



**Planning Board
AGENDA**

Thursday, November 20, 2025 - 6:00 PM

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

A. Planning Board

- 1) 6:00PM PUBLIC HEARING-FY24 CDBG Program Proposal Revisions
- 2) APPROVAL OF MINUTES-November 6, 2025
- 3) Correspondences

Agawam Planning Board November 6, 2025

MEMBERS PRESENT:

Frank DeStefano-Acting 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. PRELIMINARY PLAN-Old River Street, 27 Walnut Street, and 17 High Street-Calabrese Construction, LLC

Filipe Cravo with R. Levesque Associates and petitioner Charles Calabrese were present for this agenda item. Mr. Cravo stated the current site has 2 family homes, and the petitioner would like to create a cul-de-sac and create 3 additional homes off the rear of this parcel. The cul-de-sac would create frontage to access the proposed lots. Mr. Cravo stated Engineering comments had been received and would be answered in the Definitive Plan. He went on to say they have received confirmation of the wetland boundaries through the Conservation Commission. Mr. DeStefano stated the Safety Officer and the Building Inspector did not have any comments or concerns regarding this proposal.

Mr. Cleavall asked if the current lots have buildings. Mr. Cravo stated no it is vacant land.

Mr. Elfman asked how the parcel was zoned. Mr. Cravo stated a zone change was granted by the City Council and the entire property is zoned Residential-B.

Mr. Elfman asked about the length of roadway requirements. Mr. Cravo stated he was unsure of the exact amount, but this project would be well below the requirement. Ms. Egerton stated the 500 ft. is the maximum length allowed for a dead end street without waivers.

Mr. DeStefano opened the meeting for public comment.

Brett Belcher-47 Walnut Street-stated he doesn't object to the proposal he is just concerned about the sidewalks in such a small development. Mr. Elfman stated all new developments have to have sidewalks. Mr. Belcher said this would interfere with his driveway. Ms. Egerton stated the petitioner may ask for a sidewalk waiver in the design standards of the Definitive Plan if they so choose.

Motion was made by Mr. Cleavall and seconded by Mr. Elfman to approve the PRELIMINARY PLAN-Old River Street, 27 Walnut Street, and 17 High Street-Calabrese Construction, LLC. Engineering comments dated November 6, 2025 will need to be addressed in the Definitive Plan.

VOTE 4-0-0

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2. SITE PLAN-580 Main Street-Bethany Assembly of God

Attorneys Michael Fenton, Ellen Freyman, and Brett Smith with Schatz, Schwartz, and Fentin and Scott Von Ryan of Diamond Communications, and Attorney Brad Martin with Fitzgerald Law were present for this agenda item.

Attorney Fenton stated the proposal is on behalf of Diamond Communications and Verizon Wireless. He stated a zone change was recently approved by the City Council to place this in the overlay district. He stated a second hearing before ZBA is scheduled for Monday, November 10, 2025.

Attorney Fenton stated the proposal is for a 115 ft. cell tower in the north east portion of the property, which will sit in a 50x50 gravel pad, surrounded by a 6ft. wooden stockade fence. He stated the pole is called a monopole and it is built to look like a tree to provide more screening. He stated there will be short access road to the site. He stated the Zoning Board of Appeals had asked them to look at other locations on site the tower could be placed that would not require a variance. He stated they went before the Conservation Commission and were denied use of alternative locations due to the proximity to the wetlands and riverfront area.

Mr. Fenton stated two balloon floats had been conducted on October 21 and November 3, 2025. He went on to say it is 700 ft. from the nearest property line on Stewart Lane and 45 ft. from the highway. The tower is built to collapse on itself in case of severe storms. He stated that ZBA also had a peer reviewer that his team is working with.

Mr. DeStefano opened the meeting for public comment and there was none.

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to approve the SITE PLAN-580 Main Street-Bethany Assembly of God, conditional upon ZBA approval.

VOTE 4-0-0

3. SITE PLAN-18 Springfield Street-Shah

Filipe Cravo with R. Levesque Associates and the petitioner Vasant Shah were present for this agenda item. Mr. Cravo stated since the last Planning Board meeting all Engineering comments have been satisfactorily addressed and the changes have been made to the Plan to reflect his. Mr. Cravo stated the original proposed addition size that was in a L shape has been reduced from the side of the building to the addition now just being proposed along the back of the structure. He stated the dumpsters will be moved and an ADA parking space added. He went on to say that Police, Fire Department, and Engineering comments have all been satisfied.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the SITE PLAN-18 Springfield Street, conditional upon Conservation Commission and Zoning Board of Appeals approvals.

VOTE 4-0-0

4. APPROVAL OF MINUTES-October 2, 2025 & October 31, 2025

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Motion was made by Mr. DiLullo and seconded by Mr. Elfman to approve the October 2, 2025 minutes as written.

VOTE 4-0-0

Motion was made by Mr. Elfman and seconded by Mr. Cleavall to approve the October 31, 2025 minutes as written.

VOTE 3-0-1(DeStefano)

5. Correspondences

Ms. Egerton stated a representative from Pioneer Valley Planning Commission will be in attendance at the next meeting to present a change in the FY24 CDBG grant.

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

VOTE 4-0-0

Meeting adjourned at 6:30pm.