



Planning Board AGENDA

Thursday, October 16, 2025 - 6:00 PM

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

A. Planning Board

- 1) PRELIMINARY PLAN – Old River Street, 27 Walnut Street, and 17 High Street – Calabrese Construction, LLC
- 2) SITE PLAN – 580 Main Street – Bethany Assembly of God
- 3) SITE PLAN – 18 Springfield Street – Shah
- 4) FORM A – 571 & 577 Mill Street – D’Angelo
- 5) FORM A – 716 Cooper Street – Sidoryuk
- 6) APPROVAL OF MINUTES October 2, 2025
- 7) Correspondences



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

October 7, 2025

To: Office of Planning and Community Development:

Re: Preliminary Subdivision Review Comments for Old River Street Agawam, MA 01001:

The Building Department has no zoning issues or concerns at this time for the proposed preliminary subdivision plan dated September 18, 2025 for the above referenced property:

Respectfully,

Kevin Duquette

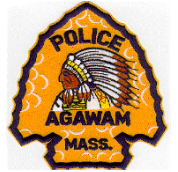
Kevin Duquette
Inspector of Buildings
Town of Agawam



AGAWAM POLICE DEPARTMENT

681 Springfield Street, Feeding Hills, MA 01030
Telephone (413)786-4767 | FAX (413)786-4821

Eric P. Gillis
Chief of Police



To: Planning Board

From: Sergeant Brian Machos- Safety Officer

Date: October 1, 2025

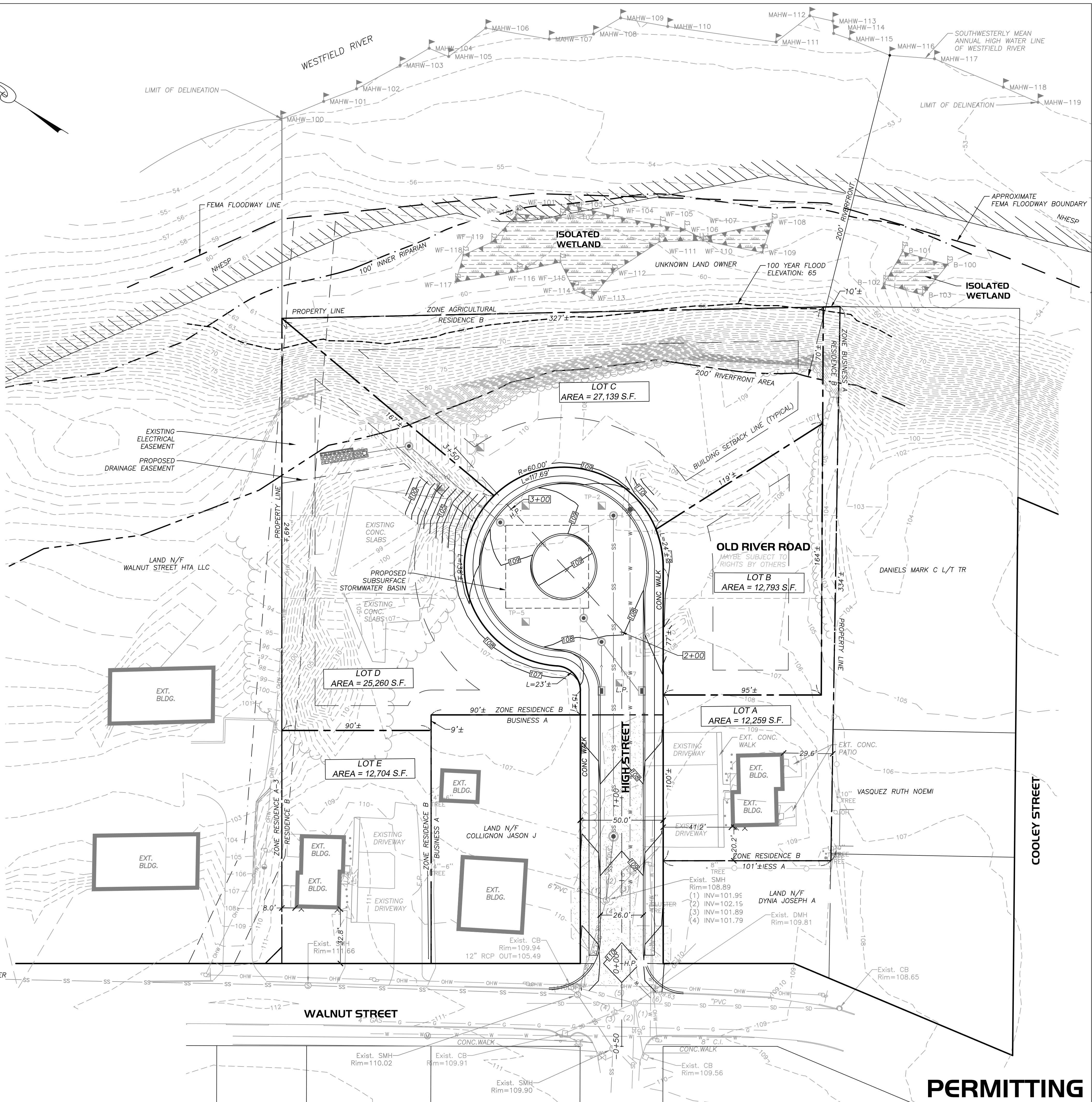
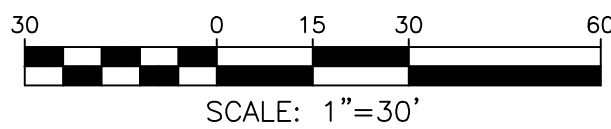
Re: Old River Street/ 17 High Street

I have reviewed the proposal by Calabrese Construction to build new duplexes on this property. At this time, I do not have any concerns with a zoning amendment to allow this project to move forward, nor do I have any safety concerns at this time.



1. THE RECORD OWNER OF THE SUBJECT PARCEL CALABRESE CONSTRUCTION, LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK DEED BOOK 22388 PAGE 42 – 47, BOOK 22935 PAGE 347.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A GROUND SURVEY PERFORMED BY R.LEVESQUE ASSOCIATES INC.
3. THIS PLAN HAS BEEN PREPARED FOR PRELIMINARY SUBDIVISION AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. SUBJECT PARCELS CONTAIN 13.1 ACRES±.
5. 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.
6. WETLANDS AND M.A.H.W. DELINEATED BY R.LEVESQUE ASSOCIATES INC JULY 17, 2025.
7. THE EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON NOAA LIDAR TOPOGRAPHIC DIGITAL AND R. LEVESQUE ASSOCIATES FIELD SURVEY ON MARCH 2025
8. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF WEST SPRINGFIELD GIS MAPPING.
9. SUBJECT PARCELS ARE ZONED RESIDENCE B ACCORDING TO THE A RE- ZONING MAP.
10. A PORTION OF SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0382E – EFFECTIVE DATE: 7/16/2013. ELEV: 65.0
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.
12. OFFSITE WETLAND RESOURCE HAVE BEEN SHOWN TO ACCURATELY DEPICT BUFFER ZONE AND RIVERFRONT AREA ON THE SUBJECT PROPERTIES. THE DETERMINATION OF OFFSITE RESOURCE AREAS ARE NOT THE SUBJECT OF THIS FILING.
13. TOTAL NUMBER OF LOTS SHOWN ON PLAN – 5
14. APPROXIMATE LENGTH OF PROPOSED ROAD – 313' ±
15. LOTS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER

●	IRON PIPE FOUND		PROPOSED CATCH BASIN
●	IRON PIPE TO BE SET		PROPOSED MANHOLE
■	CONCRETE BOUND FOUND		WETLAND FLAG LOCATION
■	CONCRETE BOUND TO BE SET		M.A.H.W. FLAG LOCATION
▲	COMPUTED POINT		
—v—	EXISTING SIGN		EXISTING STONE WALL
⊙	EXISTING MONITORING WELL		TREE LINE
☆	EXISTING LIGHT POLE	× 102.4	EXISTING SPOT GRADE
☆	UTILITY POLE	- - - - - 219 - - - - -	EXISTING CONTOUR
⊙	GUY ANCHOR	× 94.7	PROPOSED SPOT GRADE
⊙	EXISTING ELECTRIC MANHOLE		PROPOSED CONTOUR
⊙	EXISTING TELEPHONE MANHOLE		EDGE OF WETLAND
⊙	EXISTING WELL LOCATION		EXISTING OVERHEAD WIRES
⊙	EXISTING WATER VALVE	— UEL — UEL —	EXISTING UNDERGROUND ELECTRIC
⊙	EXISTING WATER SHUT-OFF	— TEL — TEL —	EXISTING TELEPHONE LINE
⊙	EXISTING HYDRANT	— GAS —	EXISTING GAS LINE
⊙	PROPOSED WATER VALVE	— WAT —	EXISTING WATER LINE
⊙	PROPOSED HYDRANT	— SD — SD —	EXISTING STORM DRAIN
⊙	EXISTING GAS VALVE	— SS — SS —	EXISTING SANITARY SEWER
⊙	EXISTING SANITARY SEWER MANHOLE	— LOW —	LIMIT OF WORK LINE
⊙	EXISTING CATCH BASIN		DOUBLE EROSION CONTROL BARRIER
⊙	EXISTING DRAIN MANHOLE		



PERMITTING



**O Old River Street
Agawam, Massachusetts
Map J17 Parcel I-3**



PREPARED FOR:

Chuck Calabrese
Calabrese Construction, LLC

7 Brewster Road
West Springfield, MA.

[illegible]

DRAFTED BY: T.A. & F.C.

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

SCALE: As Noted

RLA PROJ. NUMBER: 220627

Prelim -

Preliminary Subdivision Application

Under the Town of Agawam Subdivision of Land Section 159-6 Preliminary plan

Proposed Residential Subdivision

Project Location:

Old River Street, 27 Walnut Street & 17 High Street
Agawam, Massachusetts 01001
(Parcel IDs: J17-1-3, J17-1-1 & J17-1-5)

Submitted To:

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

Applicant & Property Owner:

Calabrese Construction, LLC
c/o Mr. Charles Calabrese
7 Brewster Road
West Springfield, Massachusetts 01089

RLA Project File No. 220627

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



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APPENDICES

APPENDIX A: SITE PLAN

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: Preliminary Subdivision Application
Old River Street, 27 Walnut Street & 17 High Street
Agawam, Massachusetts 01001
(Parcel IDs: J17-1-3, J17-1-1 & J17-1-5)
RLA Project File No. 220627

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant and property owner, Calabrese Construction, LLC c/o Mr. Charles Calabrese, please find the requisite number of copies of a Preliminary Subdivision application, supporting documentation, and associated site plan for the above-referenced project. The applicant proposes the construction of a five (5) lot residential subdivision to be located at the above-referenced properties.

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

We are requesting to be placed on the Planning 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
Permitting Coordinator

A LAND PLANNING SERVICES COMPANY

2. ADMINISTRATIVE DOCUMENTS

2.1 NOTICE TO THE TOWN CLERK

2.2 FORM B – APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

2.3 STATEMENT OF INTEREST

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

Town of Agawam Town Clerk
36 Main Street
Agawam, Massachusetts 01001

RE: Notice to Town Clerk
Old River Street, 27 Walnut Street & 17 High Street
Agawam, Massachusetts 01001
(Parcel IDs: J17-1-3, J17-1-1 & J17-1-5)
RLA Project File No. 220627

To Whom It May Concern:

I hereby provide notice that a copy of the above-referenced Preliminary Subdivision Application and supporting documentation will be filed with the Town Clerk, via hand delivery by R Levesque Associates, Inc., on September 19, 2025. This notice is pursuant to Section 159-6 – Preliminary Plan Submission under the Rules & Regulations for the Subdivision of Land for the Town of Agawam, Massachusetts

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

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Nina Fazio

Nina Fazio
Permitting Coordinator

A LAND PLANNING SERVICES COMPANY

TOWN OF AGAWAM

FORM B

Application for Approval of Preliminary Plan

File one completed form with the Planning Board and a copy with the Town Clerk in accordance with requirements of Section III-B.

_____20_____

To the Agawam Planning Board:

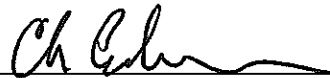
The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Agawam for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Agawam.

1. Name of Applicant Calabrese Construction, LLC c/o Mr. Charles Calabrese
Address 0 Old River Street, 27 Walnut Street & 17 High Street
2. Name of Engineer or Surveyor R Levesque Associates, Inc.
Address 40 School Street, Westfield, MA 01085
3. Deed of Property Recorded in Hampden County Registry of Deeds
22388 /
Page 22935 Book 46 / 347
4. Location and Description of Property (attach sheet)
5. A list of the documents included in this application shall accompany notice to the Town Clerk.

Documents required to be submitted with this notice:

- a. Notarized statement of interest in the land.
- b. Environmental study.
- c. Plans
- d. Certified copy of Deed.

Signature of Owner



Address 7 Brewster Road, West Springfield, MA 01089

Agawam Planning Board

STATEMENT OF INTEREST

Date _____

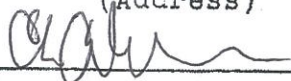
The petitioner hereby certifies that he is the owner
of all lands contained within the description of the
subject petition. Agawam Planning Board Case No. _____.

Charles Calabrese

(Name)

7 Brewster Road, West Springfield, MA 01089

(Address)



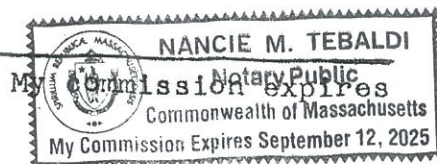
(Signature)

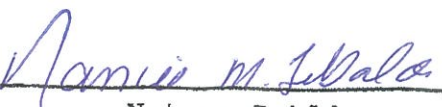
COMMONWEALTH OF MASSACHUSETTS

HAMPDEN ss

Date 8/14/2025

There personally appeared before me, on the above date,
Charles Calabrese to me known to be the person
described in and who executed the foregoing document.




Notary Public

4-59-8/74-150

3. ENVIRONMENTAL STUDY

ENVIRONMENTAL STUDY

For

OLD RIVER ROAD, 27 WALNUT STREET & 17 HIGH STREET
AGAWAM, MASSACHUSETTS 01001
(PARCEL IDS: J17-1-3, J17-1-1 & J17-1-5)

INTRODUCTION

On behalf of the applicant and property owner, Calabrese Construction, LLC c/o Mr. Charles Calabrese, R Levesque Associates, Inc. is providing this Environmental Study as a supplement to the Preliminary Subdivision application. The applicant proposes the construction of a five (5) lot residential subdivision to be located at the above-referenced properties.

PROPERTY DESCRIPTION

The subject properties are located east of Walnut Street and consist of approximately 1.9 ± acres as shown on the associated site plan prepared by R Levesque Associates, Inc. Said properties are owned by Calabrese Construction, LLC and are recorded in the Hampden County Registry of Deeds in Book 22388, Page 42 (27 Walnut Street & Old River Road) and Book 22935, Page 347 (17 High Street).

EXISTING CONDITIONS & SURROUNDING LAND USES

The subject properties consist of cleared and forested land, with residential structures located at 27 Walnut Street and 17 High Street. In general, the topography of the subject properties vary, generally sloping from the west along Walnut Street to the east towards the Westfield River. Please refer to the USGS Topographic Map included within this application packet under Section 4.

The subject properties were rezoned to the Residence B (RB) zoning district by the Town of Agawam City Council in 2025. The surrounding land uses consist primarily of residential uses.

ENVIRONMENTAL CONSIDERATIONS

Examination of GIS information from the Massachusetts Natural Heritage Atlas revealed that the subject properties are not located within Natural Heritage and Endangered Species Program jurisdiction.

According to the Web Soil Survey Map, the soil types mapped on the subject properties consist of Merrimac fine sandy loam, 3 to 8 percent slopes (254B). Please refer to the attached NRCS Soil Map included within this application packet under Section 4.

- The Merrimac series consists of very deep, somewhat excessively drained soils formed in outwash. They are nearly level through very steep soils on outwash terraces and plains and other glaciofluvial landforms. Slope ranges from 0 through 35 percent.

Please refer to the Figures within Section 5 of this application packet for greater detail regarding the environmental considerations.

WETLAND RESOURCE AREAS

The wetland resource areas were flagged in the field by R Levesque Associates, Inc. in July 2025. A Positive 2A Determination of Applicability was issued by the Town of Agawam Conservation Commission in August 2025.

The definition of each applicable resource area is presented below in italic text, followed by a description of the resource area presented below in boldface text.

Isolated Vegetated Wetlands (IVW)

Isolated vegetated wetlands are not subject to jurisdiction under the Massachusetts Wetlands Protection Act 310 CMR 10.00. Additionally, the Town of Agawam does not have a local wetlands bylaw that provides independent regulatory authority over isolated wetlands; therefore, these areas are not regulated at the local level either.

Two (2) Isolated Vegetated Wetlands (IVW) are located off-site to the east of Old River Road.

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."

Two (2) Isolated Vegetated Wetlands (IVW) are located off-site to the east of Old River Road. The boundary of the IVWs have been flagged in the field with sequentially numbered pink flagging and are shown on the accompanying filing plan labeled "WF-100" through "WF-119" and "B-100" through "B-103".

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."

The western upper limit of bank of the Westfield River has been marked in the field with sequentially numbered blue flagging labeled "MAHW-100" through "MAHW-119".

Riverfront Area

Riverfront Area (RFA) as defined in 310 CMR 10.58(3) "...is the area of land between a river's mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away. The riverfront area may include or overlap other resource areas or their buffer zone. The riverfront area does not have a buffer zone."

Riverfront Area is associated with the Westfield River and has been shown to extend 200' from the delineated MAHW. The 100' Inner Riparian has been shown as well. The total Riverfront Area on site is 2,085 ± SF.

Land Under Water Bodies and Waterways (LUWW)

As defined in 310 CMR 10.56(2) "Land Under Water Bodies and Waterways is the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock."

LUWW is associated with the Westfield River, a perennial stream located off-site. The mean annual low flow, or bottom of bank, has not been delineated therefore LUWW is not shown or defined.

Bordering Land Subject to Flooding (BLSF)

As stated in 310 CMR 10.57(2)(a), *"Bordering Land Subject to Flooding is an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds, or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetland."*

An eastern portion of the subject property is located within the 100-year flood zone according to Flood Insurance Rate Map Number 25013C0382E effective date July 16, 2013. The 100-year flood zone elevation is shown at 65 feet (NAVD '88) according to said mapping.

PROPOSED DEVELOPMENT IMPACTS

The proposed project represents a relatively minor development in comparison to the surrounding neighborhood and is not expected to negatively impact pedestrian or vehicular traffic in the surrounding area, nor will it adversely affect solid waste management or air and water quality. The lots will be connected to public utilities where feasible, with all services coordinated in accordance with the requirements of the appropriate utility providers. Construction activities are not anticipated to disturb any historic, architectural, or archaeological resources on the site.

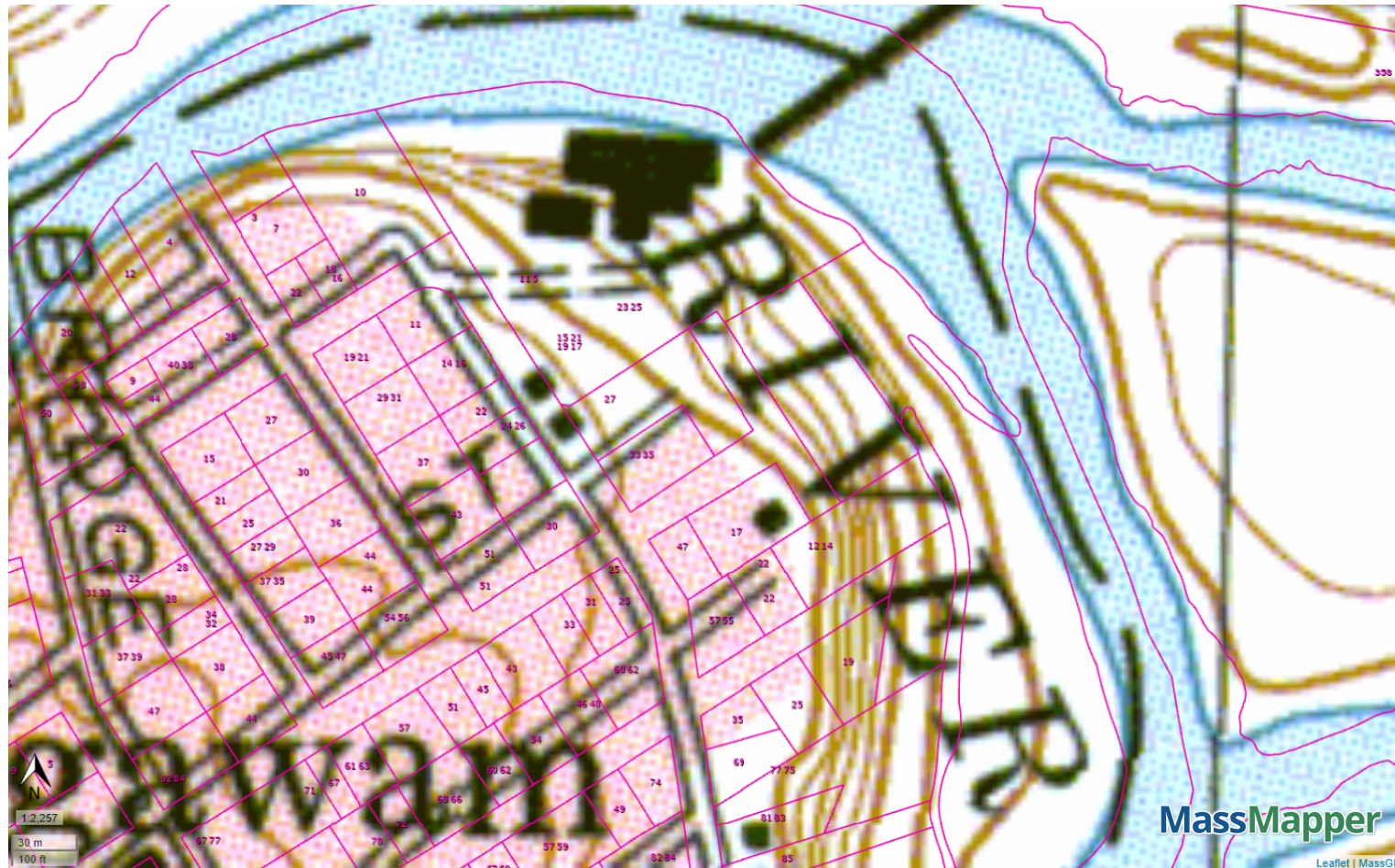
The project will not affect outdoor recreational opportunities, as the land in question is currently privately owned and will remain so following division of the land. Furthermore, the proposed development aligns with the Town of Agawam's Zoning Bylaw and Community Development Plan by contributing to the local housing stock within an area that is predominantly zoned and used for residential purposes.

[END OF ENVIRONMENTAL STUDY]

4. FIGURES

- 4.1 LOCATION MAP
- 4.2 USGS TOPOGRAPHIC MAP
- 4.3 FEMA FLOODPLAIN MAP
- 4.4 NRCS SOIL MAP
- 4.5 NHESP PRIORITY HABITAT OF RARE SPECIES

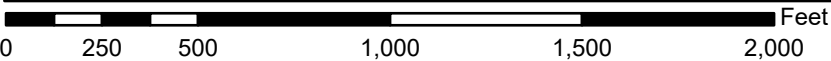
USGS Topographic Map



Property Tax Parcels
USGS Topographic Maps

National Flood Hazard Layer FIRMMette

72°38'17"W 42°6'9"N



1:6,000

72°37'39"W 42°5'43"N

Basemap Imagery Source: USGS National Map 2023

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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
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 8:47 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.

Soil Map—Hampden County, Massachusetts, Central Part
(GISDATA_L3_TAXPAR_POLY_ASSESSPolygon)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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.

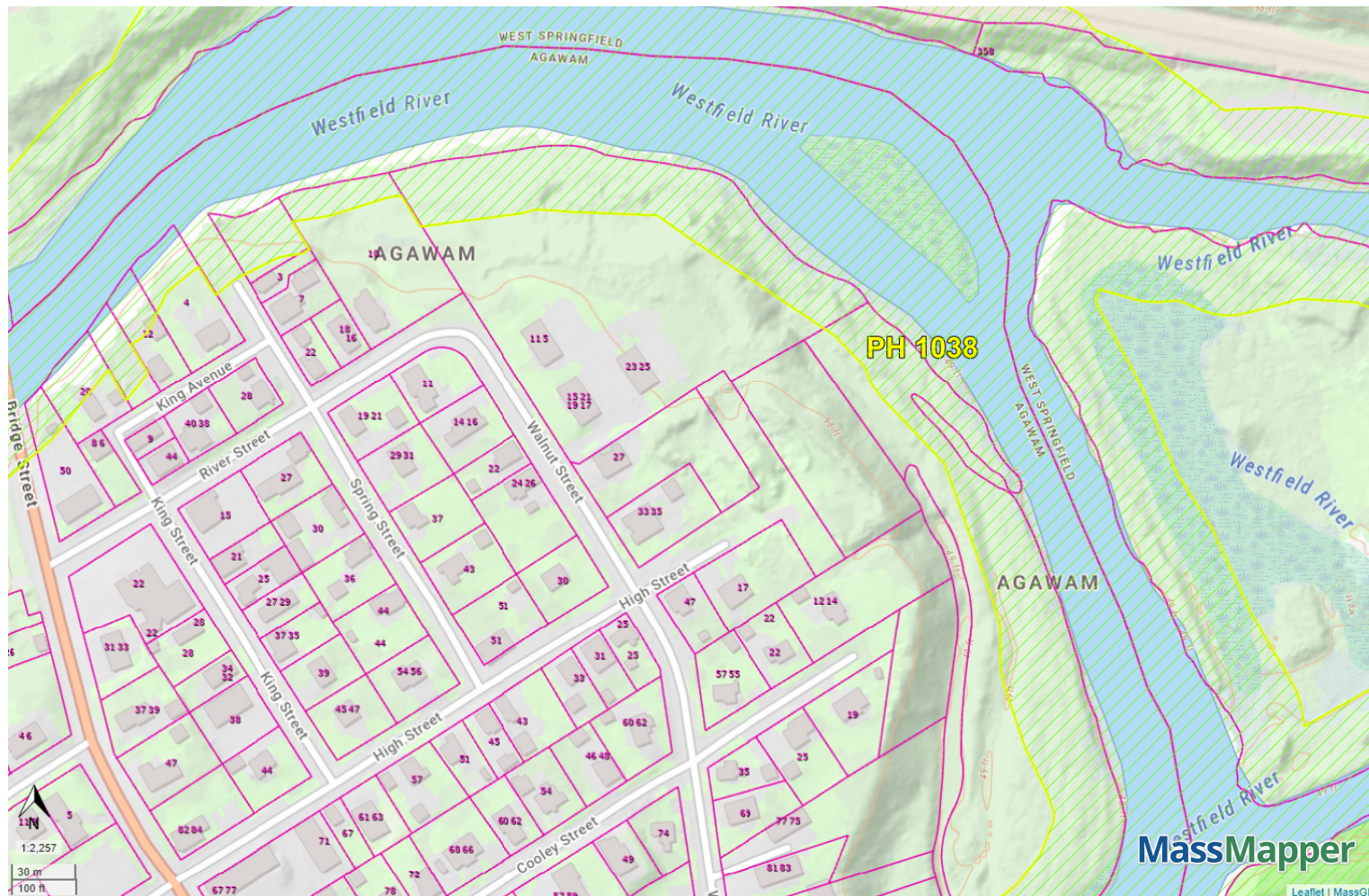
Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

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
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	1.9	100.0%
Totals for Area of Interest		1.9	100.0%

NHESP



NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Property Tax Parcels

5. DEED REFERENCES

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 10-03-2018 @ 01:56pm
Ct1#: 208 Doc#: 59514
Fee: \$456.00 Cons: \$100,000.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that, 27 GROUP, LLC, a Massachusetts Limited Liability Company with an address of 167 Coyote Circle, Feeding Hills, Hampden County, Massachusetts

for consideration paid and in full consideration of ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$100,000.00);

grants to **CALABRESE CONSTRUCTION, LLC**, a Massachusetts Limited Liability Company with an address of 7 Brewster Road, West Springfield, Massachusetts

with **QUITCLAIM COVENANTS**

Certain real estate situated in Agawam, being more particularly bounded and described as follows:

Beginning at a point on the easterly side of Walnut Street, about ninety (90) feet northerly from High Street, and running thence

EASTERLY	about one hundred (100) feet; thence
NORTHERLY	about ninety (90) feet; thence
WESTERLY	about one hundred (100) feet to said Walnut Street, and thence
SOUTHERLY	on said Walnut Street, about ninety (90) feet to the point of the beginning.

Being Lot #3 (three) on a plan of lots of the Agawam Canal Company, recorded in Hampden County Registry of Deeds in Book 365, Page (H). Subject to all restrictions, liens and encumbrances of record, if any are in force and applicable.

The sale is in the ordinary course of business of 27 GROUP, LLC.

BEING the same premises conveyed to the grantor herein by deed of Edward J. Mutti dated September 14, 2012, and recorded in the Hampden County Registry of Deeds in Book 19486, Page 591. See also Book 19486, Page 589 and Book 16786, Page 4.

Property Address: 27 Walnut Street, Agawam, MA 01001

WITNESS my hand and seal this 6th day of September, 2018.

27 GROUP, LLC


Edward J. Mutti, manager

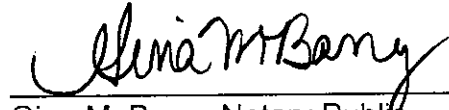
COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

On this 6th day of September, 2018, before me, the undersigned notary public, personally appeared Edward J. Mutti as manager of 27 GROUP, LLC, 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 on behalf of 27 GROUP, LLC, and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



GINA M. BARRY
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
September 17, 2021


Gina M. Barry, Notary Public

My Commission Expires: 9/17/2021

KELLY CAVANAUGH-KELLY
HAMPDEN COUNTY REGISTRY OF DEEDS

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 10-03-2018 @ 01:56pm
Ctl#: 207 Doc#: 59513
Fee: \$177.84 Cons: \$39,000.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 17 GROUP, LLC, a Massachusetts Limited Liability Company with an address of 167 Coyote Circle, Feeding Hills, Hampden County, Massachusetts and Edward H. Mutti, of Agawam, Hampden County, Massachusetts

for consideration paid and in full consideration of THIRTY-NINE THOUSAND AND 00/100 DOLLARS (\$39,000.00);

grants to **CALABRESE CONSTRUCTION, LLC**, a Massachusetts Limited Liability Company with an address of 7 Brewster Road, West Springfield, Massachusetts

with **QUITCLAIM COVENANTS**

Parcel 1: 0 High Street

Certain real estate situated in Agawam, being known and designated as "Parcel B" as shown on a plan entitled "Property Plan for Helen E. Geoffrion Agawam, Massachusetts" dated April 1985 and recorded in Hampden County Registry of Deeds in Book of Plans 224, Page 18, said lot being more particularly bounded and described as follows:

SOUTHERLY	by High Street, seventy (70) feet;
EASTERLY	by River Street, one hundred eighty (180.00) feet;
NORTHERLY	by land now or formerly of Worthy Paper Company, one hundred ten and 14/100 (110.14) feet;
WESTERLY	by land now or formerly of one Jacobsen, ninety and 01/100 (90.01) feet;
NORTHERLY	by land now or formerly of Helen E. Geoffrion, thirty-nine and 92/100 (39.92) feet; and

Locus: 0 High Street and 0 Old River, Agawam MA

WESTERLY by land now or formerly of Helen E. Geoffrion, ninety (90) feet to the point of beginning.

BEING the same premises conveyed to 17 Group LLC by deed of Edward J. Mutti dated September 14, 2012, and recorded in the Hampden County Registry of Deeds in Book 19486, Page 596. See also Book 16786, Page 9.

Parcel 2: 0 Old River:

A certain parcel of land situated in Agawam in said County of Hampden, bounded and described as follows:

Bounded Northerly by land now or formerly of Worthy Paper Company and the Westfield River; Easterly by said River; Southerly by land now or formerly of Justus R. Cooley; and Westerly by River Street; containing approximately one and 88/100 (1.88) acres.

The sale is in the ordinary course of business of 17 GROUP, LLC.

The grantors herein release all rights of homestead in the conveyed premises and certify that no one else has acquired such rights.

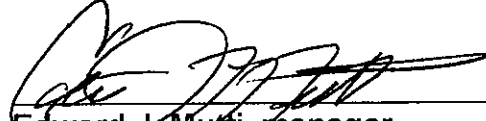
BEING Parcel 2 as conveyed to 17 Group LLC by deed of Edward J. Mutti dated September 14, 2012, and recorded in the Hampden County Registry of Deeds in Book 19486, Page 598. See also 16786, Page 2.

Edward H. Mutti joins in signing this deed to release his life estate interest on both properties.

-Signature page(s) to follow-

WITNESS my hand and seal this 6th day of September, 2018.

17 GROUP, LLC


Edward J. Mutti, manager

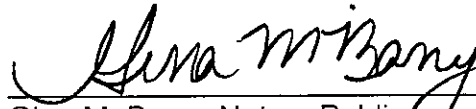
COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

On this 6th day of September, 2018, before me, the undersigned notary public, personally appeared Edward J. Mutti as manager of 17 GROUP, LLC, 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 on behalf of 17 GROUP, LLC, and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

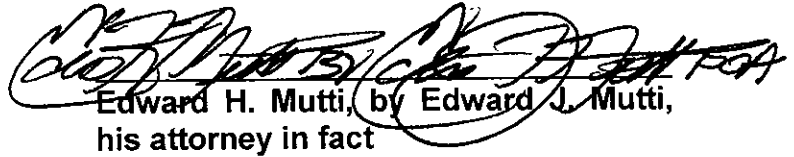


GINA M. BARRY
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
September 17, 2021


Gina M. Barry, Notary Public

My Commission Expires: 9/17/2021

WITNESS my hand and seal this 6th day of September, 2018.


Edward H. Mutti, by Edward J. Mutti,
his attorney in fact

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

On this 6th day of September, 2018, before me, the undersigned notary public, personally appeared Edward J. Mutti, who proved to me through satisfactory evidence of identification, being personal knowledge, to be the person who executed the foregoing instrument on behalf of Edward H. Mutti and acknowledged to me that he signed it voluntarily and as the free act and deed of Edward H. Mutti, his principal,
as his free act and deed


Gina M. Barry, Notary Public

My Commission Expires: 9/17/2021



GINA M. BARRY
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
September 17, 2021

KELLY CAVANAUGH-KELLY
HAMPDEN COUNTY REGISTRY OF DEEDS

Bk 22935 Pg 347 #64532
11-01-2019 @ 03:38p

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 11-01-2019 @ 03:38pm
Ct1#: 515 Doc#: 64532
Fee: \$478.80 Cons: \$105,000.00

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 17 GROUP, LLC, a Massachusetts Limited Liability Company with an address of 167 Coyote Circle, Feeding Hills, Hampden County, Massachusetts

for consideration paid and in full consideration of ONE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$105,000.00);

grants to **CALABRESE CONSTRUCTION, LLC**, a Massachusetts Limited Liability Company with an address of 7 Brewster Road, West Springfield, Massachusetts

with **QUITCLAIM COVENANTS**

Certain real estate situated in Agawam, being more particularly bounded and described as follows:

A certain lot of land with the buildings thereon lying on the Southerly side of High Street in said Agawam being part of Lot Number Nine (9) and all of lot Number Ten (10) on a Plan of the Agawam Canal Company, recorded in the Registry of Deeds for Hampden County in Book 365 in the fore part of said Book before the paging and marked "I", said lot being described more fully as follows, to wit:

Beginning at an iron pin on the Southerly side of High Street sixty-two (62) feet Easterly of the Southeasterly corner of Walnut Street and High Street and running thence Easterly by High Street one hundred fifty-eight (158) feet to an iron pin on the Westerly side of River Street; thence running by River Street in a Southerly direction one hundred (100) feet to an iron pin; thence running Westerly and parallel with the Southerly line of High Street one hundred fifty-eight (158) feet to an iron pin; thence running Northerly and parallel with the Westerly line of River Street one hundred (100) feet to the place of beginning.

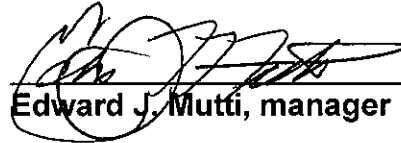
BEING a portion of the premises conveyed to 17 Group LLC by deed of Edward J. Mutti dated September 14, 2012, and recorded in the Hampden County Registry of Deeds in Book 19486, Page 598. See also Book 16786, Page 2. Edward H. Mutti, having reserved a life estate, died on September 14, 2019.

The sale is in the ordinary course of business of 17 GROUP, LLC.

Locus: 17 High Street, Agawam MA

WITNESS my hand and seal this 31st day of October, 2019.

17 GROUP, LLC


Edward J. Mutti, manager

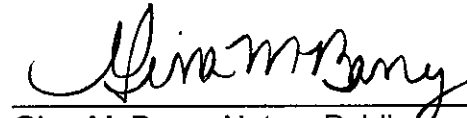
COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

On this 31st day of October, 2019, before me, the undersigned notary public, personally appeared Edward J. Mutti as manager of 17 GROUP, LLC, 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 on behalf of 17 GROUP, LLC, and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.



GINA M. BARRY
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
September 17, 2021


Gina M. Barry, Notary Public

My Commission Expires: 9/17/2021

CHERYL A. COAKLEY-RIVERA, ESQ.
HAMPDEN COUNTY REGISTRY OF DEEDS

APPENDIX A: SITE PLAN

SITE PLAN SET ENTITLED "PRELIMINARY SUBDIVISION PLAN"

PREPARED FOR CALABRESE CONSTRUCTION, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED SEPTEMBER 18, 2025

Taryn Egerton

From: Derek Myers
Sent: Wednesday, October 8, 2025 2:58 PM
To: Taryn Egerton
Subject: RE: 580 Main Street Site Plan

Taryn,
AFD has no issues with the site plan.

If you have any question please feel free to contact this office at (413)786-0657

Derek Myers
Fire Inspector
Agawam Fire Department
afdinsp@agawam.ma.us
(413)786-0657

From: Taryn Egerton <TEgerton@agawam.ma.us>
Sent: Wednesday, October 8, 2025 8:56 AM
To: All_Engineering Department <All_Eng_Dept@agawam.ma.us>; Kevin Duquette <inspections@agawam.ma.us>; Brian Machos <BMachos@agawam.ma.us>; Derek Myers <afdinsp@agawam.ma.us>
Subject: 580 Main Street Site Plan

Good morning,
580 Main Street has been resubmitted to the Planning Board and will be on the October 16th agenda. If you have any further comments beyond what you submitted this past June/July, please let me know prior to this meeting.

Thank you!
Taryn Egerton
Planning Director & Conservation Agent
Planning Department

413.726.9737 | tegerton@agawam.ma.us



Please be aware that applications approved by the Town of Agawam are considered public information. Unfortunately, email spammers often monitor municipal records and attempt to compromise communications by sending fraudulent emails, many of which appear to be invoices from the town to applicants.

To avoid confusion or potential scams, please note that the Planning Office including the Planning Board, Zoning Board of Appeals, and Conservation Commission requires all application fees to be submitted at the time of application.

Site Plan Approval Application
580 Main Street, Agawam, MA
Closing Agenda

- 1) Site Plan Approval Application (Form D)
- 2) Site Plan

23\0520\Site Plan Approval\00 - Closing Agenda.5701

TOWN OF AGAWAM, MASSACHUSETTS

FORM D

Application for Site Plan Approval

Please complete the following form and electronically submit with site plans 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 to:

Agawam Inspection Services

1000 Suffield Street

Agawam, MA 01001

October 1, 2025

1. Name of Business Diamond Communications LLC & Cellco Partnership d/b/a Verizon Wireless as Co-Applicants

Address 1441 Main Street, Suite 1100, Springfield, MA 01103

Phone # (413) 737-1131 Fax # (413) 736-0375 email mfenton@ssfpc.com

2. Name of Applicant/Owner Bethany Assembly of God

Address 580 Main Street, Agawam, MA 01001

Phone # (413) 789-2930 Fax # N/A email brm@fitzgeraldpc.com

3. Name of Engineer/Architect Kimley-Horn and Associates, Inc.

Address 11720 Amber Park Drive, Suite 600, Alpharetta, GA 30009

Phone # (678) 894-3618 Fax # N/A email christopher.strange@kimley-horn.com

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

Erection of a Personal Wireless Service Facility consisting of a 115' tall monopine tower and an equipment compound to be located within the 50' x 50' leased area.

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\Ecor-GB.dwg -- 04/25/25 1:34 PM by: William Brägger

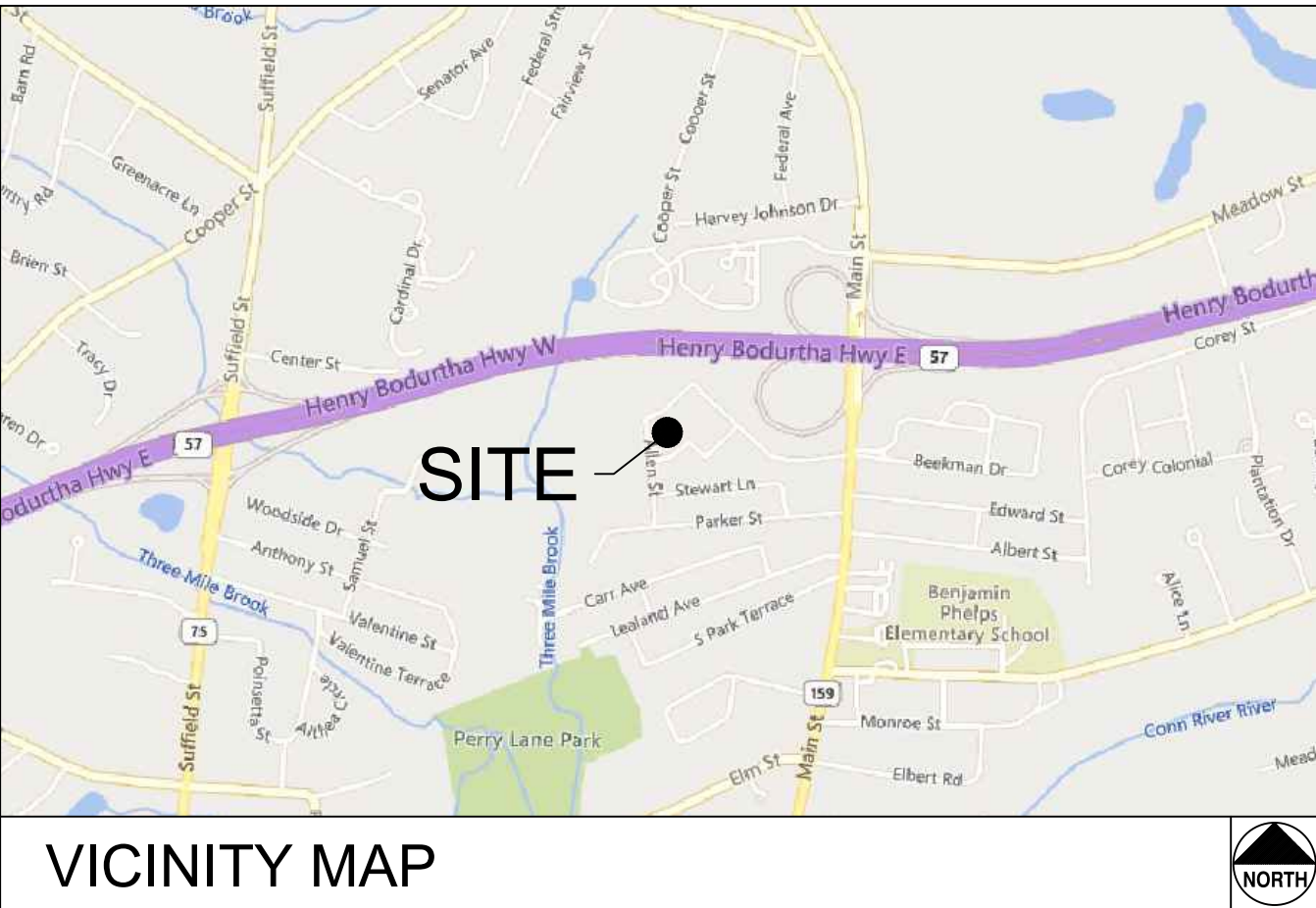


BETHANY ASSEMBLY OF GOD

SITE ADDRESS (E-911 TBD)

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY
LATITUDE: 42° 04' 31.29" N
LONGITUDE: 72° 37' 02.54" W
TAX/PIN #: K11_2_28
ZONING: N/A

AGAWAM POLICE DEPARTMENT 681 SPRINGFIELD ST FEEDING HILLS, MA 01030 PHONE: (413) 786-4767 ATTN.: CUSTOMER SERVICE
AGAWAM FIRE DEPARTMENT 800 MAIN ST AGAWAM, MA 01001 PHONE: (413) 786-2662 ATTN.: CUSTOMER SERVICE



JURISDICTION:
TOWN OF AGAWAM

STATE:
MASSACHUSETTS

TOWER TYPE:
MONOPINE TOWER

TOWER HEIGHT:
115' (120' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 25013C0403E DATED 07/16/2013 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
DIAMOND COMMUNICATIONS
120 MOUNTAIN AVE
SPRINGFIELD, NJ 07081
PHONE: (727) 773-2221
ATTN: RICH HUBER

POWER COMPANY
EVERSOURCE ENERGY
PHONE: (877) 659-6326
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
BETHANY ASSEMBLY OF GOD
580 MAIN ST
AGAWAM, MA 01001
PHONE: N/A
ATTN.: N/A

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (678) 894-3618
ATTN.: CHRISTOPHER STRANGE

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SURVEY
N1	GENERAL NOTES
C0	OVERALL AERIAL PARCEL PLAN
C0.1	OVERALL PARCEL TOPO
C0.2	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT RACK DETAIL - FRONT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	ACCESS ROAD DETAILS
C6	ACCESS ROAD TRUEGRID DETAILS
C7	ACCESS ROAD TRUEGRID DETAILS
C8	SITE SIGNAGE DETAILS
C9	WAVEGUIDE BRIDGE DETAILS
C10	ANTENNA AND TOWER ELEVATION DETAILS
C11	GRADING AND EROSION CONTROL PLAN
C12	SILT FENCE DETAILS

SHEET INDEX

THE TOWN OF AGAWAM PLANNING BOARD
36 MAIN ST
HAMPDEN, MA 01036
PHONE: (413) 786-0400
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

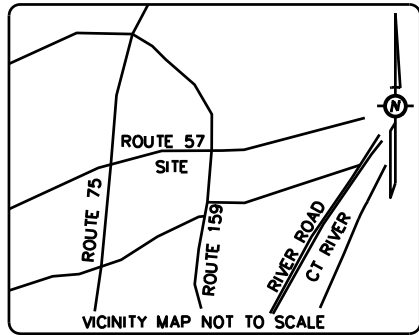
CDS

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1



PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
TAX ID #: K11 2 28
DEED BOOK 4332, PAGE 342
DEED BOOK 4332, PAGE 48

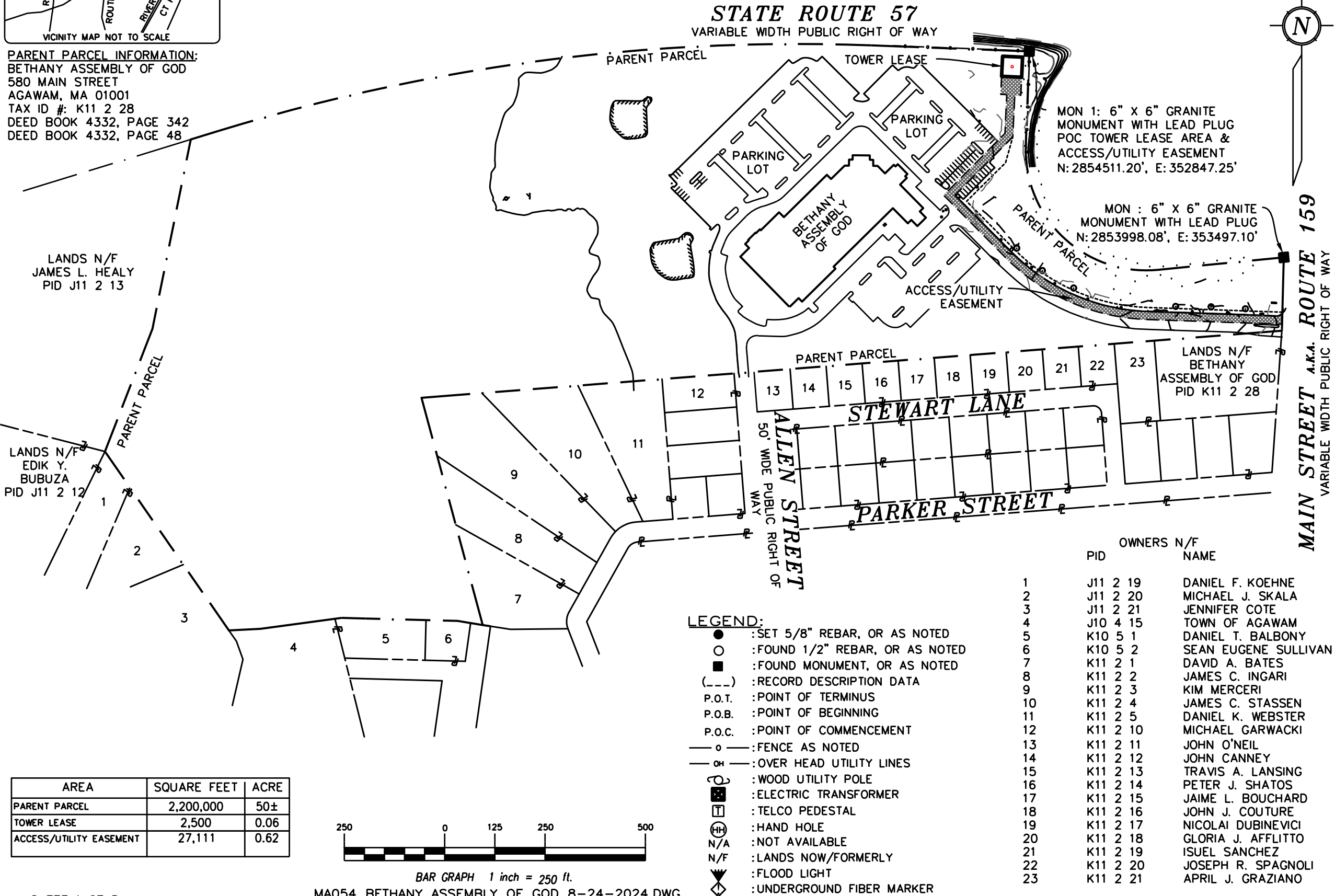
THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

ZONING: (AG) — AGRICULTURAL DISTRICT

FAA 1-A INFORMATION:

LATITUDE: 42° 04' 31.29" N ±20'
LONGITUDE: 72° 37' 02.54" W ±20'

GROUND ELEVATION AT BASE OF PROPOSED TOWER
89.7' ±3' NAVD 1988



RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN
MURPHY

Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL: jonathan@murphygeomatics.com FRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
2. NO SUBSURFACE INVESTIGATION WAS
PERFORMED TO LOCATE UNDERGROUND UTILITIES.
UTILITIES SHOWN HEREON ARE LIMITED TO AND
ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A
BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND
IMPROVEMENTS ARE CONTAINED WITHIN THE
DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED
TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

John J. Raitt

LITTLE RIVER LAND SURVEYING

SURVEYOR

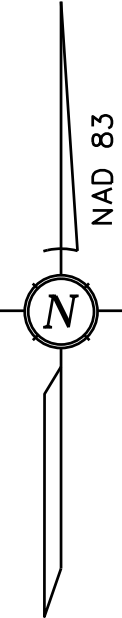
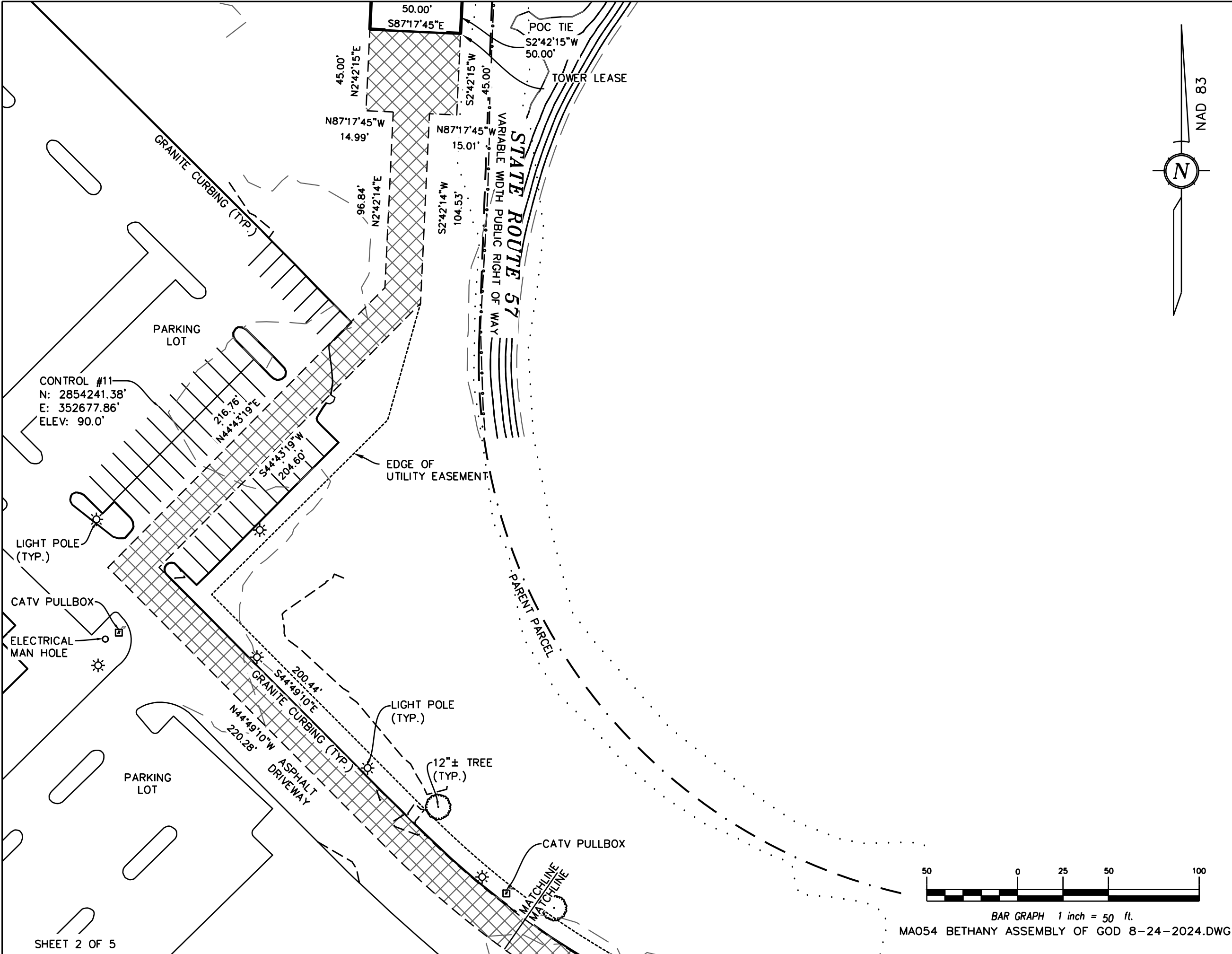
JERAMIAH J. RAITT

DATE: 10/30/2024



FIELD DATE: 08/14/2023

Page 40 of 94



RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

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E-MAIL : jonathan@murphygeomatics.com FRM C-2757

- SURVEYOR'S NOTES**
1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
 2. NO SUBSURFACE INVESTIGATION WAS
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BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TELECOM EQUIPMENT AND
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DESCRIBED AREA.
 5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED
TO SCALE.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

Jeremiah J. Raitt
LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



BAR GRAPH 1 inch = 50 ft.
MA054 BETHANY ASSEMBLY OF GOD 8-24-2024.DWG

RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.
13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
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JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : jonathan@murphygeomatics.com FRM C-2757

- SURVEYOR'S NOTES**
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STATE PLANE COORDINATE SYSTEM 1983
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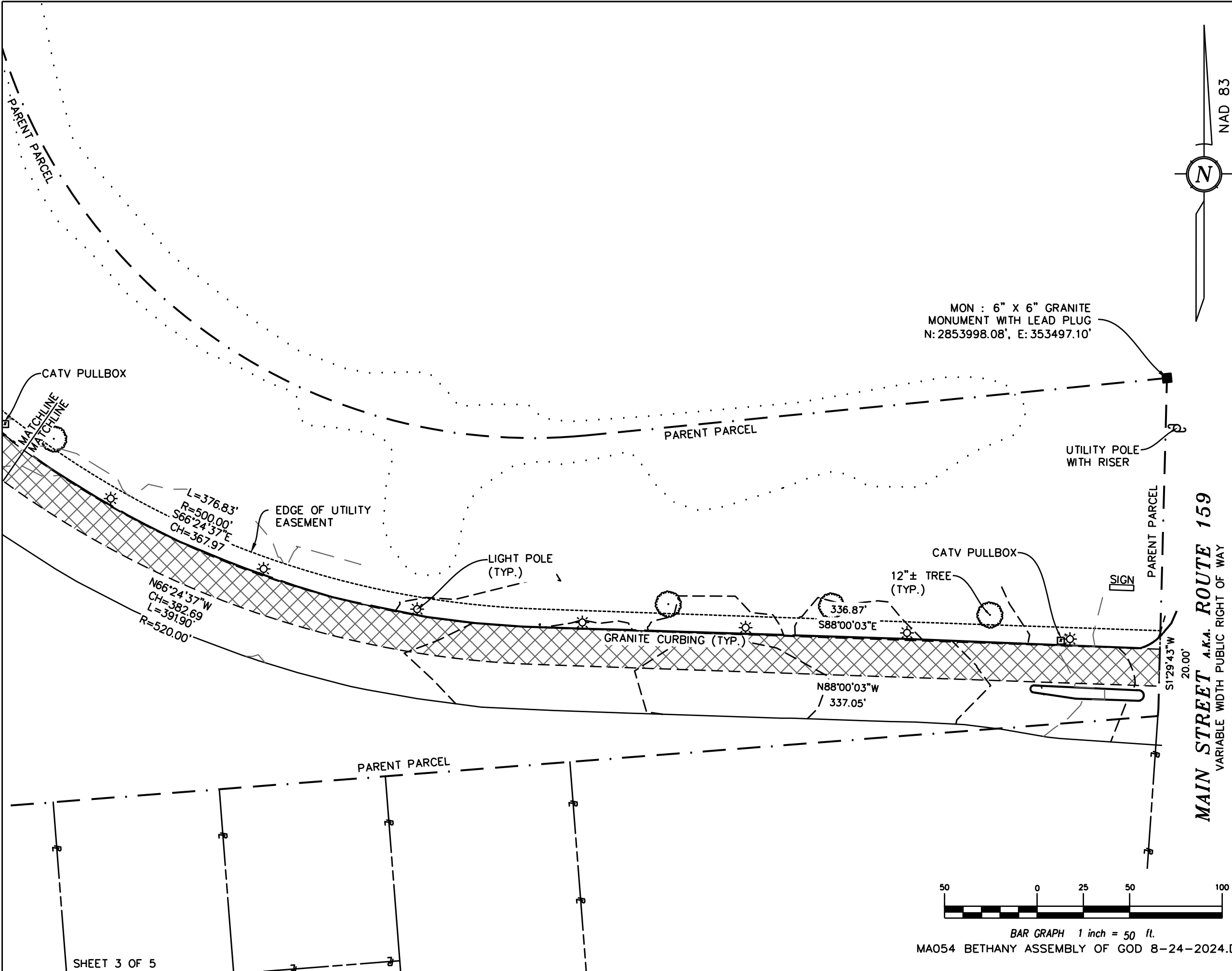
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

for J. Raitt
LITTLE RIVER LAND SURVEYING

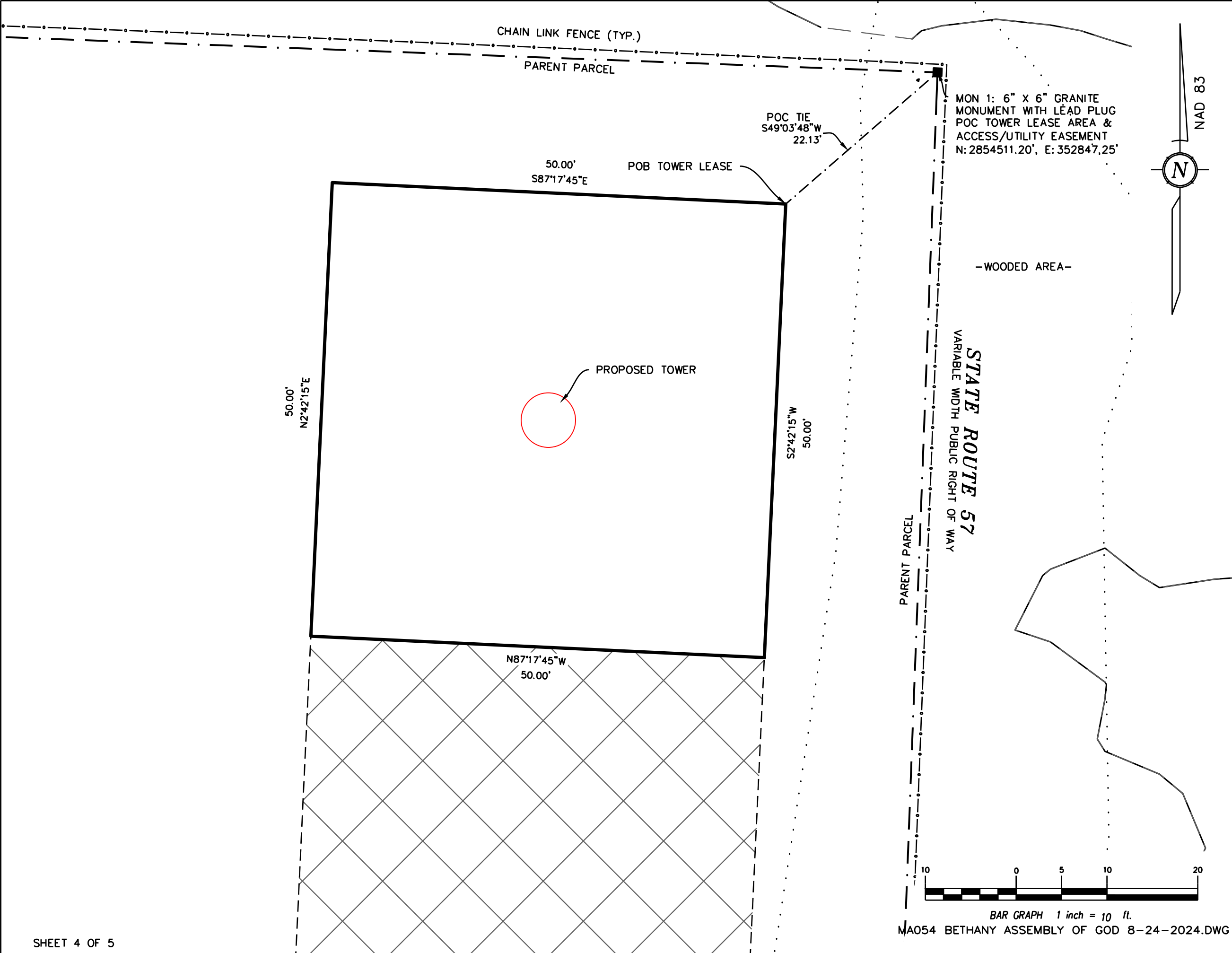
SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



FIELD DATE: 08/14/2023



BAR GRAPH 1 inch = 50 ft.
MA054 BETHANY ASSEMBLY OF GOD 8-24-2024.DWG



RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.
13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
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Raleigh NC 27613 FAX 995-9616
E-MAIL : jonathan@murphygeomatics.com FRM C-2757

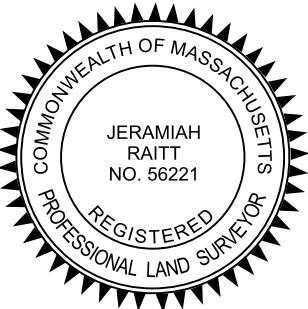
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DESCRIBED AREA.
 5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED
TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

Jeremiah J. Raitt
LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



FIELD DATE: 08/14/2023

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

EXHIBIT "A"
SITUATED IN THE COUNTY OF HAMPDEN AND STATE OF MASSACHUSETTS AND DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT A POINT AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF THOMAS AND ANNA RUSSO IN THE TOWN OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS
THENCE S. 85° 33' 05" W. A DISTANCE OF 1730.60 FEET ALONG A LAND COURT PLAN NO. 249648. TO A POINT;
THENCE S. 15° 04' 22" E. A DISTANCE OF 586.19 FEET ALONG SAID LAND COURT PLAN TO A BOUND;
THENCE N. 80° 43' 32" W. A DISTANCE OF 63.75 FEET ALONG THE LAND NOW OR FORMERLY OF B.& M. TUCCI;
THENCE N. 88° 28' 51" W. A DISTANCE OF 288.42 FEET ALONG LAND NOW OR FORMERLY OF SAID TUCCI TO AN IRON PIN;
THENCE S. 82° 20' 08" W. A DISTANCE OF 204.25 FEET TO A POINT;
THENCE S. 87° 08' 04" W. A DISTANCE OF 78.67 FEET TO AN IRON PIN AT LAND NOW OR FORMERLY OF ONE CALABRESE;
THENCE N. 34° 42' 40" W. A DISTANCE OF 542.17 FEET ALONG THE LAND OF CALABRESE TO A POINT;
THENCE N. 21° 10' 11" E. A DISTANCE OF 327.67 FEET ALONG THE LAND NOW OR FORMERLY OF ONE DELOGHIA TO A POINT;
THENCE N. 11° 27' 02" E. A DISTANCE OF 481.44 FEET ALONG THE LAND NOW OR FORMERLY OF DELOGHIA TO A POINT ON THE SOUTHERLY SIDE OF ROUTE 57;
THENCE N. 72° 55' 32" E. A DISTANCE OF 73.00 FEET TO A BOUND;
THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4900.75 FEET AN ARC LENGTH OF 1646.79 FEET TO A POINT;
THENCE S. 87° 49' 30" E. A DISTANCE OF 394.14 FEET TO A BOUND, THE LAST THREE COURSES BEING ALONG THE SOUTHERLY SIDE OF ROUTE 57;
THENCE S. 2 ° 10' 30" W. A DISTANCE OF 234.37 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 385.71 FEET TO AN IRON PIN, THE LAST TWO COURSES BEING ALONG THE RAMP TO ROUTE 57;
THENCE S. 4° 26' 55" E. A DISTANCE OF 198.92 FEET ALONG THE LAND NOW OR FORMERLY OF RUSSO TO THE POINT OF BEGINNING.
BEING THE PREMISES SHOWN AS LAND OF ALBERT J. AND JENNIE M. CHRISTOPHER, SAID TO CONTAIN 49.2 ACRES OF LAND, AS SHOWN ON A PLAN OF LAND PREPARED FOR BETHANY ASSEMBLY OF GOD,

TRACT 2:
BEGINNING AT A GRANITE BOUND ON THE WESTERLY SIDE OF MAIN STREET IN THE TOWN OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS SAID GRANITE BOUND BEING THE INTERSECTION OF THE RAMP OF ROUTE 57, AND THE WESTERLY SIDELINE OF MAIN STREET AS SHOWN IN PLAN BOOK 64. PAGES 73 AND 74. HAMPDEN COUNTY REGISTRY OF DEEDS.
THENCE S. 1° 30' 40" W. A DISTANCE OF 178.84 FEET ALONG THE WESTERLY SIDE OF MAIN STREET TO AN IRON PIN;
THENCE S. 3° 59' 20" W. A DISTANCE OF 3.89 FEET ALONG THE WESTERLY SIDE OF MAIN STREET TO THE LAND OF B. SCHABOWSKI;
THENCE S. 85° 33' 05" W. A DISTANCE OF 419.00 FEET ALONG THE LAND OF SCHABOWSKI AND HAMAR TO A POINT;
THENCE N. 4° 26' 55" E. A DISTANCE OF 198.92 FEET ALONG THE LAND OF ALBERT AND JENNIE CHRISTOPHER TO THE SIDELINE OF THE RAMP TO ROUTE 57;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 126.40 FEET TO A GRANITE BOUND;
THENCE N. 84° 22' 10" E. A DISTANCE OF 315.00 FEET TO A GRANITE BOUND ON THE WESTERLY SIDE OF MAIN STREET AT THE POINT OF BEGINNING.

TAX ID NO: K11 2 28

DERIVATION CLAUSE
BEING THE SAME PROPERTY CONVEYED TO BETHANY ASSEMBLY OF GOD, A RELIGIOUS CORPORATION, GRANTEE, FROM ALBERT J. CHRISTOPHER AND GIOVANNA M. CHRISTOPHER, ALSO KNOWN AS JENNIE M. CHRISTOPHER, HUSBAND AND WIFE, GRANTOR BY DEED RECORDED 10/05/1976, AS BOOK 4332, PAGE 48 OF HAMPDEN COUNTY RECORDS.
AND
BEING THE SAME PROPERTY CONVEYED TO BETHANY ASSEMBLY OF GOD, A RELIGIOUS CORPORATION, GRANTEE, FROM THOMAS J. RUSSO, JR. AND ANNA M. RUSSO, GRANTOR BY DEED RECORDED 09/23/1976, AS BOOK 4327, PAGE 132 OF HAMPDEN COUNTY RECORDS.

LEGAL DESCRIPTION: TOWER LEASE (CREATED BY THIS OFFICE)
A PORTION OF ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF AGAWAM, COUNTY OF HAMPDEN, STATE OF MASSACHUSETTS, DESCRIBED IN DEED BOOK 4332, PAGES 48 AND 342, AND FURTHER DESCRIBED AS:
COMMENCING AT A 6" X 6" GRANITE MONUMENT WITH LEAD PLUG ON THE SOUTHERLY SIDE OF STATE ROUTE 57, HAVING MAINE STATE PLANE COORDINATES, MASSACHUSETTS MAINLAND ZONE, N:2854511.20', E:352847.25',
THENCE, S 49° 03' 48" W FOR A DISTANCE OF 22.13 FEET TO THE POINT OF BEGINNING;
THENCE, S 02° 42' 15" W FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, N 87° 17' 45" W FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, N 02° 42' 15" E FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, S 87° 17' 45" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,500 SQFT –OR– 0.06 ACRES.

LEGAL DESCRIPTION: ACCESS/UTILITY EASEMENT (CREATED BY THIS OFFICE)
A PORTION OF ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF AGAWAM, COUNTY OF HAMPDEN, STATE OF MASSACHUSETTS, DESCRIBED IN DEED BOOK 4332, PAGES 48 AND 342, AND FURTHER DESCRIBED AS:
COMMENCING AT A 6" X 6" GRANITE MONUMENT WITH LEAD PLUG ON THE WESTERLY SIDE OF MAIN STREET, ALSO KNOWN AS ROUTE 159, HAVING MAINE STATE PLANE COORDINATES, MASSACHUSETTS MAINLAND ZONE, N:2853998.08', E:353497.10'
THENCE, S 49° 03' 48" W FOR A DISTANCE OF 22.13 FEET TO A POINT ON AN EXISTING 2,500 SQFT TOWER LEASE;
THENCE, ALONG SAID LEASE, S 02° 42' 15" W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE, DEPARTING SAID LEASE, S 02° 42' 15" W FOR A DISTANCE OF 45.00 FEET TO A POINT;
THENCE, N 87° 17' 45" W FOR A DISTANCE OF 15.01 FEET TO A POINT;
THENCE, S 02° 42' 14" W FOR A DISTANCE OF 104.53 FEET TO A POINT;
THENCE, S 44° 43' 19" W FOR A DISTANCE OF 204.60 FEET TO A POINT;
THENCE, S 44° 49' 10" E FOR A DISTANCE OF 200.44 FEET TO THE BEGINNING OF A CURVE,
THENCE, ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 10' 53.4", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 66° 24' 37" E FOR A DISTANCE OF 367.97 FEET TO A POINT;
THENCE, S 88° 00' 03" E FOR A DISTANCE OF 336.87 FEET TO A POINT LYING ON THE WESTERN RIGHT OF WAY OF MAIN STREET A.K.A. ROUTE 159, A DEDICATED PUBLIC RIGHT OF WAY;
THENCE, ALONG SAID RIGHT OF WAY, S 01° 29' 43" W FOR A DISTANCE OF 20.00 FEET TO A POINT;
THENCE, DEPARTING SAID RIGHT OF WAY, N 88° 00' 03" W FOR A DISTANCE OF 337.05 FEET TO THE BEGINNING OF A CURVE,
THENCE, ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 10' 53.4", HAVING A RADIUS OF 520.00 FEET, AND WHOSE LONG CHORD BEARS N 66° 24' 37" W FOR A DISTANCE OF 382.69 FEET TO A POINT;
THENCE, N 44° 49' 10" W FOR A DISTANCE OF 220.28 FEET TO A POINT;
THENCE, N 44° 43' 19" E FOR A DISTANCE OF 216.76 FEET TO A POINT;
THENCE, N 02° 42' 14" E FOR A DISTANCE OF 96.84 FEET TO A POINT;
THENCE, N 87° 17' 45" W FOR A DISTANCE OF 14.99 FEET TO A POINT;
THENCE, N 02° 42' 15" E FOR A DISTANCE OF 45.00 FEET TO A POINT ON SAID LEASE;
THENCE, ALONG SAID LEASE, S 87° 17' 45" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 27,111 SQFT –OR– 0.62 ACRES.

RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE

SURVEYING, INC.

13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN

MURPHY

Professional Land Surveying

10505 Leafwood Place Raleigh NC 27613
(919) 280-8189 FAX 995-9616
E-MAIL : roleigh@murphygeomatics.com FRM C-2757

- SURVEYOR'S NOTES
1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

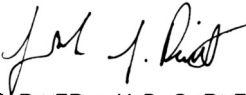
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

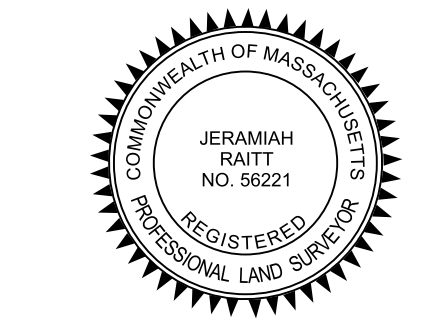
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC


LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



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1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "MASSACHUSETTS 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 344-7233 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER’S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18” BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8”. COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3” AND 6”.
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD³ AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY’S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾” x 45° CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS’ PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS’ PROJECT MANAGER.
- 2.121TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02’ OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛” IN 10’.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER’S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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2	10/24/24	ZONING	DMF
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LICENSER:



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KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

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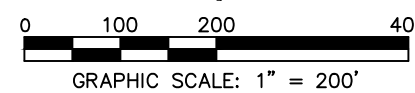
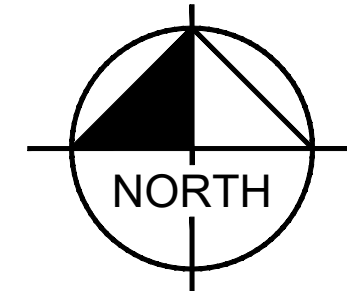
SURVEY NOTE:

- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

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OVERALL AERIAL PARCEL PLAN

SCALE: 1:200



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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DRAWN BY: CHECKED BY:

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**OVERALL AERIAL
PARCEL PLAN**

SHEET NUMBER:

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TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'-1"
SOUTH	712'-7"
EAST	45'-0"
WEST	1,325'-3"
CHURCH	373'-10"
NEAREST RESIDENCE	433'-11"



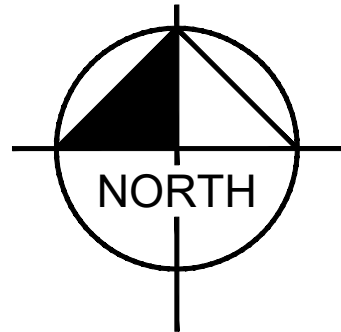
SURVEY NOTE:

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- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

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C0.1

OVERALL PARCEL TOPO

SCALE: 1:200



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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**OVERALL PARCEL
TOPO**

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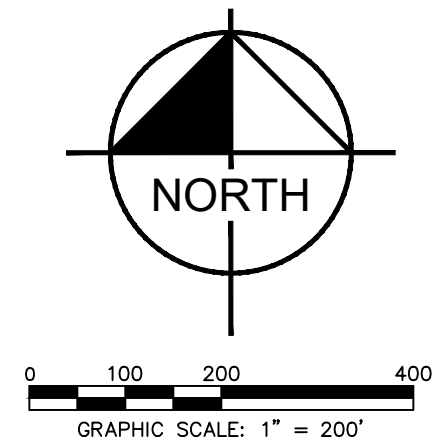
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SURVEY NOTE:

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- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

1 OVERALL PARCEL PLAN
C0.2 SCALE: 1:200



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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KHA PROJECT NUMBER:

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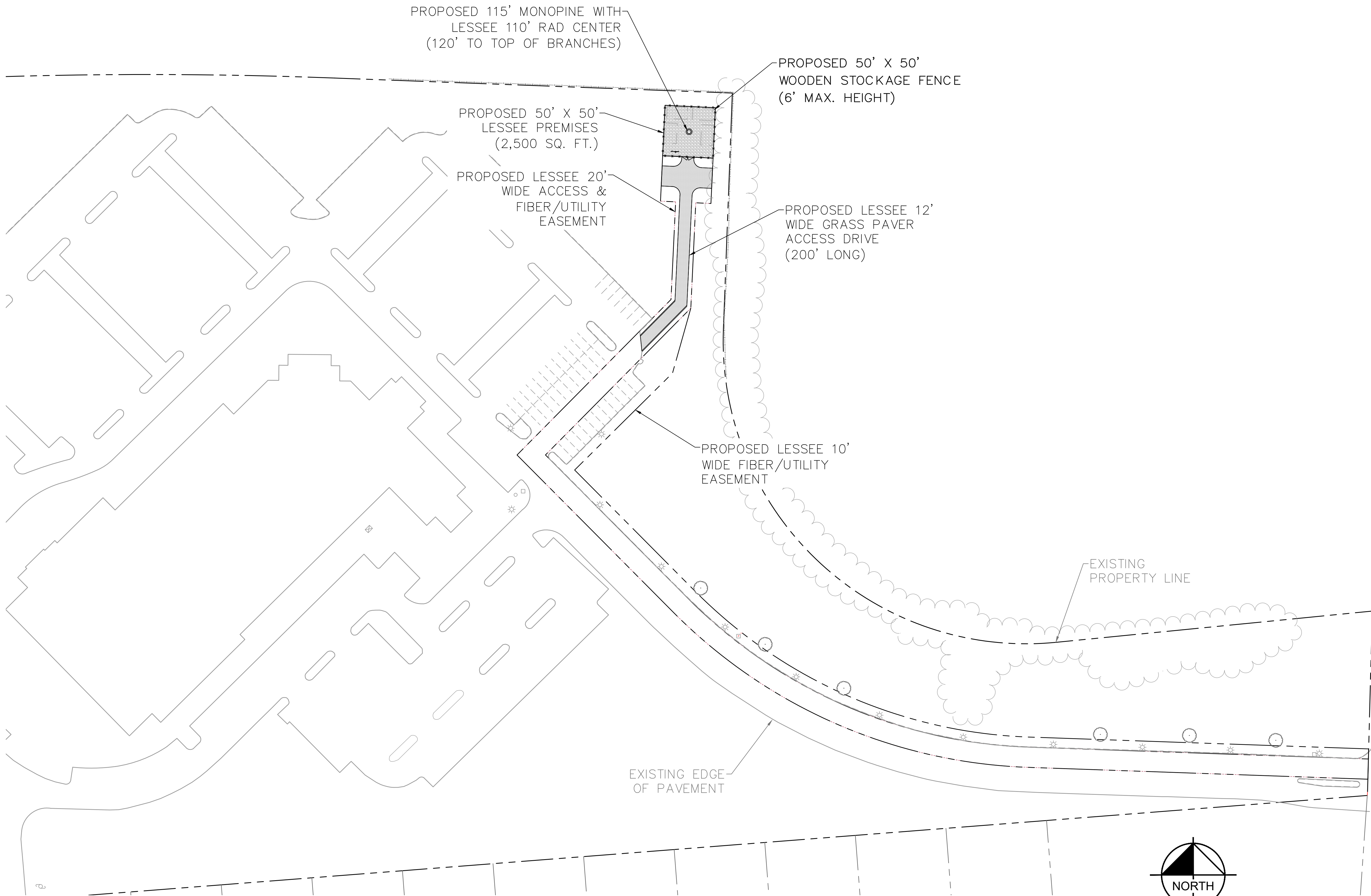
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OVERALL PARCEL PLAN

SHEET NUMBER:

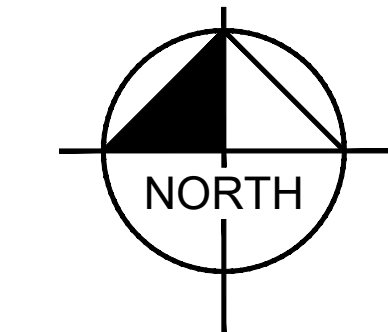
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SURVEY NOTE:
1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

1
C1 **OVERALL SITE PLAN**
SCALE: 1" = 50'



0 25 50 100
GRAPHIC SCALE: 1" = 50'



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

CDS

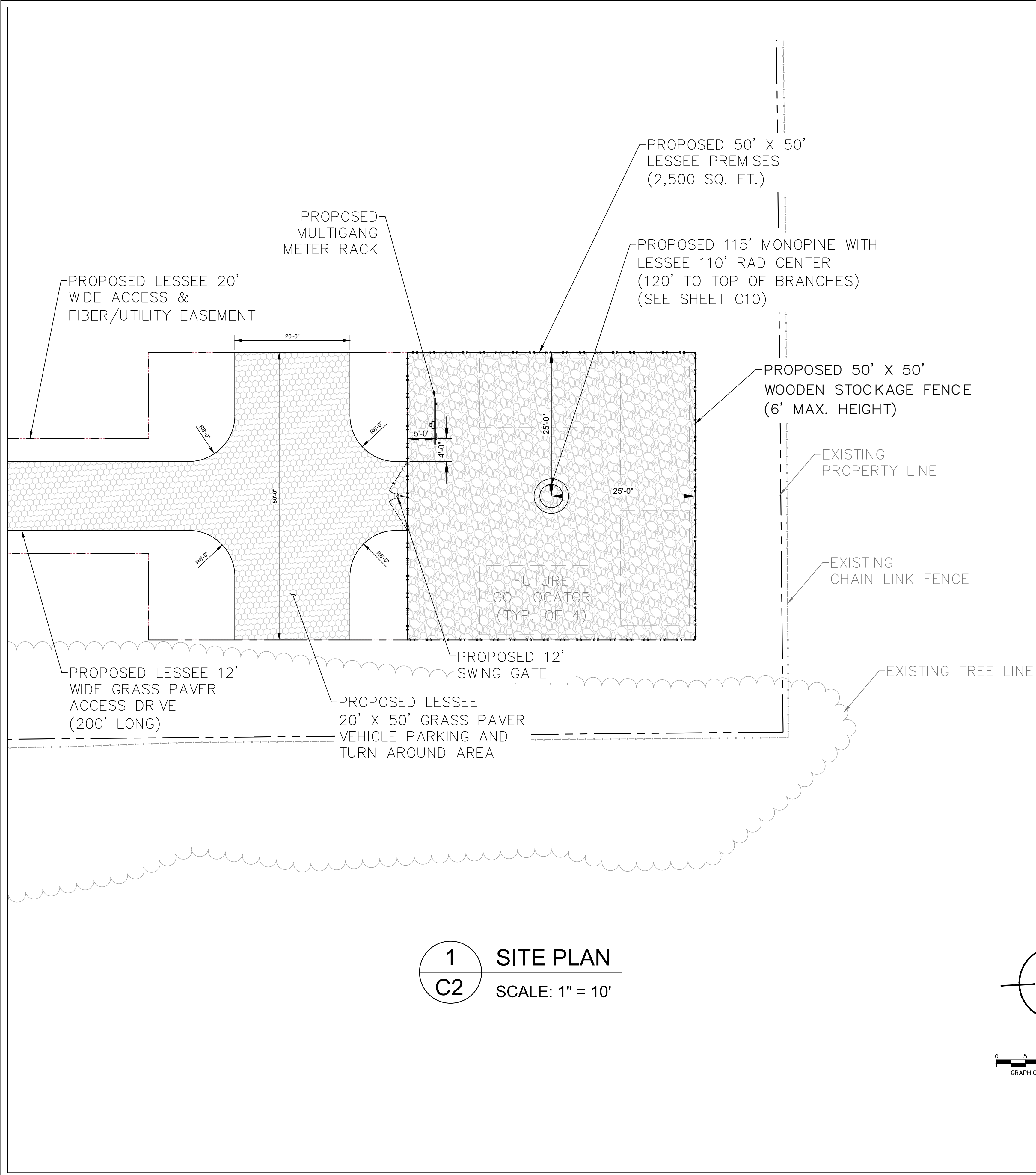
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OVERALL SITE PLAN

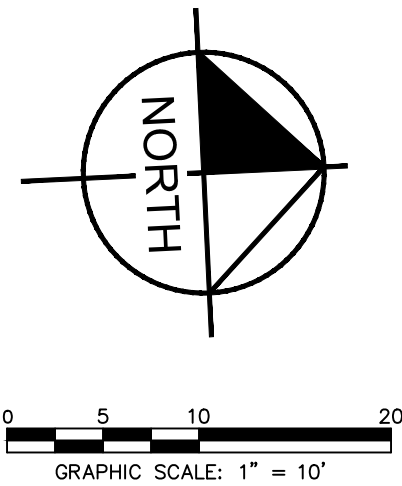
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C1

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1 SITE PLAN
C2 SCALE: 1" = 10'



- SITE NOTES:**
- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 - PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC DATED SITE VISIT ON 08/14/23.
 - CONTRACTOR TO CONFIRM WITH DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
 - THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY DIAMOND COMMUNICATIONS. COORDINATE ANY CHANGES WITH DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER.
 - ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
 - TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

LEGEND

- EXISTING FENCE
- PROPOSED FENCE
- COMPACTED GRAVEL
- REINFORCED TURF/
GRASS PAVER



PROJECT INFORMATION:

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BETHANY ASSEMBLY OF GOD
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580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

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Kimley»Horn

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LICENSER:



KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

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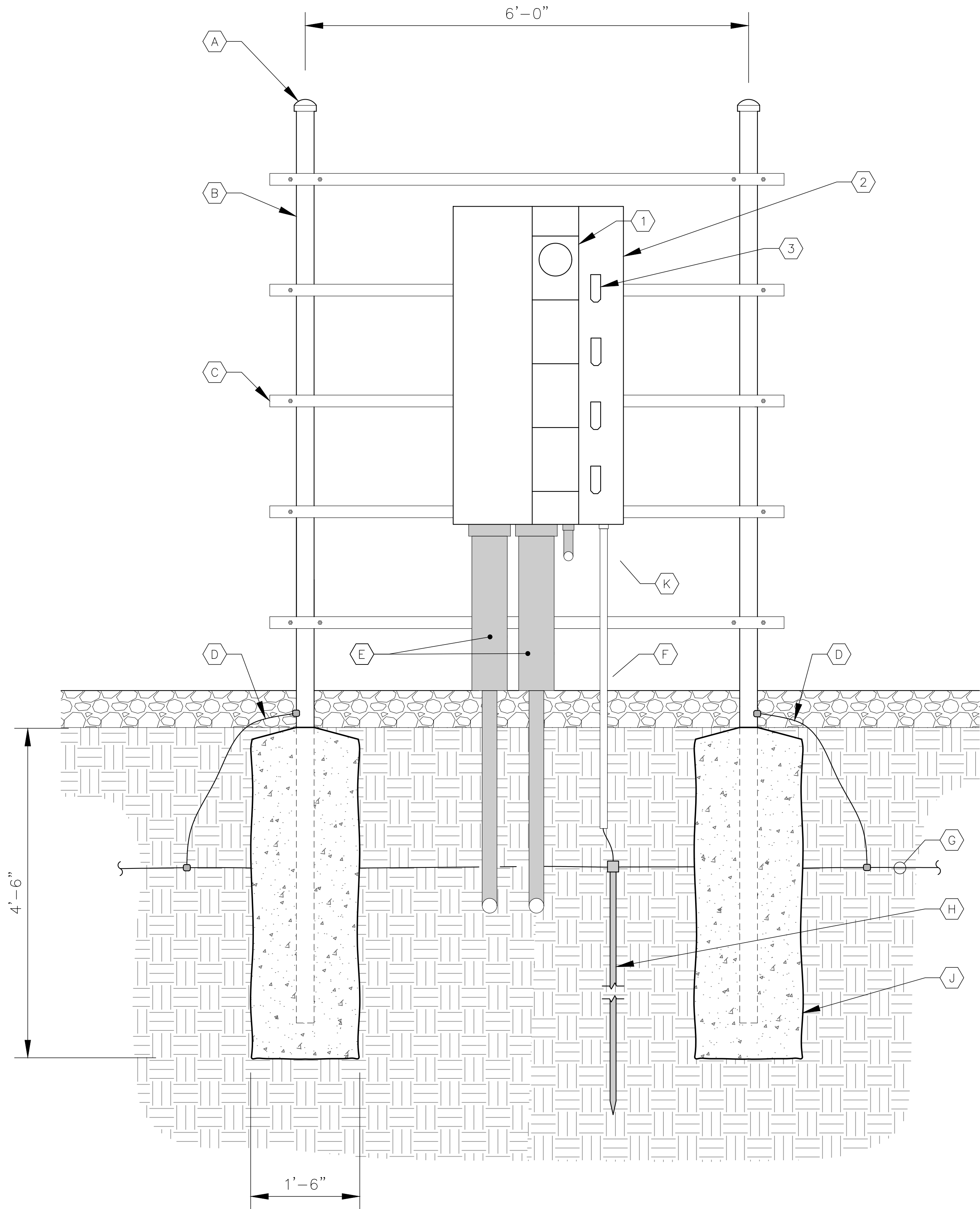
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SITE PLAN

SHEET NUMBER:

C2

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KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A GALVANIZED RIGID STEEL CAP, TYPICAL.
- B 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C 1- $\frac{5}{8}$ " x 1- $\frac{5}{8}$ " GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN $\frac{3}{4}$ " PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- F 1" PVC WITH ONE (1) - 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G GROUND RING (SEE SHEETS E6-E7).
- H GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- J CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- K 1 $\frac{1}{2}$ " PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 200 AMP METER SOCKET IN NEMA 3R ENCLOSURE, TYPICAL OF 4.
- 2 FURNISH AND INSTALL SERVICE ENTRANCE RATED GANGED METER CENTER WITH FOUR (4) - 200 AMP (22KAIC), 120/240 VOLT SINGLE PHASE SERVICE POSITIONS IN NEMA 3R ENCLOSURE. COORDINATE SPECIFIC REQUIREMENTS WITH LOCAL UTILITY.
- 3 200 AMP, 2 POLE (22KAIC) DISCONNECT CIRCUIT BREAKER FOR TOP METER ONLY. CONTRACTOR SHALL MOUNT THE METER CENTER SUCH THAT THE TOP CIRCUIT BREAKER IS NO MORE THAN 6' ABOVE GRADE.

1 EQUIPMENT RACK DETAILS - FRONT
C3 NOT TO SCALE



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SHEET TITLE:

EQUIPMENT RACK
DETAIL - FRONT

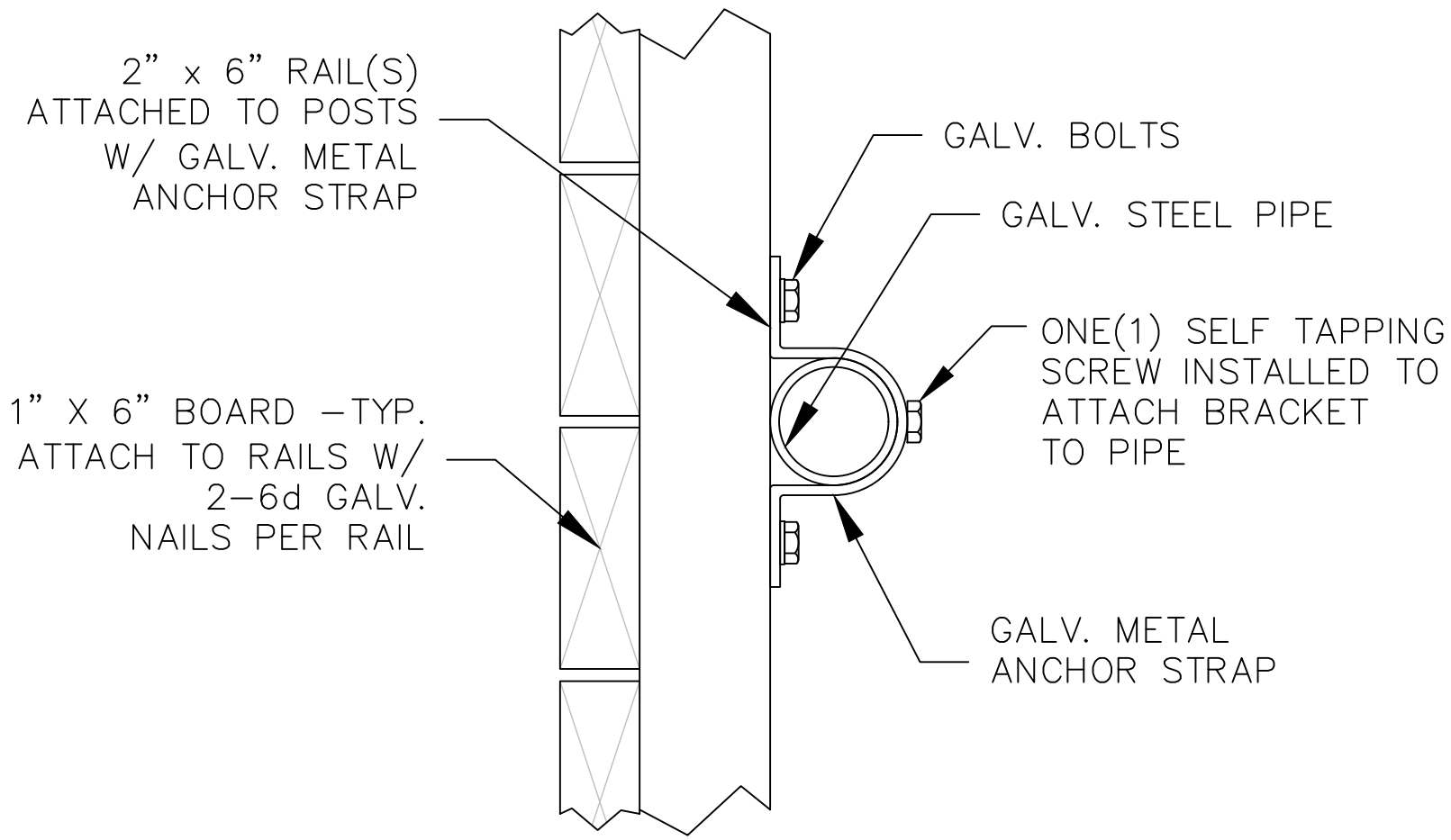
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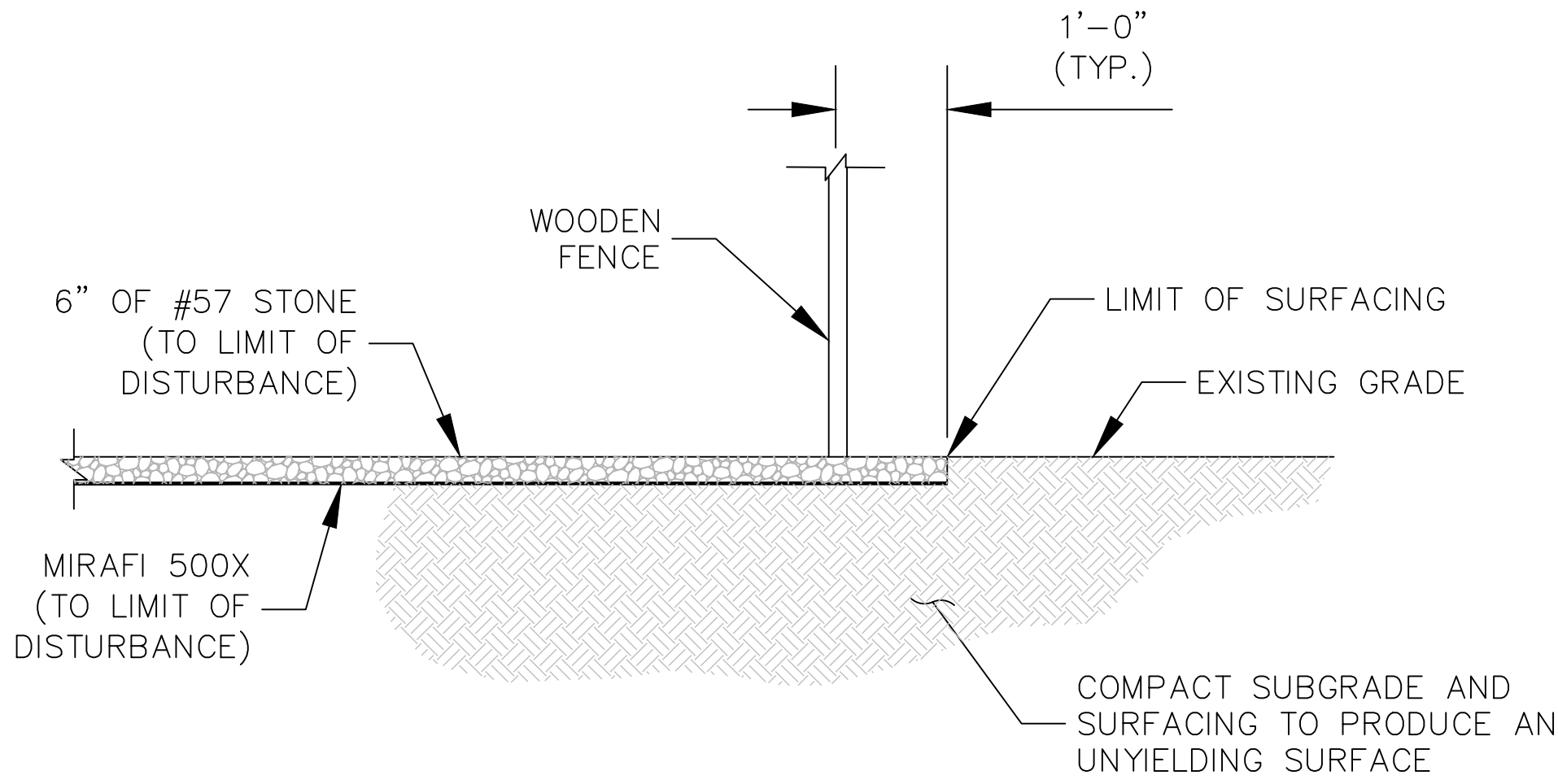
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FENCE NOTES:

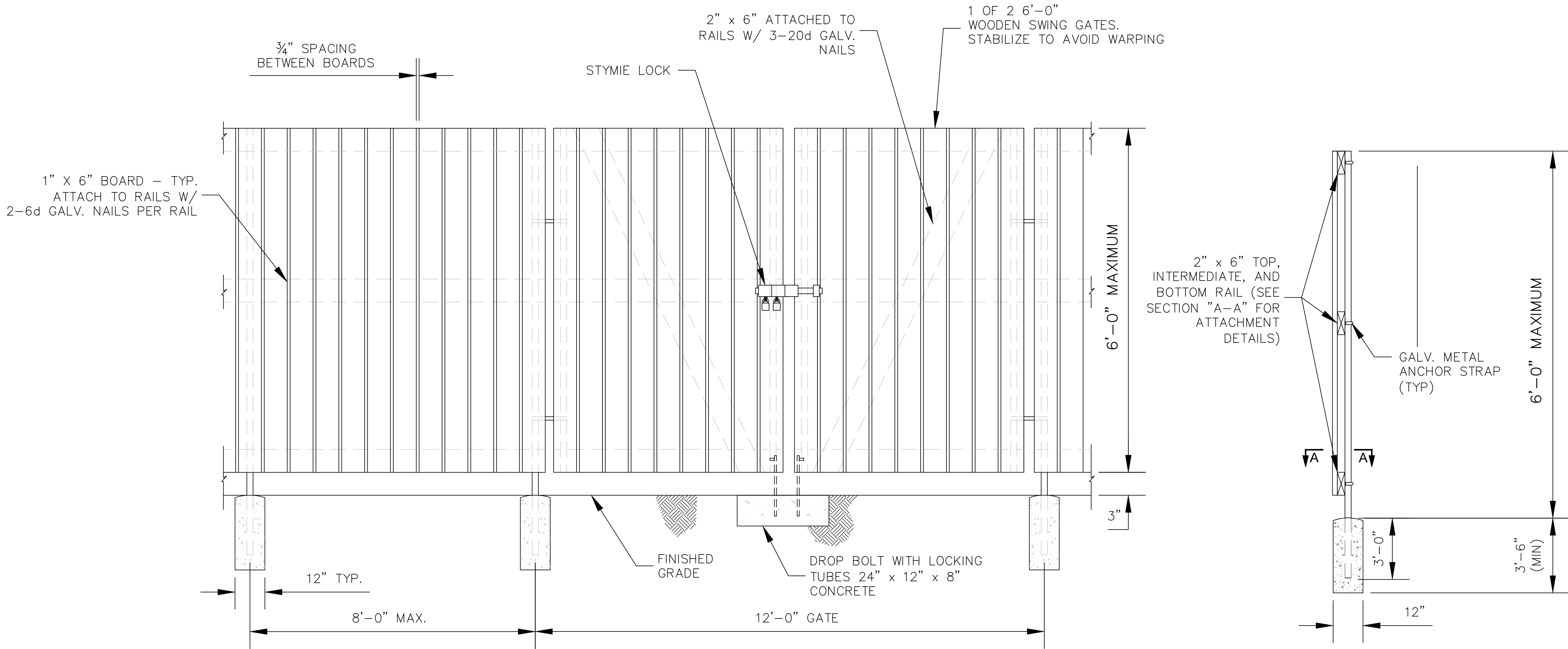
1. USE 3000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



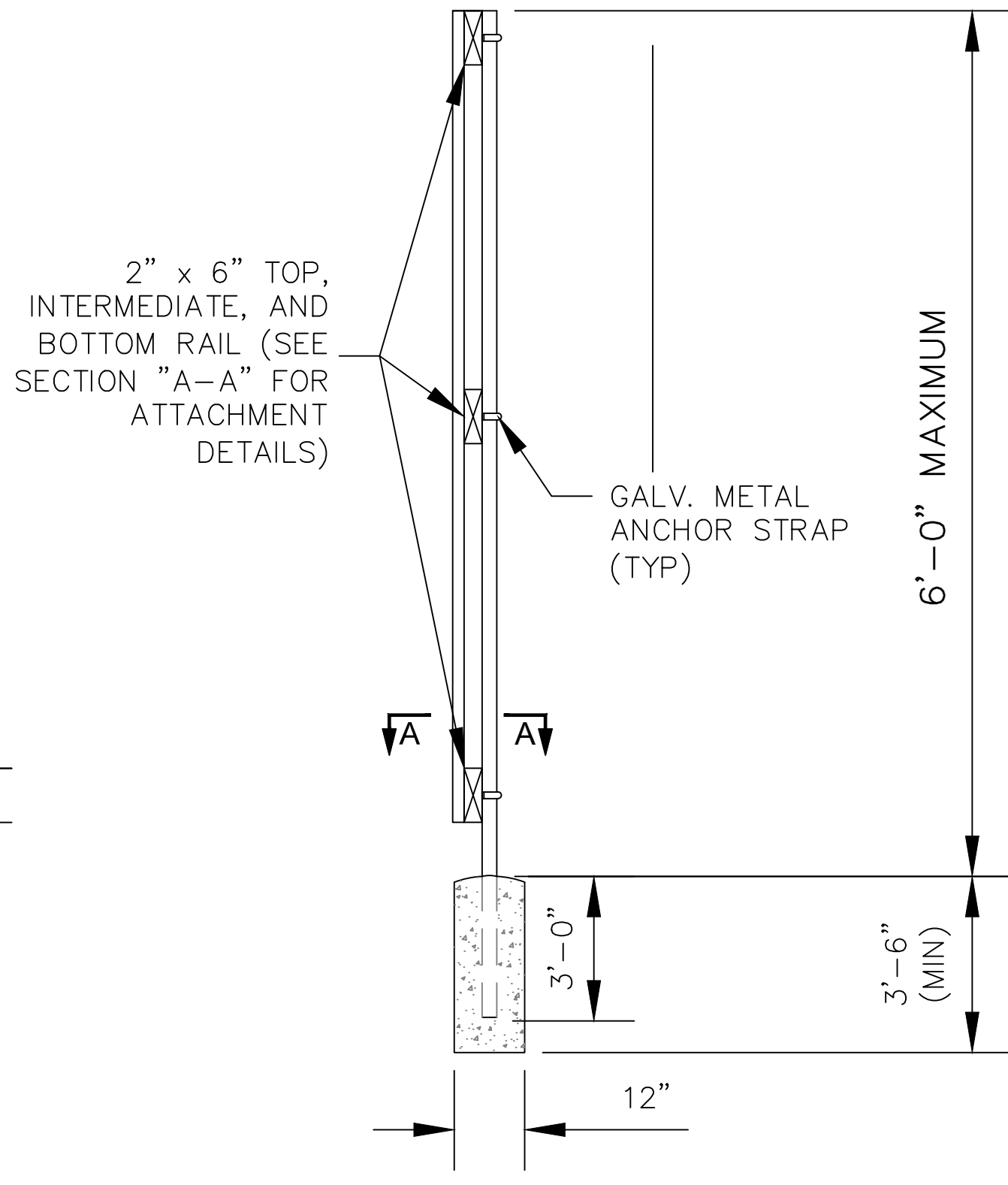
SECTION "A-A"
NOT TO SCALE



3
C4 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1
C4 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



2
C4 SIDE ELEVATION VIEW
NOT TO SCALE



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ALPHARETTA, GA 30009
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LICENSER:



KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

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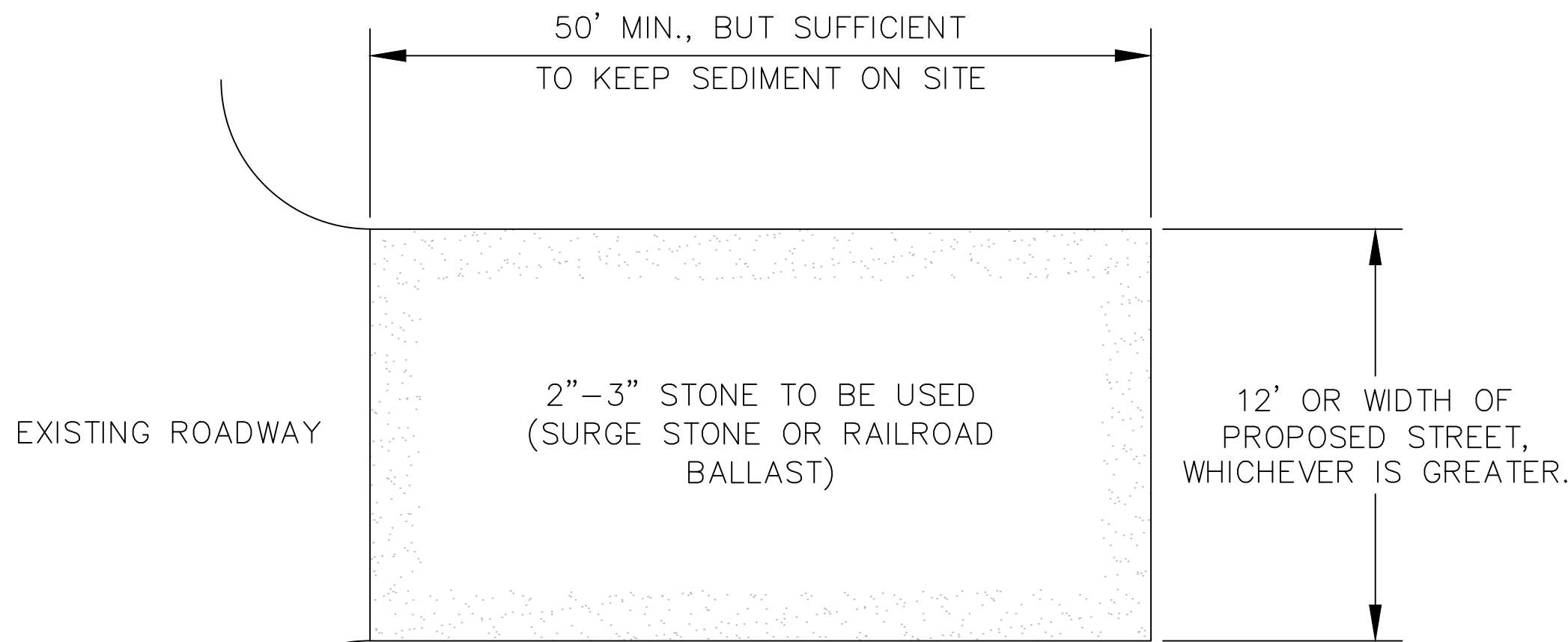
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**FENCE, GATE, AND
COMPOUND
DETAILS**

SHEET NUMBER:

C4

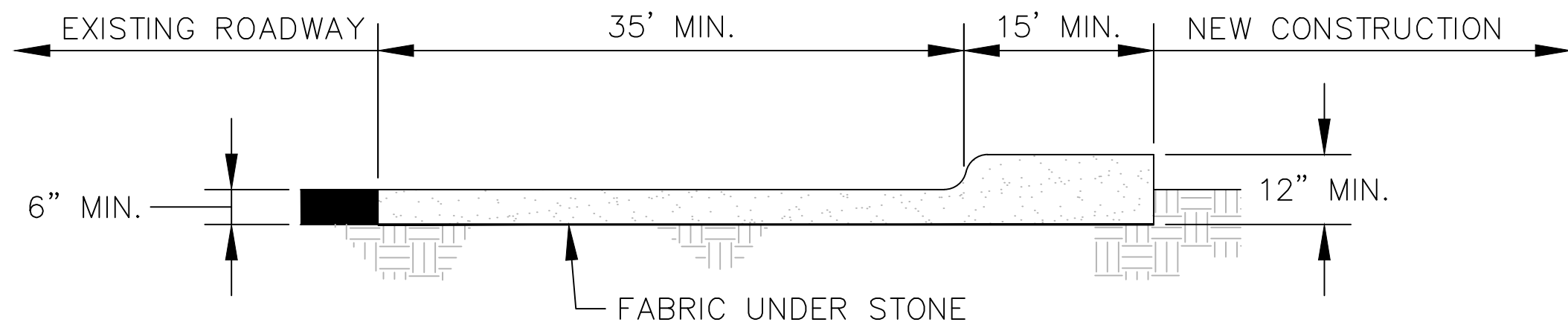
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PLAN

NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



CROSS SECTION

1 CONSTRUCTION ENTRANCE
C5 NOT TO SCALE



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0	01/19/24	ZONING	DMF

LICENSER:



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SHEET TITLE:

ACCESS ROAD
DETAILS

SHEET NUMBER:

C5

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KHA PROJECT NUMBER:

013541034

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CDS

SHEET TITLE:

**ACCESS ROAD
TRUEGRID
DETAILS**

SHEET NUMBER:

C6

NOTES:

SUB-BASE
DEPTH VARIES

PREPARED
SUBGRADE
TYP

TRUEGRID PERMEABLE
PAVING SYSTEM

TYP.
ADJOINING FINISH
GRADE TRUEGRID
SURFACE FLUSH OR
SLIGHTLY RECESSED

GEO TEXTILE
FABRIC

EXISTING GRADE

TREATED LUMBER /
METAL EDGING

TREATED LUMBER/METAL EDGING

CONCRETE
RIBBON

CONCRETE RIBBON EDGING OR TRANSITION TO HARDSCAPE

CONCRETE
CURB EDGING

CONCRETE CURB EDGING

FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

03	UPDATED CONCRETE RIBBON	JT	JT	CW	6/20/2018
REV		DRAWN	CHECKED	APPROVED	DATE

REVISION

1-855-355-GRID (4743)



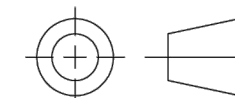
TRUEGRIDPAVER.com

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES

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DO NOT SCALE
DRAWING



APPROVAL
INFORMATION

DRAWN BY: J. Thethy

DATE: 8/22/2017

CHECKED BY: J. Thethy

DATE: 8/22/2017

APPROVED BY: C. White

DATE: 8/22/2017

WEIGHT:

TRUEGRID
True to your project. True to the environment.

TRUEGRID EDGING OPTIONS

SIZE

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DRAWING NUMBER:

TG-EDGE-OPTS

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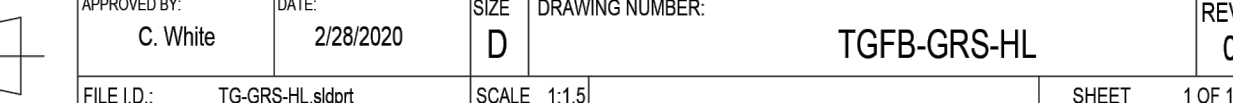
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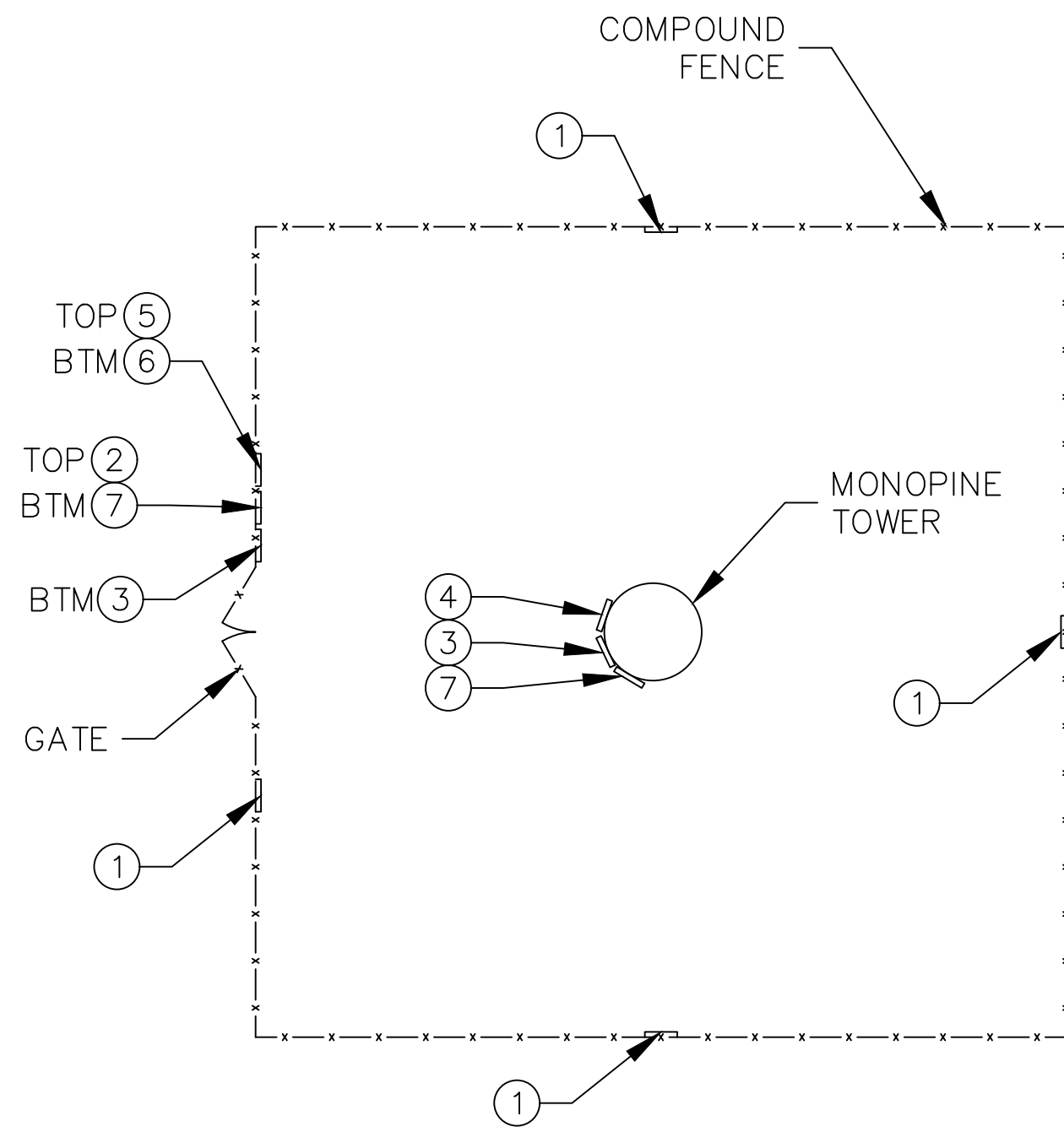
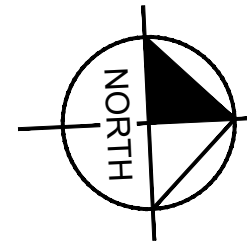
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SHEET

1 OF 1



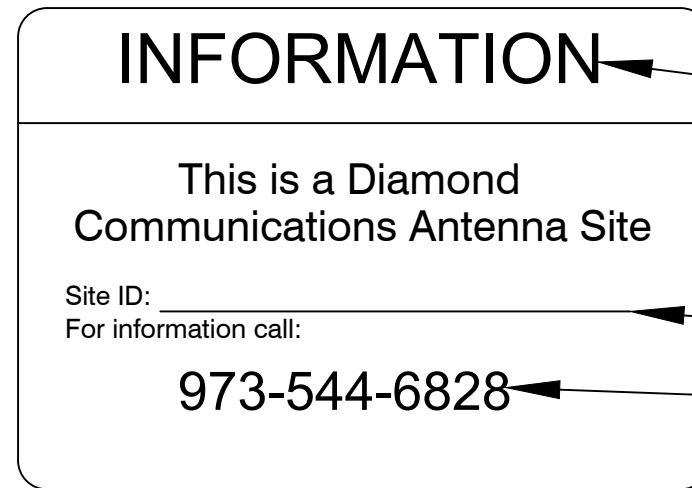
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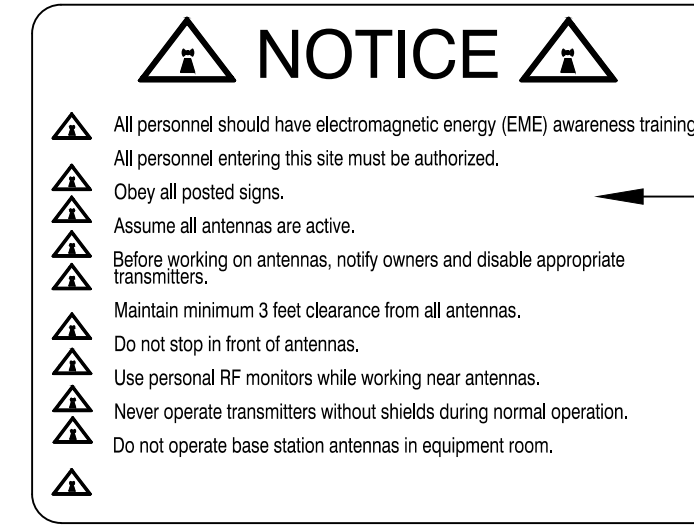
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C8 **SIGN PLACEMENT PLAN VIEW**
NOT TO SCALE



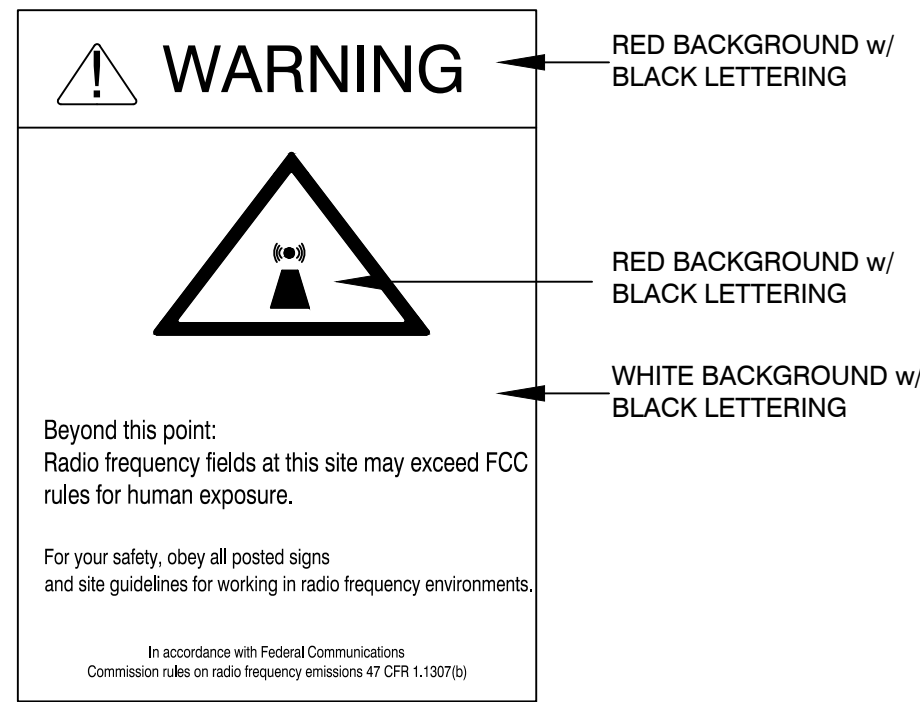
① NO-TRESPASSING SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



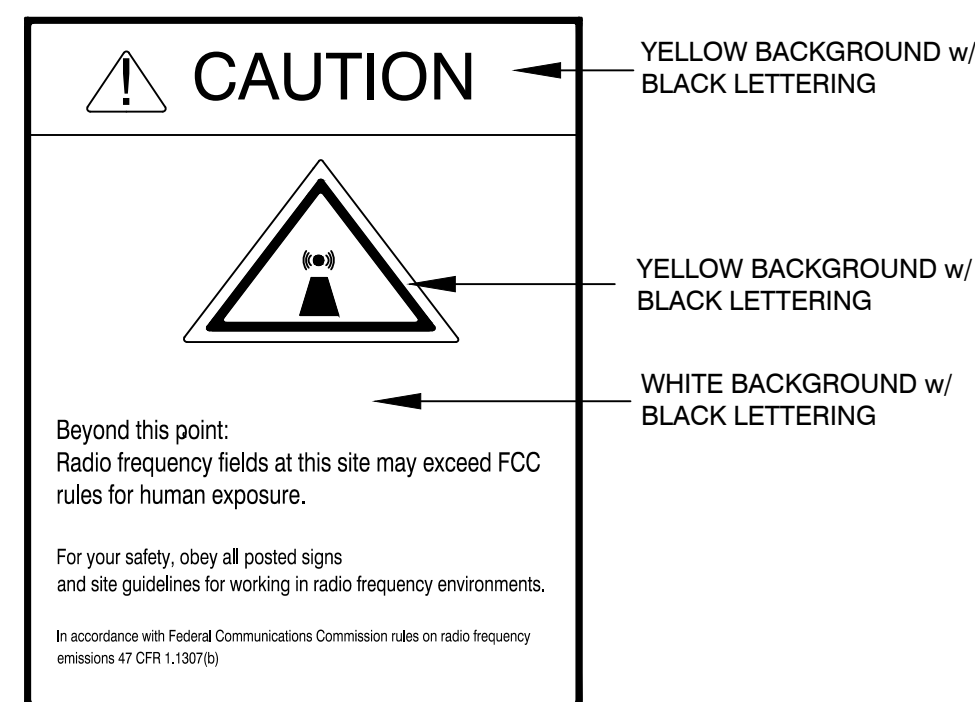
② DIAMOND COMMUNICATIONS - SITE ID SIGN
15" HIGH X 23" WIDE
(OPERATIONS PROVIDED)



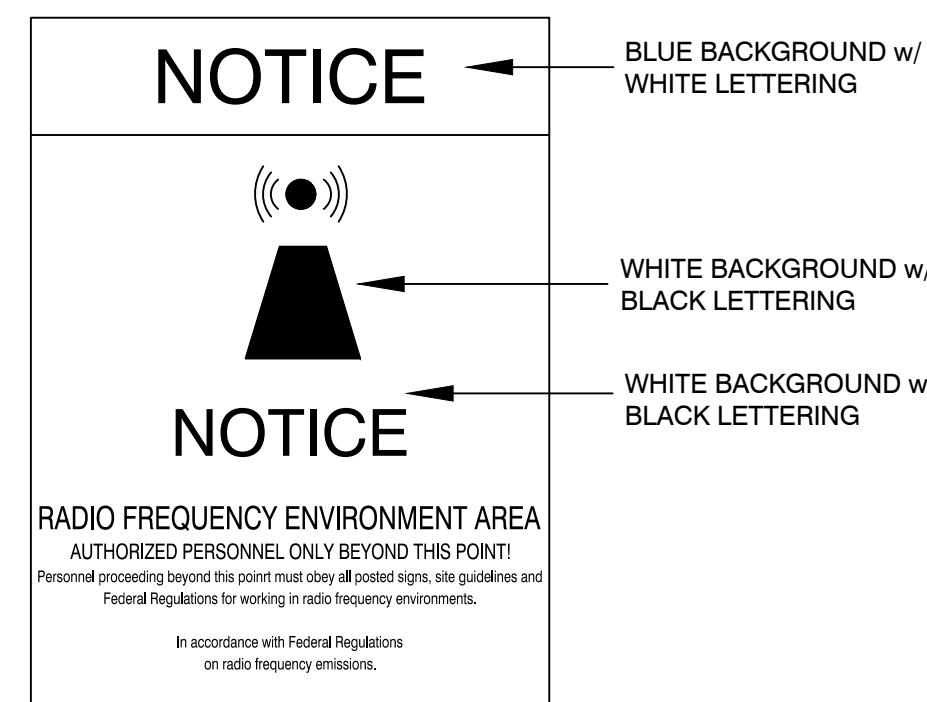
③ NOTICE-RFE SIGN
12" HIGH X 18" WIDE
(OPERATIONS PROVIDED)



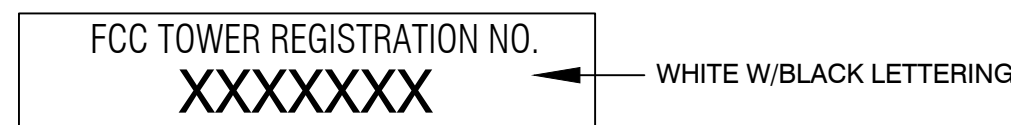
④ WARNING-RF SIGN (RED)
12" WIDE X 18" HIGH



⑤ CAUTION-RF SIGN (YELLOW)
12" WIDE X 18" HIGH

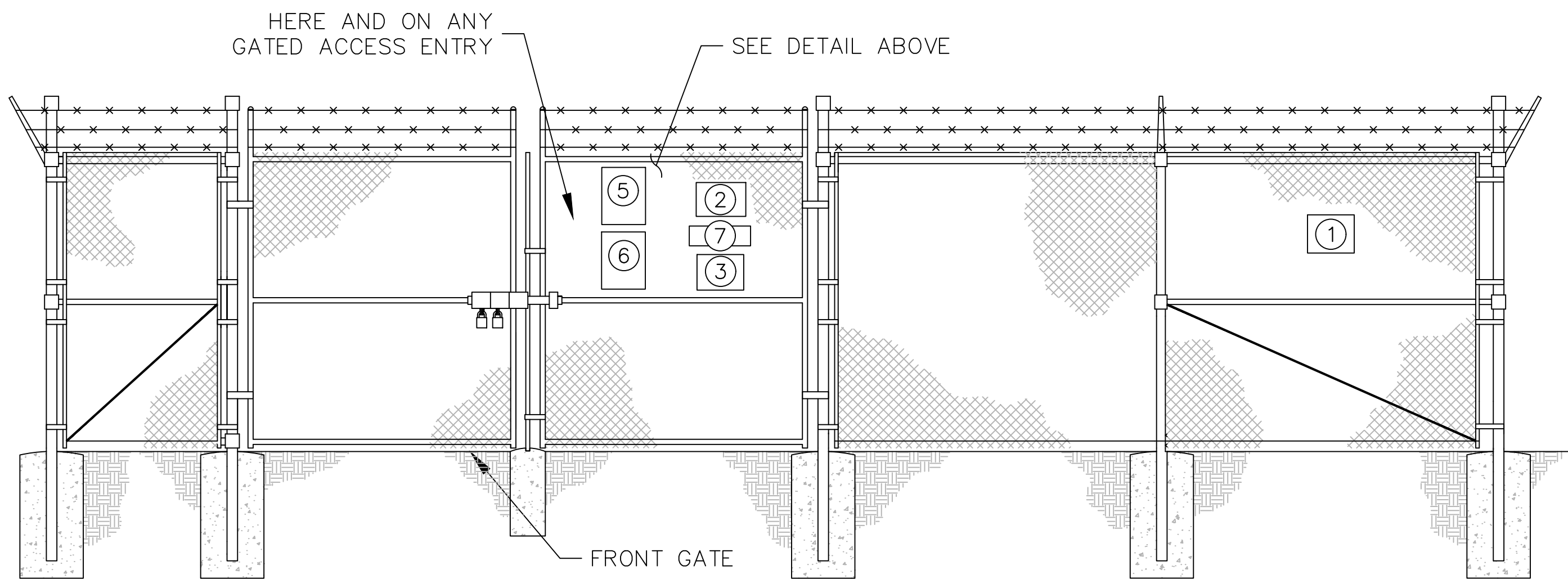


⑥ NOTICE-RF SIGN (BLUE)
12" WIDE X 18" HIGH



⑦ FCC REGISTRATION SIGN
20" WIDE X 4" HIGH

2
C8 **TYPICAL SIGNS AND SPECIFICATIONS**
NOT TO SCALE



3
C8 **SIGN PLACEMENT FRONT GATE VIEW**
NOT TO SCALE

- SIGNAGE NOTES:**
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
 - SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.



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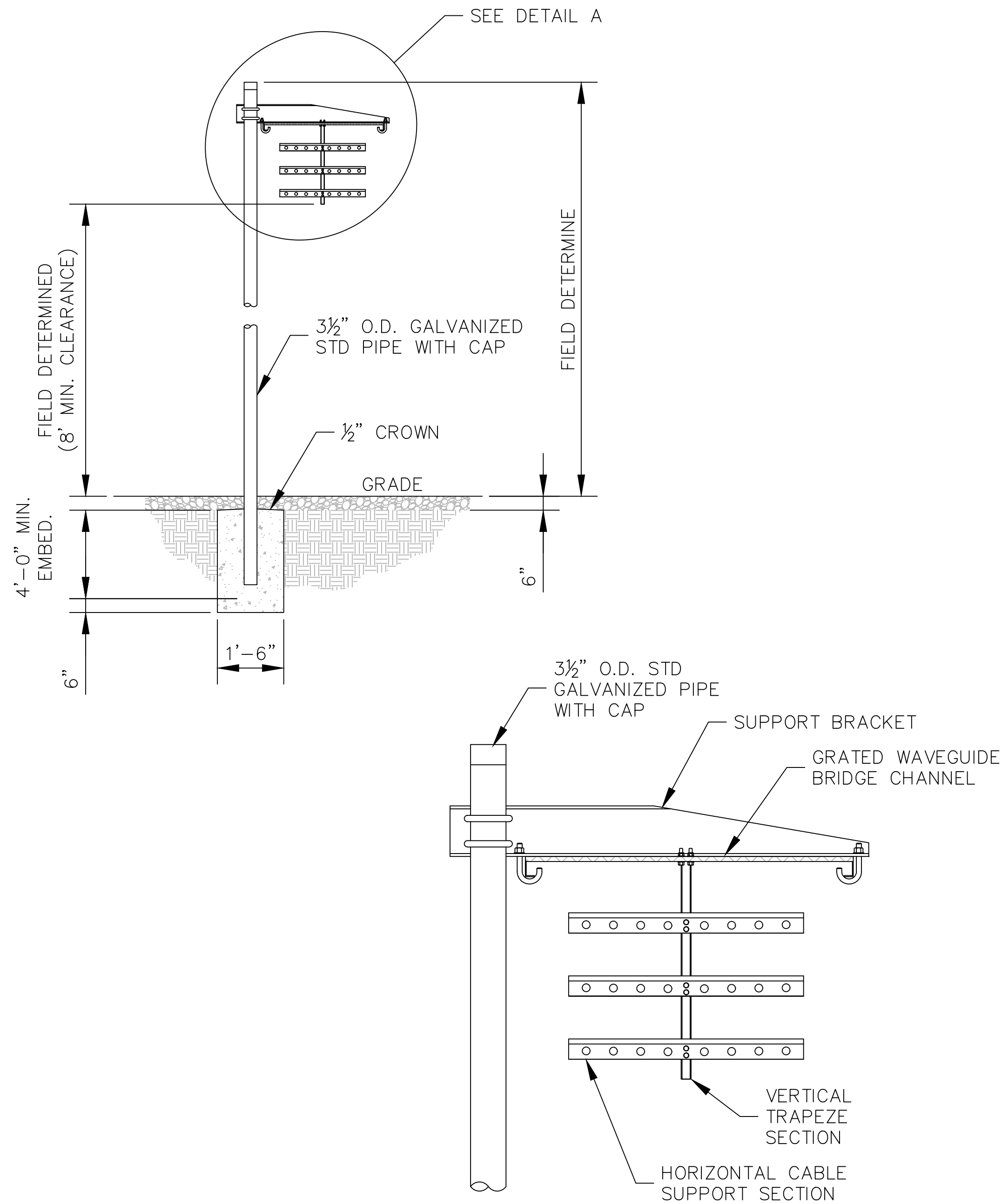
SHEET TITLE:

**SITE SIGNAGE
DETAILS**

SHEET NUMBER:

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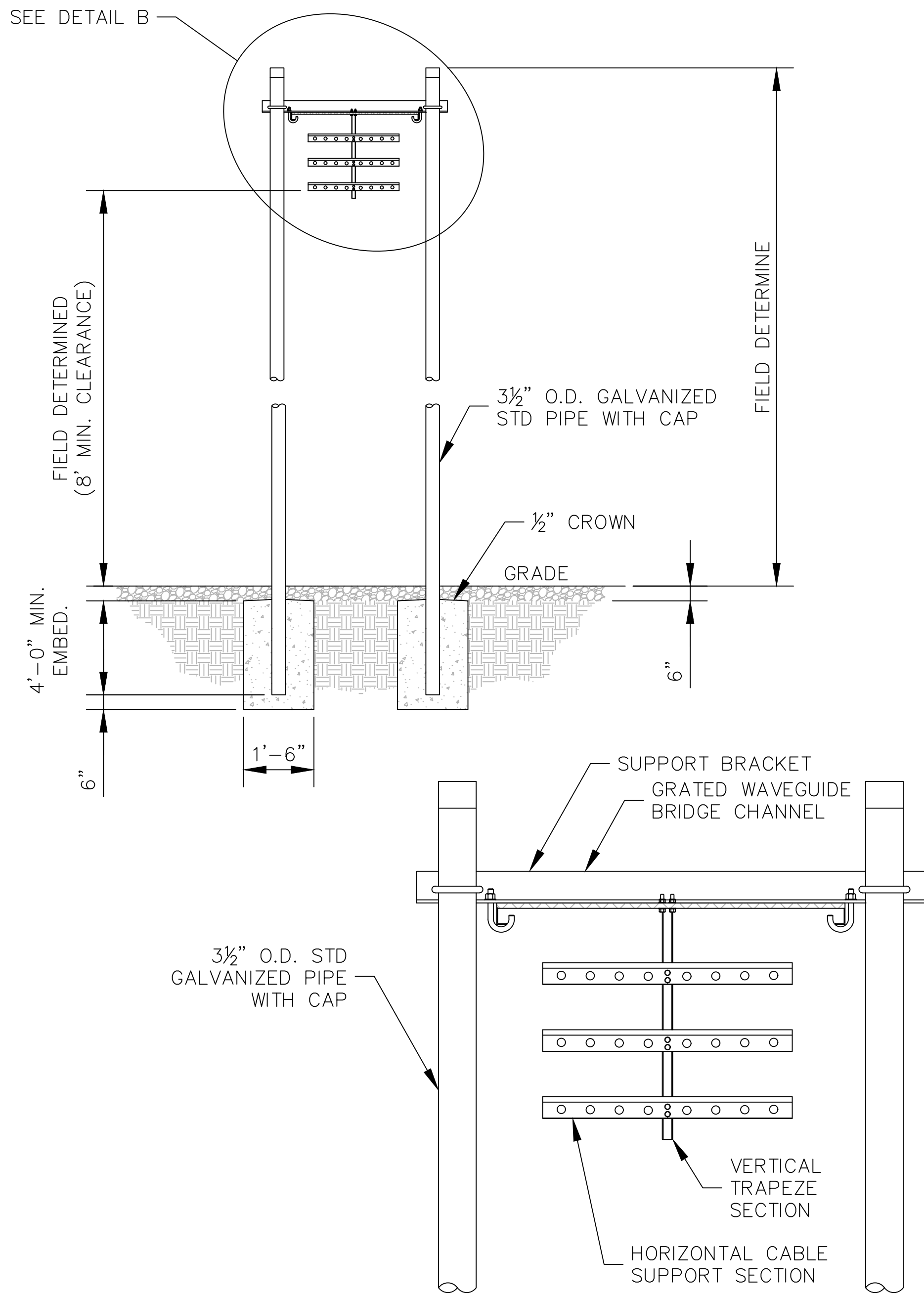
DETAIL A

ANDREW 1 POST WAVEGUIDE BRIDGE
KIT (PART #:WB-K210-B15, OR
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR
UNLESS OTHERWISE NOTED.

1 WAVEGUIDE BRIDGE DETAIL
C9 NOT TO SCALE



DETAIL B

ANDREW 2 POST WAVEGUIDE BRIDGE
KIT (PART #:WB-K410-B15, OR
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR
UNLESS OTHERWISE NOTED.

2 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)
C9 NOT TO SCALE



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DRAWN BY: CHECKED BY:

JAR

CDS

SHEET TITLE:

**WAVEGUIDE
BRIDGE DETAILS**

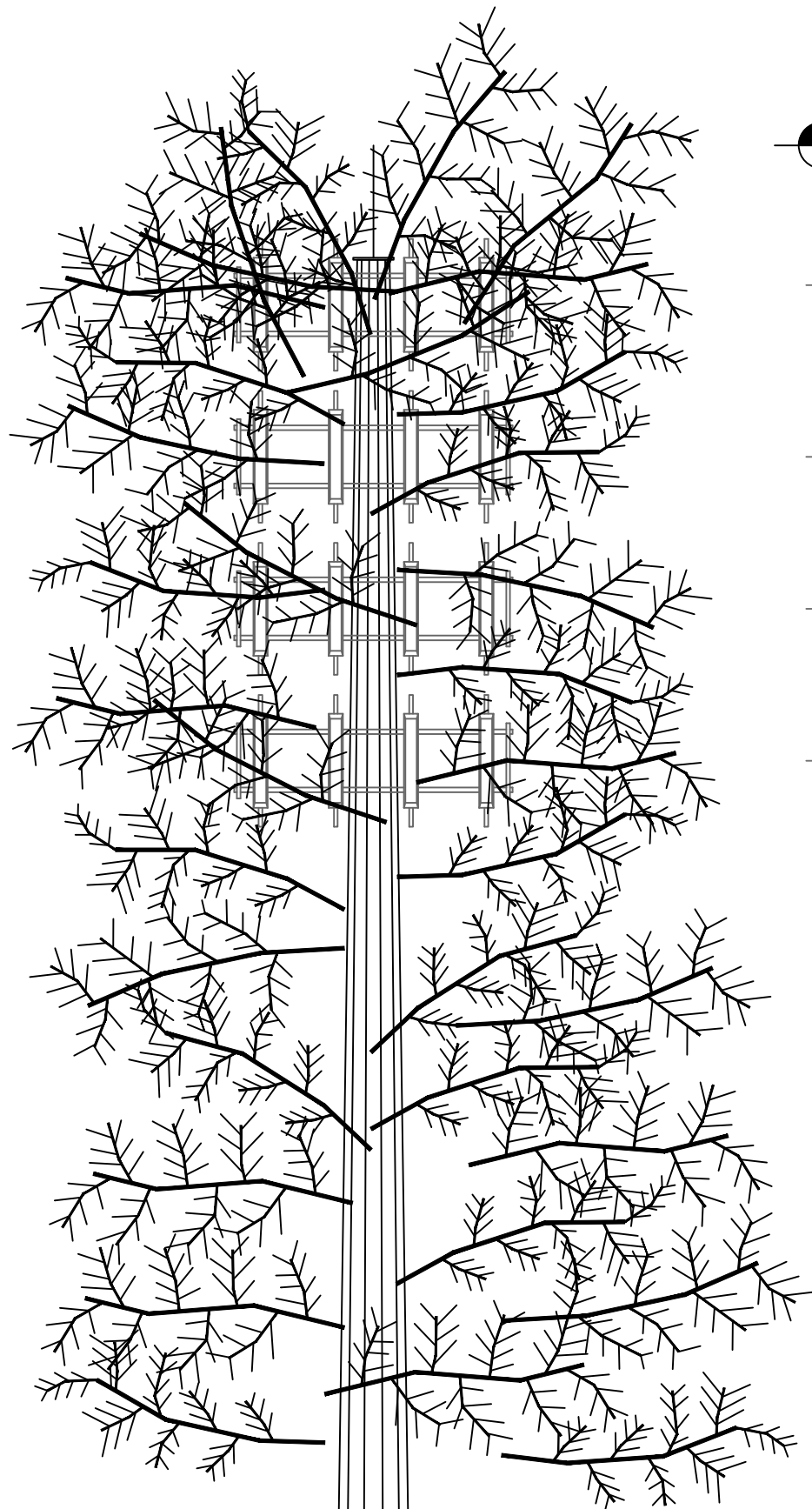
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TOP OF BRANCHES
EL. 120' A.G.L.

TOP OF TOWER
EL. 115' A.G.L.



PROPOSED 115'
MONOPINE

PROPOSED WOODEN STOCKADE
PRIVACY FENCE

EXISTING GRADE
(±0'± AGL)

1
C10

MONOPINE TOWER ELEVATION - EAST VIEW (FACING WEST)

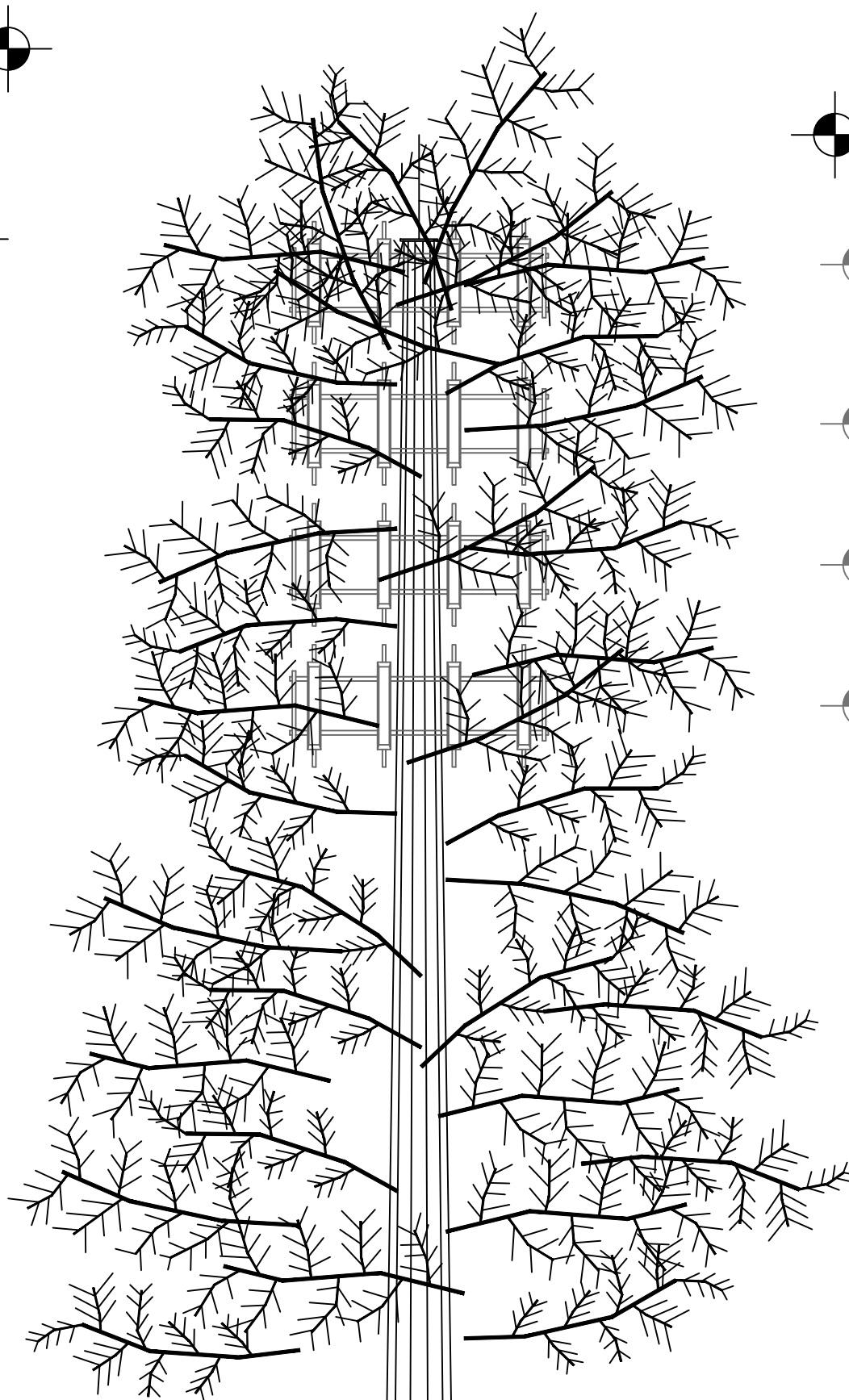
NOT TO SCALE

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY DIAMOND COMMUNICATIONS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE DIAMOND COMMUNICATION CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

TOP OF BRANCHES
EL. 120' A.G.L.

TOP OF TOWER
EL. 115' A.G.L.



PROPOSED 115'
MONOPINE

PROPOSED WOODEN STOCKADE
PRIVACY FENCE

EXISTING GRADE
(±0'± AGL)

2
C10

MONOPINE TOWER ELEVATION - NORTH VIEW (FACING SOUTH)

NOT TO SCALE

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

**FOR ILLUSTRATIVE
PURPOSES ONLY-
NO SIGNATURE
REQUIRED**

KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

CDS

SHEET TITLE:

**ANTENNA AND
TOWER ELEVATION
DETAILS**

SHEET NUMBER:

C10

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\Ecor-GB.dwg 04/25/25 1:35 PM by: William Brägger

NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 8,462± SQ. FT. (0.19 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:

1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

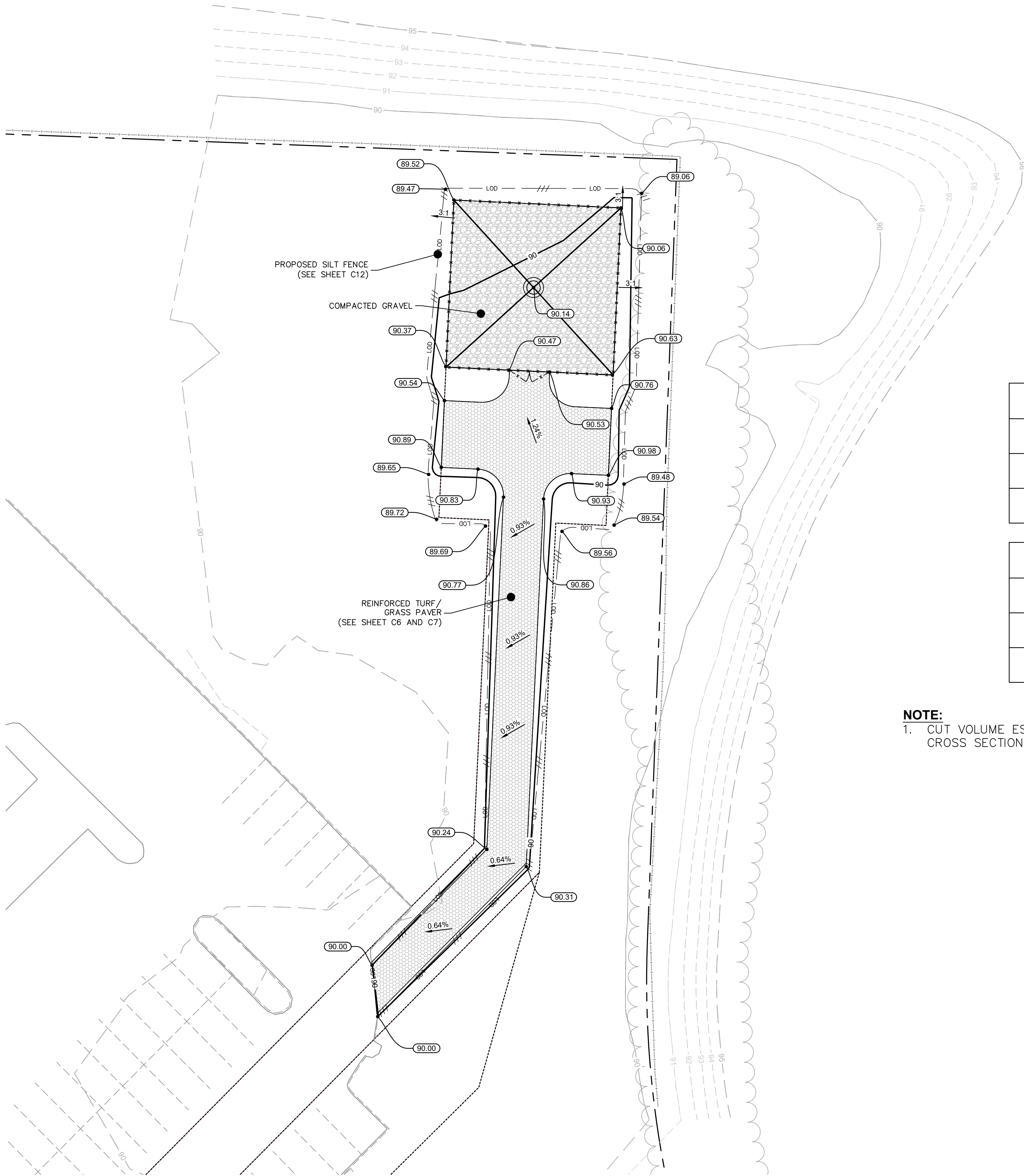
LOD/SILT FENCE

EXISTING SPOT ELEVATION

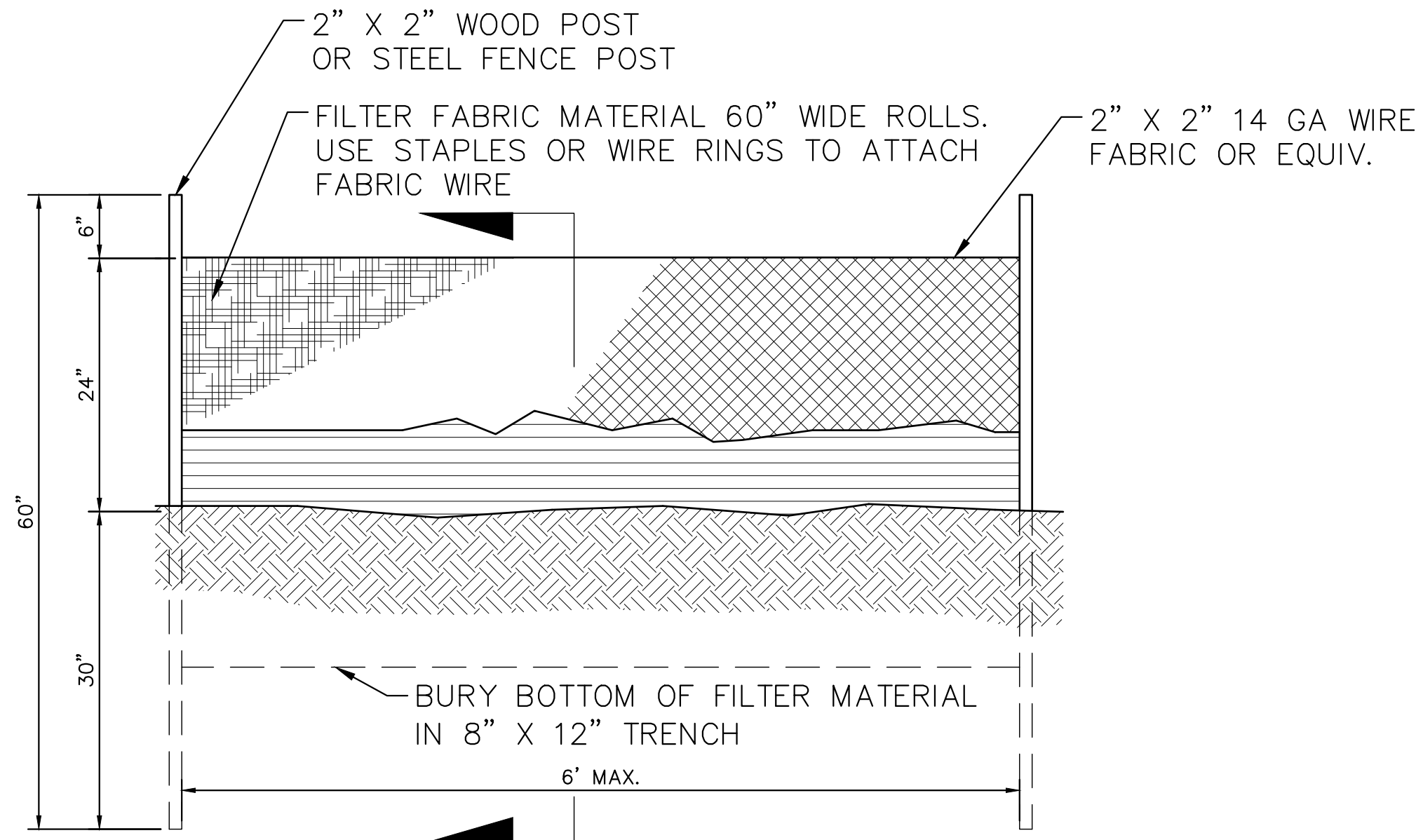
PROPOSED SPOT ELEVATION

COMPACTED GRAVEL

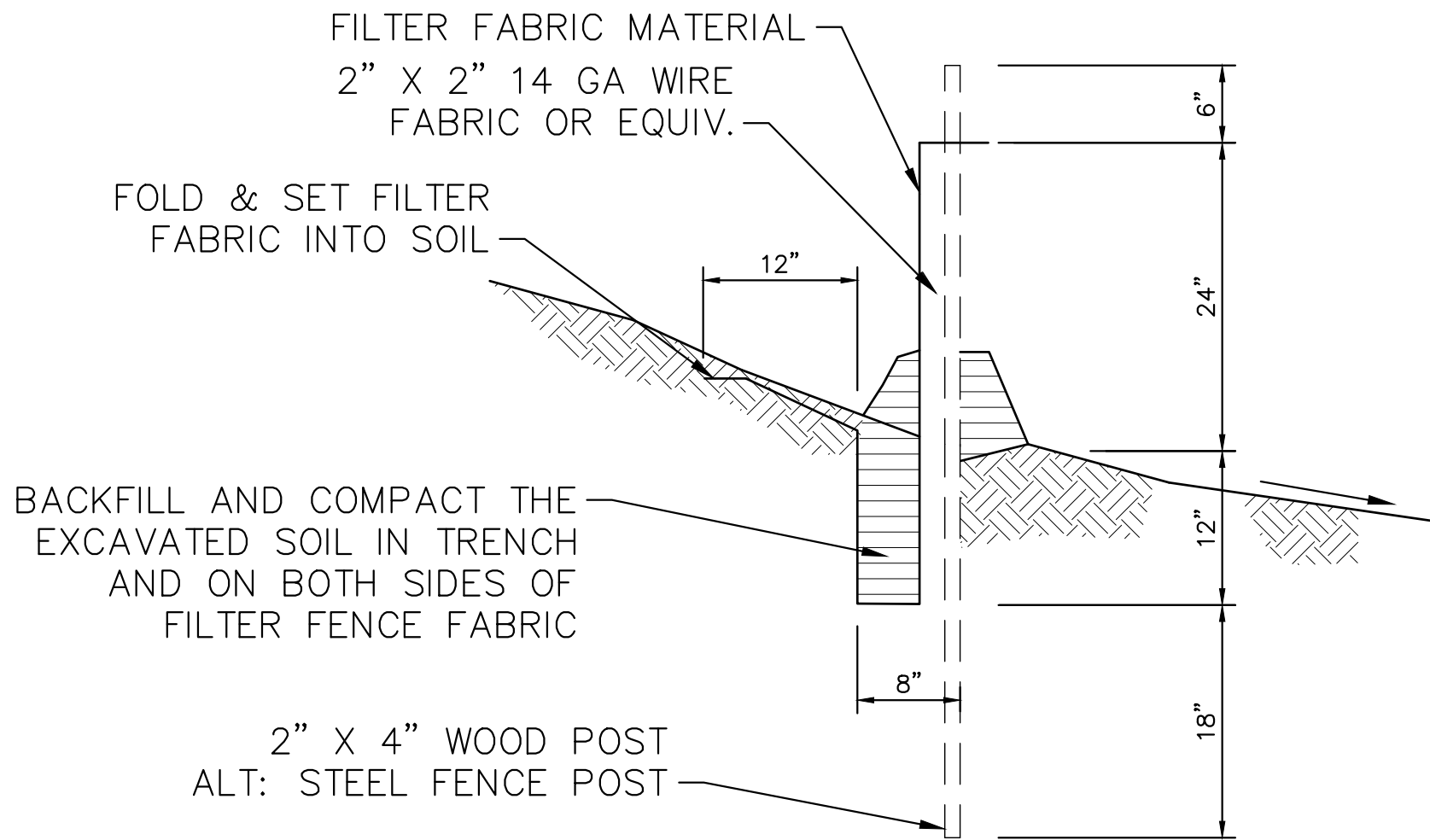
REINFORCED TURF/
GRASS PAVER



K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\Ecor-GB.dwg 04/25/25 1:35 PM by: William.Brägger



FRONT ELEVATION



SECTION A-A

NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY- DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

1
C12

SILT FENCE DETAILS

NOT TO SCALE



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

DCC

SHEET TITLE:

SILT FENCE
DETAILS

SHEET NUMBER:

C12



Town of Agawam

Department Of Public Works

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

MEMORANDUM

To: Planning Board
CC: File
From: Engineering Division
Date: July 15, 2025
Subject: SP 672 – Bethany Assembly of God Verizon Tower – 580 Main Street

Per your request, we have reviewed the revised Site Plans titled “Diamond Communications, LLC; Verizon; Bethany Assembly of God; Plans Prepared By Kimley-Horn; 11720 Amber Park Drive, Suite 600; Alpharetta, GA 30009; Phone: 770-619-4280; WWW.KIMLEY-HORN.COM” dated April 25, 2025. Based on our review, Engineering has no comments at this time.

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

Sincerely,

Michael F. Albro

Michael F. Albro, P.E.
Assistant Town Engineer

Ryan Rivest

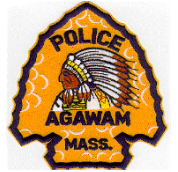
Ryan Rivest, E.I.T.
Civil Engineer I



AGAWAM POLICE DEPARTMENT

681 Springfield Street, Feeding Hills, MA 01030
Telephone (413)786-4767 | FAX (413)786-4821

Eric P. Gillis
Chief of Police



To: Planning Board

From: Sergeant Brian Machos- Safety Officer

Date: June 24, 2025

Re: 580 Main Street

I have reviewed the proposed plans for the cell tower located on the property of Bethany Assembly of God Church. At this time, I do not have any concerns in relation to this project.



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings
inspections@agawam.ma.us

May 23, 2025

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 580 Main Street Agawam, MA 01001- Bethany Assembly of God-
Proposed Cell Tower Project;

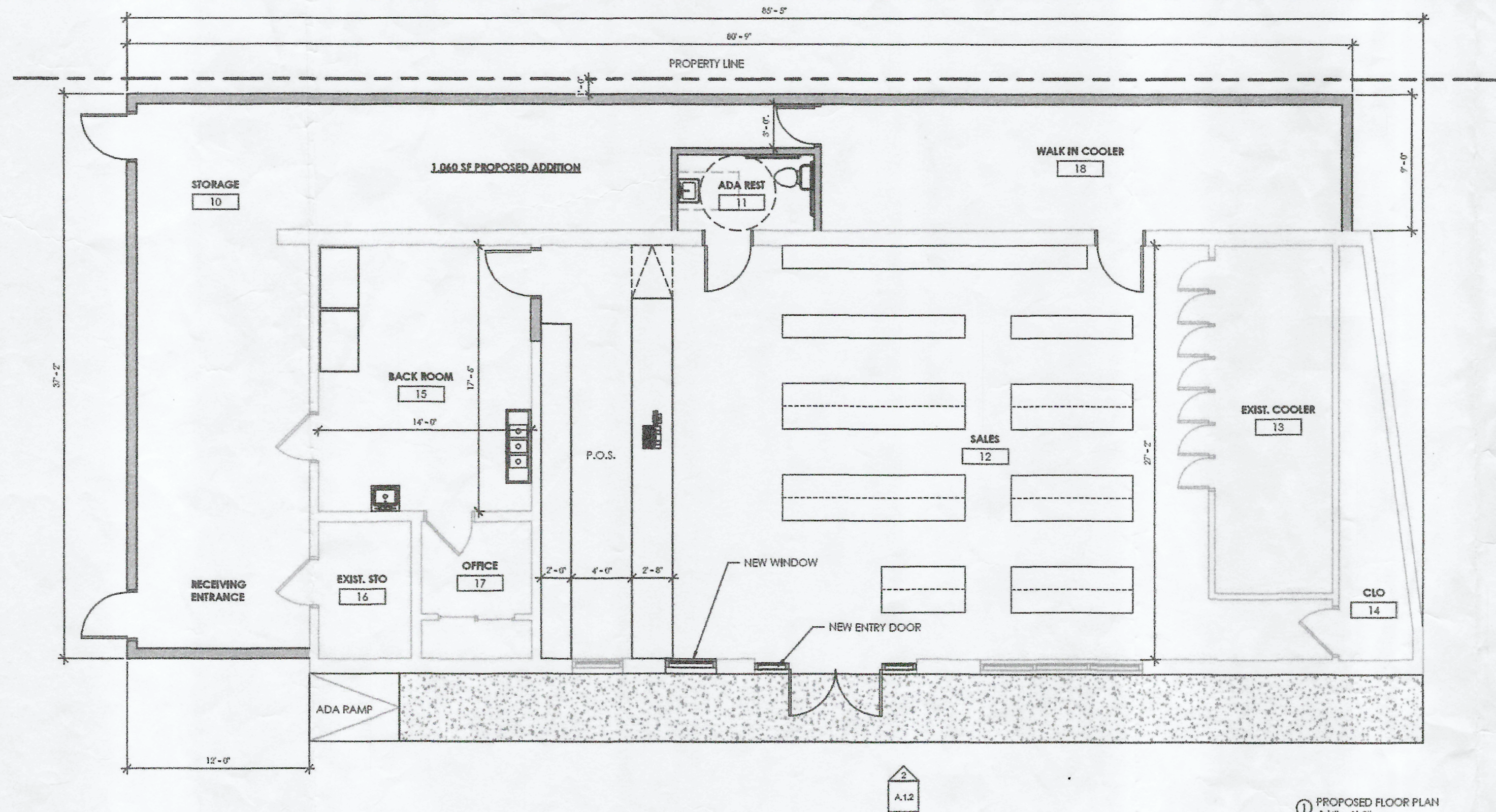
The Building Department has the following comments for the proposed cell tower project located on the property referenced above:

- Project will require a special permit by the Z.B.A- #180-94-B.
- Proposed fence height of 8' will require a variance- #180-97-H.
- Proposed base location does not meet the required setbacks from the property lines, variance required- #180-96-K.

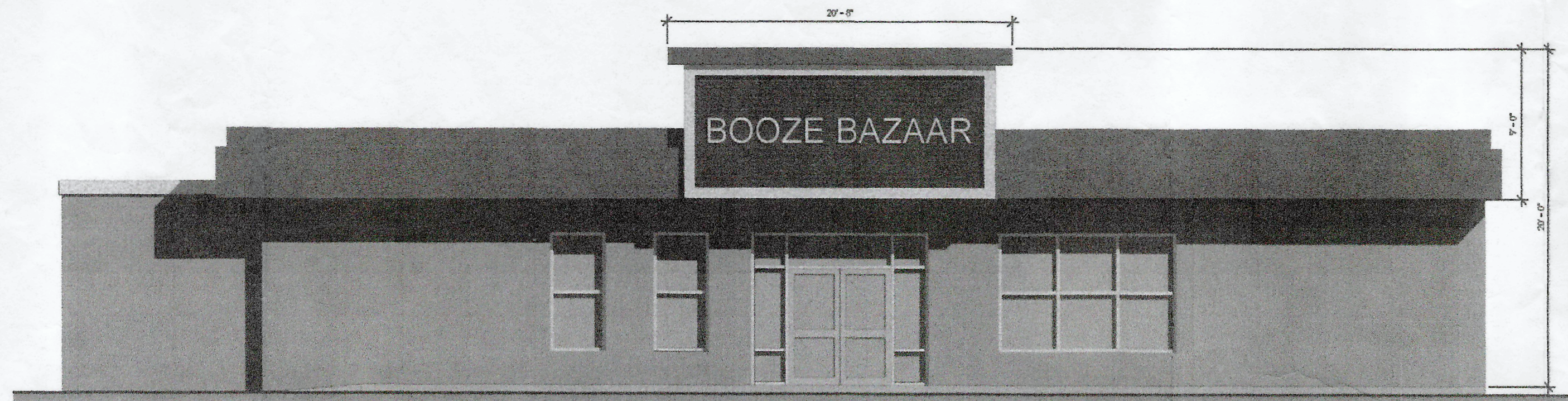
Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



① PROPOSED FLOOR PLAN
1/4" = 1'-0"



② PROPOSED ELEVATION
1/4" = 1'-0"

RTA ARCHITECTS + OPM 245 Shea Ave Belknap, MA 01007 Tel: 413-241-4600 Email: rta@rtarchitecture.com	PROPOSED FLOOR PLAN AND ELEVATION GULF GAS STATION 18 SPRINGFIELD ST., AGAWAM, MA 01001		PROJECT NORTH 	Revisions: Rev # 1 - 05/09/2024 Rev # Rev # Rev # Rev #	CONSULTANTS	A.1.2 scale: 1/4" = 1'-0" 05/17/2024
---	---	--	----------------------	--	-------------	---



Town of Agawam

Department Of Public Works

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

MEMORANDUM

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

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

Taryn Egerton

From: Derek Myers
Sent: Friday, October 3, 2025 9:21 AM
To: Taryn Egerton
Subject: RE: 18 Springfield St

Hey Taryn,
Sorry for the delay. I have no issues with this plan. Thanks

If you have any question please feel free to contact this office at (413)786-0657

Derek Myers
Fire Inspector
Agawam Fire Department
afdinsp@agawam.ma.us
(413)786-0657

From: Taryn Egerton <TEgerton@agawam.ma.us>
Sent: Thursday, October 2, 2025 2:01 PM
To: Derek Myers <afdinsp@agawam.ma.us>
Subject: FW: 18 Springfield St

Hi Derek,
Do you have any comments on this site plan?

Thanks
Taryn

From: Stefanie Kesecker <SKesecker@agawam.ma.us>
Sent: Friday, September 19, 2025 11:10 AM
To: Kevin Duquette <inspections@agawam.ma.us>; All_Engineering Department <All_Eng_Dept@agawam.ma.us>;
Derek Myers <afdinsp@agawam.ma.us>; Brian Machos <BMachos@agawam.ma.us>
Cc: Taryn Egerton <TEgerton@agawam.ma.us>
Subject: FW:

Please review, and respond by the meeting October 2, 2025.

From: Stefanie Kesecker
Sent: Friday, September 19, 2025 10:52 AM
To: Kevin Duquette <inspections@agawam.ma.us>; All_Engineering Department <All_Eng_Dept@agawam.ma.us>
Cc: Taryn Egerton <TEgerton@agawam.ma.us>
Subject:

Please see the attached Site Plan information for 18 Springfield Street and respond with any comments by the October 4, 2025 Planning Board meeting.



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 “Finding” will be required by the Special Permitting Granting authority for the proposed rear addition section to expand the nonconforming rear yard setback dimension, 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

Revised 9/25/2025- 2:45pm

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

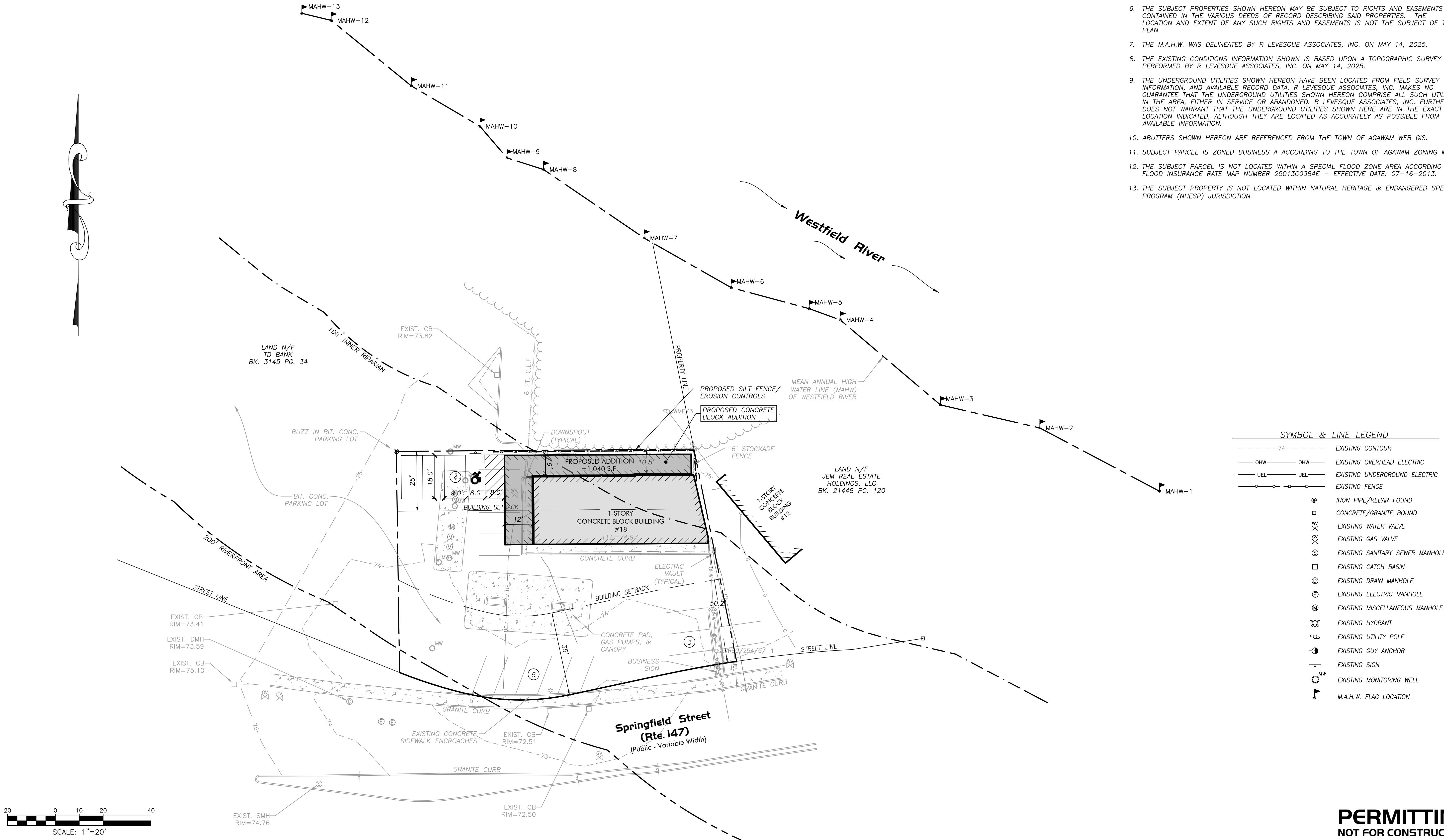
*THE TOWN OF AGAWAM DOES NOT HAVE A MINIMUM FRONTAGE REQUIREMENT IN BUSINESS A. MINIMUM REQUIREMENTS ARE FOUND IN MGL. c. 41, 81L.

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

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.



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

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.rland.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

A LAND PLANNING SERVICES COMPANY

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										
<i>NOTE: Any omission of requested information may result in an INCOMPLETE determination</i>										
	Existing				Proposed				-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
	☐ No changes to building, site or lot									
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 1/2 FT R: 0.5 1/2 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 Filling Station
q. Proposed Use of Property	Convenience Store / Gasoline Filling 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, <u>CONSERVATION COMMISSION</u> review is required.	☒ Yes ☐ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u>: [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	☐ Yes ☒ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☒ Yes ☐ No

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

	REQUIRED	EXISTING	PROPOSED
AUTOMOBILE FILING STATION CLASS I: <i>Two (2) parking spaces for each service bay or similar area, and one (1) parking space for each employee.</i> <u>CALCULATION:</u> - 0 service bays x 2 spaces/bay = 0 spaces - 2 employees x 1 space/employee = 2 spaces	2	12	12
RETAIL SALES: <i>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.</i> <u>CALCULATION:</u> 1.5 * 3,080 SF / 200 SF = 23.1 spaces	23		

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.

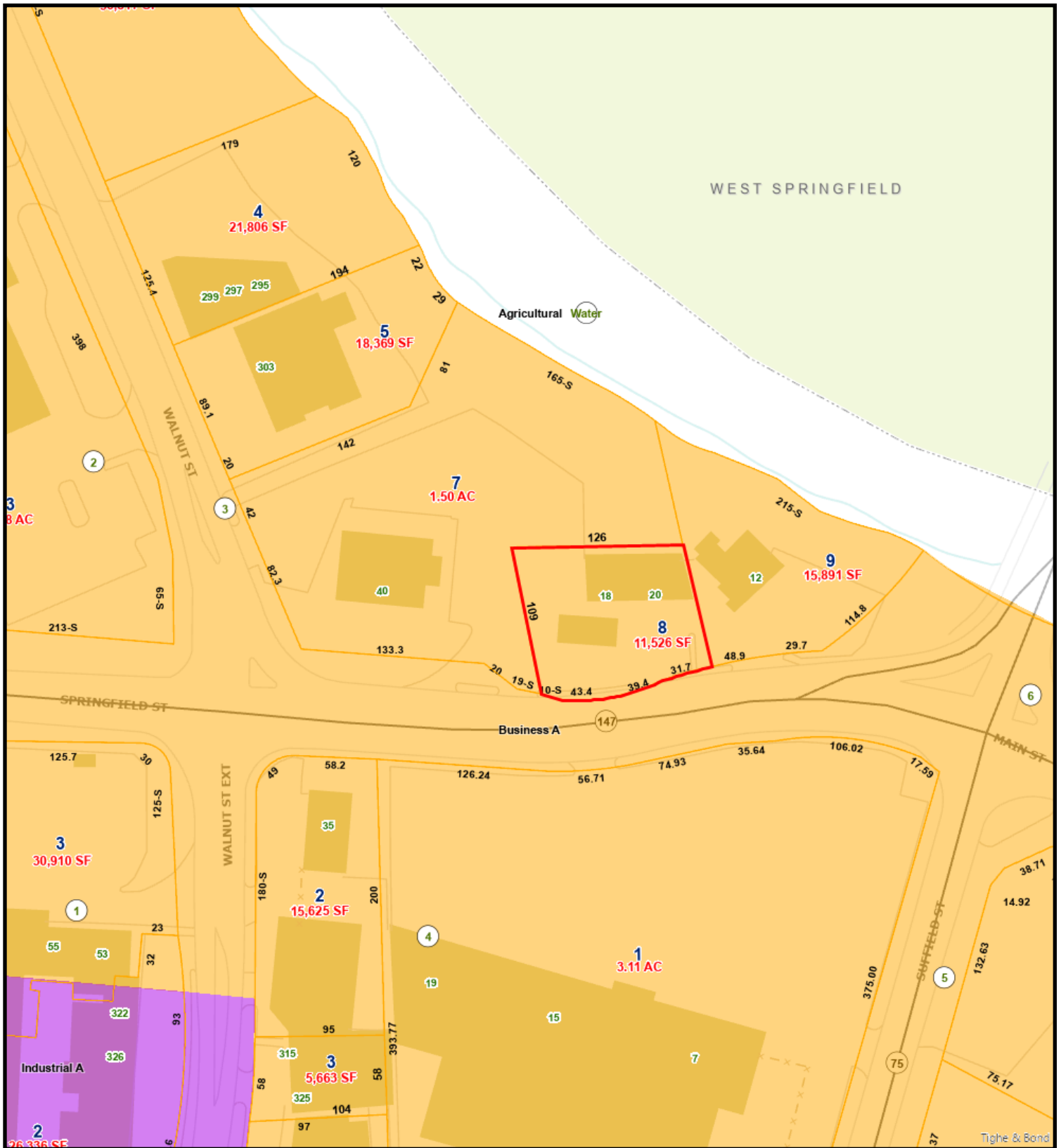
LANDSCAPING & LIGHTING

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)

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.

(Signature page follows)

PROPERTY: 18-20 Springfield Street, Agawam, Massachusetts

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

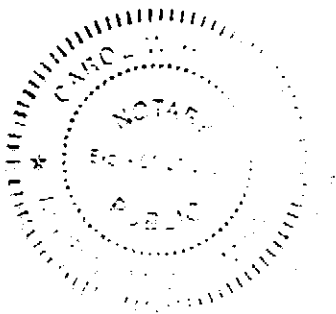
GEORGE M. WATSON

Devon Watson
 Witness
 Devon Watson

By: George M. Watson
 Name: George M. Watson
 Duly Authorized

Dist of Columbia ⁰¹² Dist of Columbia SS.
 (County) 10/11/21 10/11/21
 STATE OF MARYLAND

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.



Carol W. Hicklyn
 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 eighty-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

TOWN OF AGAWAM, MASSACHUSETTS

FORM A

Application for Endorsement of Plan Not Believed to Require Approval

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

8-8 2025

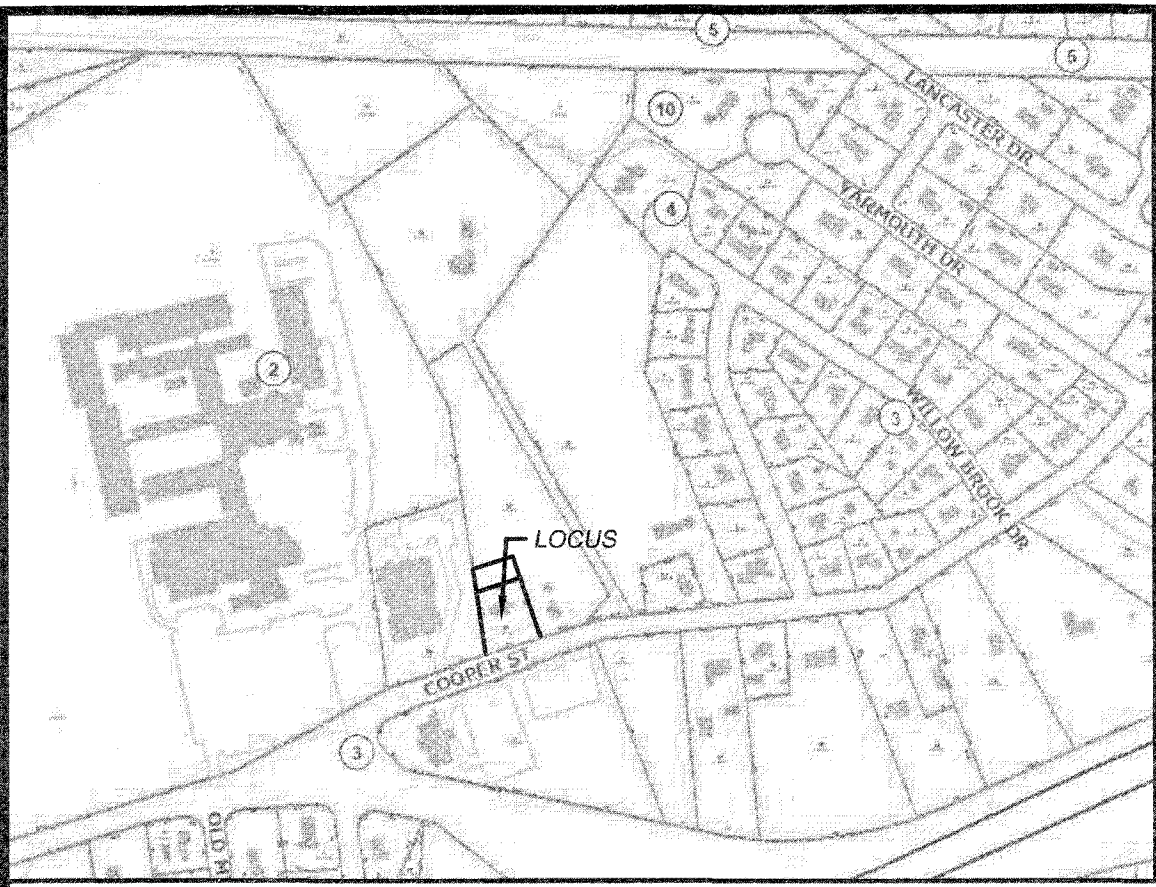
TO THE PLANNING BOARD:

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

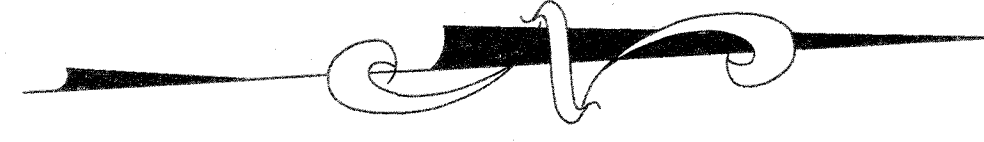
1. Name of Applicant DMITRIY SIDORYUK
Address 712 COOPER STREET
Phone # Fax # email
2. Name of Surveyor Marc E Shute
Address 40 School Street Westfield Ma
Phone # 413-568-0985 Fax # email Toma@rlaland.com
3. Deed of Property Recorded in Hampden County
Book 21269 Page 575
4. Location of Property 716 COOPER STREET
5. Describe the proposal in this submission: PARCEL A TO BE TRANSFERRED TO
716 COOPER STREET

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

Signature of Owner D. Sidoryuk Address 712 Cooper St
Agawam MA 01001



LOCUS MAP - SCALE: 1" = 500'

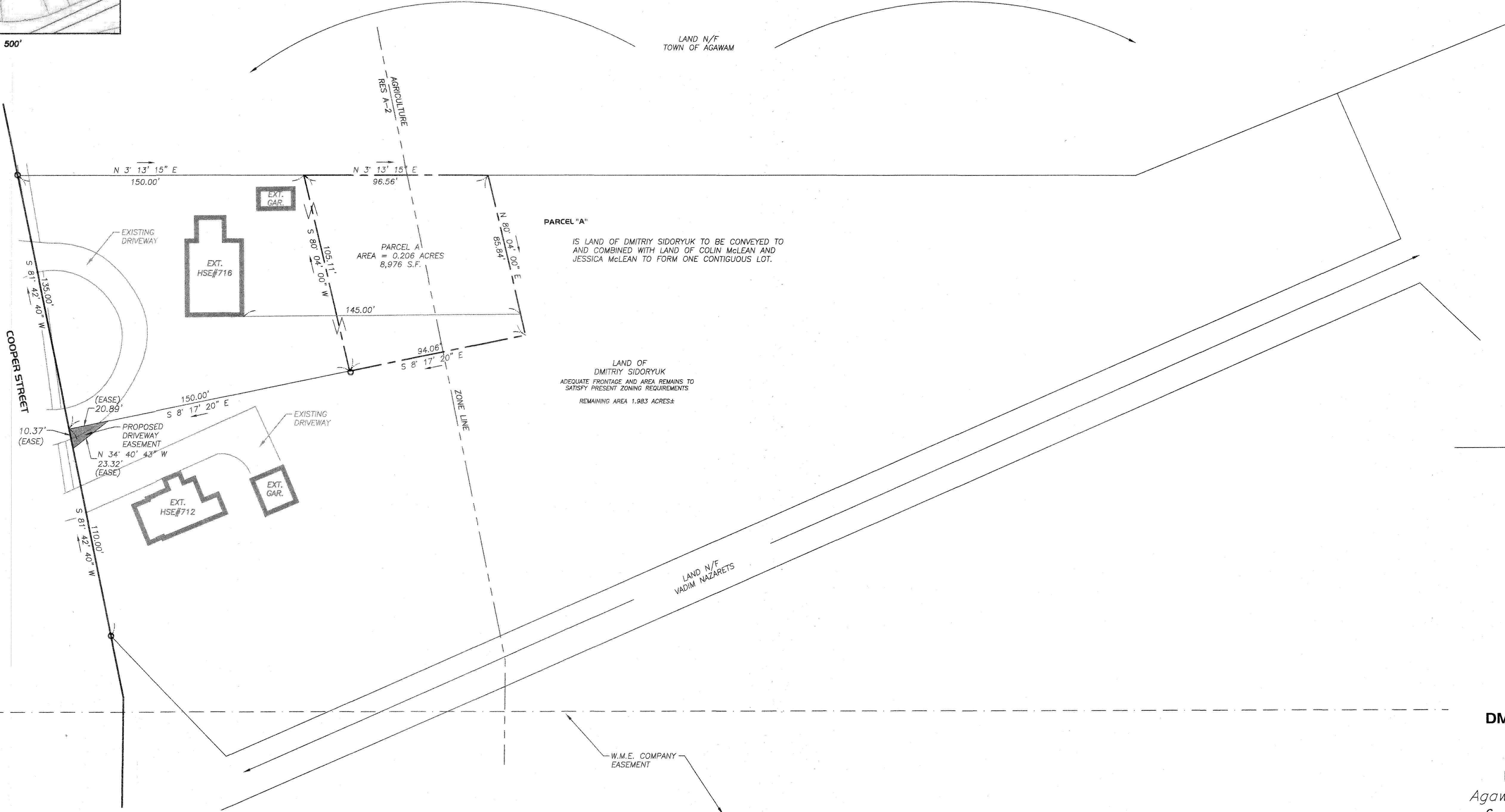


**Approval Under Subdivision
Control Law Not Required:**

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

Date: _____

Agawam Planning Board



SYMBOL & LINE LEGEND

○ IRON PIPE FOUND

OWNER
DMITRIY SIDORYUK

Plan Of Land In
Agawam, Massachusetts
Surveyed And Mapped For

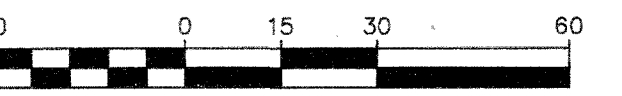
COLIN McLEAN and JESSICA McLEAN

Date: 10-7-2025 Scale: 1" = 30'

Prepared By

RLA

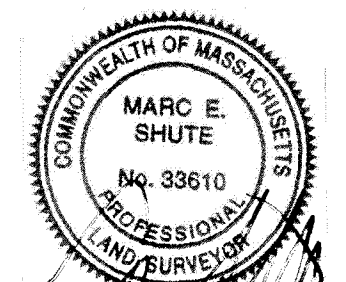
R LEVESQUE ASSOCIATES, INC
40 School Street
P.O. Box 640
Westfield, MA 01086



SCALE: 1"=30'
RLA Job No. 250606

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS DMITRIY SIDORYUK. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 21289 PAGE 575.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A D.L. BEAN INC BOUNDARY SURVEY IN DECEMBER 2001. SEE PLAN BOOK 329 PAGE 65
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. 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.
5. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.
6. SUBJECT PARCEL IS ZONED AS SHOWN ON PLAN.



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

M. Shute
Professional Land Surveyor

10-7-2025



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

October 9, 2025

To: Office of Planning and Community Development:

Re: Form-A Review Comments for 716 Cooper Street Agawam, MA 01001;

The Building Department has no specific zoning issues or concerns at this time for the proposed Form A- ANR plan dated October 7, 2025 for the above referenced address.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

Agawam Planning Board October 2, 2025

MEMBERS PRESENT:

Frank DeStefano, Vice Chair

Michael DiLullo

Michael Cleavall

Charles Elfman

MEMBERS ABSENT:

Violet Baldwin, Chair

ALSO PRESENT:

Taryn Egerton

Stefanie Kesecker

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

1. 6:00PM PUBLIC HEARING – 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

Mayor Johnson and Councilors Russo and Smus were present for this agenda item. Mayor Johnson stated this is a zoning amendment to limit the hours of construction. He stated this amendment was prompted by a local business who was performing construction at 5am on the weekend in a residential area. Mayor Johnson stated the topic was researched and the proposed hours are reasonable. Weekday construction hours will be 6am to 8pm and on weekend hours will be from 8am to 6pm. Mayor Johnson stated this will give the Building Inspector enforcement power and make exceptions at his discretion. He stated emergency work is exempt from these hours. He stated he checked with several contractors and surrounding towns to determine these construction hours. Mayor Johnson stated this also gives the Building Inspector the ability to put a stop working order in place if necessary.

Mr. DeStefano opened the meeting to the public.

Stephen Czerpak, 544 South West Street, stated he is asking for consideration to amend the hours to align with the Massachusetts Association of Public Health guidelines. Mr. Czerpak asked the Board to consider the construction hours of 7am to 6pm on week days, and weekend hours from 9am to 5pm, and no work on Sundays and holidays. He asked that families be considered regarding the construction noise and the loud diesel trucks. He also played a video from his home of the construction noise in the afternoon.

Mr. DiLullo asked if 6am was the set start time. Mayor Johnson stated yes and this is a normal time for most construction work. Councilor Russo stated he has worked in the construction industry for 26 years and most start working at 7 or 730am, but start prep work at 6 or 630am. Mayor Johnson stated the Building & Planning Department will have hours adjusted to 7:30am to 3:30pm to align better with construction hours, allowing contractors to get permits at earlier hours.

Mr. Eflman asked if this plan was going before any other Boards. Ms. Egerton stated the Planning Board is just making a recommendation to the City Council, who makes the final decision.

Mr. DiLullo questioned an 8pm stop time. Councilor Russo stated it is rare construction would occur that late, but there are some projects that may take that much time. Mr. DiLullo asked if there was any room to adjust the hours. Councilor Russo stated this would be tough for construction hours.

Motion was made by Mr. Eflman and seconded by Mr. Cleavall to send a positive recommendation to the City Council 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” – Mayor Johnson, Councilors Russo & Smus.

VOTE 4 – 0

2. SITE PLAN –18 Springfield Street – Shah

Filipe Cravo with R. Levesque Associates and the applicant Vasant Shah were present for this agenda item. Mr. Cravo stated the proposal is an addition to the existing Gulf Gas Station on Springfield Street. The building will be remodeled and an addition will be added to the rear and west side of the building. The addition will be approximately 1,100 sq. ft. to add space for receiving, storage, and refrigeration. He stated there will also be some parking space adjustments. Mr. Cravo explained that they are before the Conservation Commission and will also have an upcoming meeting with Zoning Board of Appeals.

Mr. Cravo stated they have received Engineering comments, which are easily addressable and they will prepare a written response. He stated they have also received comments from Inspection Services and the Safety Officer. Ms. Egerton stated Fire Department comments have not yet been received.

Mr. Eflman asked if there would be anymore functionality, such as a drive-thru. Mr. Cravo stated no. Mr. Eflman asked if it was close to the property lines and buffer. Mr. Cravo stated it was close to property lines, which will be addressed in the Zoning Board of Appeals application.

Peter Smus, 149 Elmar Drive, asked about the parking at the site and the proximity to the bank, if there will be curbing off the building. Mr. Cravo stated yes this will be part of the Engineering response.

Mr. Cleavall expressed his concerns with the parking lot and parking issues.

Mr. Cravo requested to continue the Site Plan review to the October 16, 2025 meeting.

Motion was made by Mr. Cleavall and seconded by Mr. Eflman to continue the Site Plan for 18 Springfield St – Shah to the October 16, 2025 meeting, as requested.

Agawam Planning Board October 2, 2025

VOTE 4 – 0

3. FORM A – 571 & 577 Mill Street – D’Angelo

The Planning Board received notification that the applicant would not be attending the meeting so that they may revise the plan.

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to continue the Form A – 571 & 577 Mill Street – D’Angelo to the October 16, 2025 meeting as requested.

VOTE 4 – 0

4. APPROVAL OF MINUTES-September 18, 2025

Motion was made by Ms. Cleavall and seconded by Mr. DiLullo to table the September 18, 2025 minutes until the October 16, 2025 meeting.

VOTE 4 – 0

5. Correspondences

None

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

VOTE 4 – 0

Meeting adjourned at 6:45pm.