualifies as an ER Limited Project.

[2] Acceptable improvements include, but are not limited to:

- 1) Significant net reduction of impervious surfaces;
- 2) Planting of indigenous plant species;
- 3) Providing stormwater management demonstrably in excess of what is required per 310 CMR 10.05(6)(k) through (q);
- 4) Removal and proper disposal of noxious but otherwise legally located materials.

If you have any questions regarding this letter, please contact: MARK STINSON @ (413)-961-9583

Cc: Agawam Conservation Commission, DPW Inspection Services 1000 Suffield Street, Agawam, MA, 01001  
 Owner: P2SP CORP., 18 SPRINGFIELD STREET, AGAWAM, MA, 01001  
 Representative: R LEVESQUE ASSOCIATES, INC., 40 SCHOOL STREET, WESTFIELD, MA, 01085

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD# 1-866-539-7622 or 1-617-574-6868.



P2SP CORP.  
 18 SPRINGFIELD STREET  
 AGAWAM, MA 01001



# **Town of Agawam**

## ***Building Department***

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

September 25, 2025

To: Office of Planning and Community Development:

Re: Site Plan Review Comments for 18 Springfield Street Agawam, MA 01001;

The Building Department has the following comments for the proposed site plan dated September 10, 2025 for the above referenced property:

- Note for the record, the “forward” facing wheelchair symbol is not a Massachusetts approved symbol. The State of Massachusetts only recognizes the international standard wheelchair symbol for code regulations and compliance. Accessible parking signage sign(s) would need to reflect this requirement.
- The building is a pre-existing legal nonconforming structure when it comes to the rear yard setback dimensions. A special permit will need to be applied for to expand the rear of the building, per M.G.L. 40A section 6 and section 180-7-A of the Town’s zoning ordinances.

Respectfully,

*Kevin Duquette*

Kevin Duquette  
Inspector of Buildings  
Town of Agawam

AGAWAM CONSERVATION COMMISSION  
September 25, 2025

MEMBERS PRESENT:

Jill Ward-Acting Chair  
Sheryl Becker  
Frank Meagher  
Magda Galiatsos

MEMBERS ABSENT:

Henry Kozloski, Chair  
Keven Brown  
Page Fallon

ALSO PRESENT:

Stefanie Kesecker

Ms. Ward called the meeting to order at 6:00pm.

1. 6:00PM PUBLIC HEARING-NOTICE OF INTENT-580 Main Street-Diamond Communications, LLC.

Michael Fenton, Ellen Freyman, and Brett Smith with Shatz, Schwartz and Fentin, and Kristine Greanery from TriLeaf were present for this agenda item. Mr. Fenton stated this will be a 110 ft. cell tower. They have submitted an application to the Zoning Board of Appeals for a Variance, for a different location than what's proposed for Conservation, but need to provide the reasoning to ZBA that there is no other plausible places on site for the tower that would not require a variance. He stated per zoning laws the tower must be 260ft. from all structures and property lines. Mr. Fenton showed the one possible location other than the location submitted in the ZBA application, which is less than 1 ft. from the wetland limit and 175 from the stream. He stated there was no location that complies with the setback and zoning requirements.

Ms. Greanery stated that the DEP memo had stated they have not demonstrated how they would prevent wetland disturbances if they place it here.

Ms. Ward asked how much resource area was impacted by the disturbance. Ms. Greanery stated 6,514 sq. ft.

The Commission discussed a possible replication area, but there are no available onsite locations.

Ms. Galiatsos asked how far from the highway was the tower, in the original location. Mr.

Fenton stated less than 50 ft. Mr. Fenton went on to say the tower is built to collapse on itself.

Ms. Ward asked if a water table analysis had been performed. Mr. Greanery stated she was not

sure. Ms. Ward questioned placing it in a jurisdictional area. Mr. Fenton stated this was only

done at ZBA request to prove the location is the only viable option.

Mr. Meagher stated this is not a viable spot.

Ms. Ward opened the hearing for public comment.

Julia Salosky, 200 Silver Street, North Granby CT, stated her children attend school here and she is concerned for the close proximity. She stated radio frequency exposure effects can cause cancer, oxidative stress, memory loss, and DNA damage. She went on to say the FCC only focuses on thermal effects, but there are environmental and health concerns to be wary of. She stated she is opposed to this tower being at either proposed location on site. She went on to say in other states these towers have been banned from school properties. She asked the Commission to consider the children and how this will affect them.

Joseph Spagnoli, 24 Stewart Lane, stated the proposed location for ZBA is right by his home and he is more amenable to this site proposed to the Conservation Commission. He stated this is a residential neighborhood and not the place for a cell tower.

Rod Recka, 1649 Suffield Street, stated his children also attend this school. He stated many towns have a 1,500 foot buffer in regards to these towers being near schools. He said this is dangerous to the children and they are not guinea pigs. He stated he is opposed to this tower being in close proximity to the school.

Motion was made by Ms. Galiatsos and seconded by Mr. Meagher to close the public hearing.

VOTE 4-0-0

Motion was made by Ms. Becker and seconded by Mr. Meagher to deny the application for-580 Main Street-Diamond Communications, LLC, and the Denial Order will be written at the next meeting.

VOTE 4-0-0

2. 6:10PM PUBLIC HEARING-NOTICE OF INTENT-18 Springfield Street-Shah

Ryan Nelson, with R. Levesque Associates and the petitioner Vasant Shah were present for this agenda item. Mr. Nelson stated the application is to construct an addition to the preexisting building, which will house a walk-in cooler for the business and will extend off the side. He stated the entirety of the site is 1,300 sq. ft. He stated a majority of the site is paved. He stated there is no side yard setback and there will be a ZBA component to this application. He stated stormwater doesn't increase the impervious area and that this proposal meets all the standards for improvement.

Ms. Ward asked if there was a location for mitigation plantings. Mr. Nelson stated how much would be considered substantial improvement.

The members discussed and decided a site visit would be necessary, to walk the location with the applicant.

Mr. Meagher stated he is concerned if the gutter is moved back if this will create any issues. Mr. Nelson stated he could look into this.

Ms. Ward asked if the entire project was in riverfront. Mr. Nelson stated mostly yes.

Mr. Nelson requested a continuance to the October 9, 2025 meeting, to allow for the site visit and follow-up with DEP.

Motion was made by Mr. Meagher and seconded by Ms. Galiatsos to continue the PUBLIC HEARING-NOTICE OF INTENT-18 Springfield Street-Shah to the October 9, 2025 meeting, as requested.

VOTE 4-0-0

3. PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC.

Michael Mocko Environmental Consultant, and Ryan Nelson with R. Levesque Associates were present for this agenda item. Mr. Nelson stated all professional comments have been received and satisfactorily addressed.

Mr. Mocko presented the Commission with a breakdown of losses to the BVW, as well as the proposed wetland replication. Proposed temporary BVW alteration (timber mat crossing) = 130± s.f. Proposed BVW permanent alteration area (driveway) = 3,545± s.f. Proposed BVW permanent alteration area (ditches) = 1,000± s.f. (D2-5 average 5' width + D 201-203 average 5.6' width + D301-303 average 4' width) Total Proposed Permanent Alteration Area = 4,545± s.f. Proposed BVW replication area = 5,179± s.f.

Ms. Ward opened the hearing for public comment and there was none.

Motion was made by Mr. Meagher and seconded by Ms. Becker to close the PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC.

VOTE 4-0-0

The Commission will write the Order of Conditions at the October 9, 2025 meeting.

4. APPROVAL OF MINUTES-September 11, 2025

Motion was made by Ms. Galiatos and seconded by Ms. Becker to approve the September 11, 2025 minutes as written.

VOTE 4-0-0

5. Correspondence and Complaints

200 Coyote Circle-The Commission received a complaint of tree cutting. Ms. Becker performed a site visit and spoke to both the owner and the tree company and told them to cease. The Commission will send a Cease and Desist letter to the owner.

Mansion Woods-The Commission received a complaint of someone cutting trees to make dirt bike trails. The Commission would like to see if there is an HOA for the location and to contact them.

Xtreme Paintball-The Commission received a complaint of tree cutting in this area. The Commission will perform a site visit.

Westfield River Interceptor Relocation Project-Ms. Galiatsos and Ms. Kesecker performed a site visit today. The silt fence and straw wattles are installed in the area and everything is in place.

202 River Rd-Ms. Galiatsos and Ms. Becker performed a site visit to check the erosion controls. All is set and the Commission let the applicant know to add one more stake in the middle of the silt fence.

Motion was made by Ms. Galiatsos and seconded by Mr. Meagher to adjourn the meeting.

VOTE 4-0-0

Meeting adjourned at 7:30.