



**Planning Board
AGENDA**

Thursday, December 4, 2025 - 12:00 PM

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

A. Planning Board

- 1) FORM A-404 Silver Street Energy Storage
- 2) APPROVAL OF MINUTES-November 20,2025
- 3) Correspondences

TOWN OF AGAWAM, MASSACHUSETTS

FORM A

Application for Endorsement of Plan Not Believed to Require Approval

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

November 5 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 Silver Street Energy Storgae, LLC c/o New Leaf Energy, Inc. (Applicant)
Address 55 Technology Drive #102, Lowell MA 01851
Phone # 978-995-3054 Fax # _____ email wpergoy@newleafenergy.com
2. Name of Surveyor Northeast Survey Consultants, PC
Address 3 Ferry Street, Studio 1 Easthampton, MA 01027
Phone # 413-203-5144 Fax # _____ email brian@northeastsurvey.com
3. Deed of Property Recorded in Hampden County Registry of Deeds
Book 9420 Page 337
4. Location of Property 404 Silver Street, Agawam MA
5. Describe the proposal in this submission:
Silver Street Energy Storage LLC is pleased to submit the Approval Not Required plan for 404 Silver Street parcel. This splits the existing parcel into 2 separate parcels - one for the existing residence, and one for the proposed 5 MW battery energy storage system.

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

Signature of Owner Robert Pally Address 404 Silver St
Debrah DeKey Agawam, MA 01001

November 18, 2025

Taryn Egerton
Director and Conservation Officer
Town of Agawam
36 Main Street
Agawam, MA 01001

Re: **ANR Plan Application**
Agawam Battery Energy Storage Development
404 Silver Street, Agawam, MA 01001

Dear Ms. Egerton:

Weston & Sampson Engineers, Inc. (Weston & Sampson) is submitting this ANR Plan on behalf of Silver Street Energy Storage, LLC, c/o New Leaf Energy, Inc. (the Applicant). This ANR Plan submittal is to support the condition of approval associated with the Site Plan Approval issued by the Planning Board for the proposed Battery Energy Storage System (BESS) located at 404 Silver Street.

This application package includes the following attachments:

- Appendix A – Form A
- Appendix B – ANR Plan (hard copy Mylar prints rolled and mailed under separate cover)

If you have any further questions or require any additional information, please feel free to contact me by phone at (978) 532-1900 or by email at costello.melinda@wseinc.com.

Sincerely,
WESTON & SAMPSON ENGINEERS, INC.



Melinda Costello, P.E.
Project Manager

cc: William Peregoy, Civil Project Engineer II, Silver Street Energy Storage, LLC, c/o New Leaf Energy, Inc.

Appendix A – Form A

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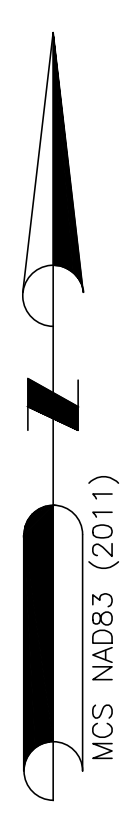
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Agawam, MA 01001

Appendix B – ANR Plan

H9-1-14
N/F
JAFFE FAMILY FOUNDATION
DEED 18212~22



NOTES:
1. FIELD SURVEY BY RTK GPS AND EDM TOTAL STATION IN JANUARY 2022 & JANUARY 2025.
2. THE HORIZONTAL DATUM OF THIS PLAN IS NAD83 (2011), MASSACHUSETTS MAINLAND COORDINATE SYSTEM, AND WAS DERIVED FROM AN RTK GPS SURVEY PERFORMED ON SITE.
3. THE SUBJECT PROPERTY IS LOCATED IN THE "BUSINESS A" & "AGRICULTURE" ZONING DISTRICTS.

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT:

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Brian C. Franetovich
BRIAN C. FRANETOVICH
MA PLS #54258



LEGEND

- 7-5 ASSESSOR'S ID
- N/F NOW OR FORMERLY
- IPF IRF IRON PIPE/ROD FOUND
- IRS IRON ROD TO BE SET
- CIRF CAPPED ROD FOUND
- ▲ CALCULATED POINT
- ⊕ UTILITY POLE
- + GUY WIRE ANCHOR
- ⊕ HYDRANT
- ⊕ WATER GATE VALVE
- ⊕ MANHOLE
- LOCUS PROPERTY LINE
- ADJOINERS PROPERTY LINE
- - - EASEMENT LINE
- OHW — OVERHEAD WIRES
- ZONING LINE

LOT B
A PORTION OF H8-3-37
N/F
ROBERT T. PELLEY
DEED 9420~337
PLAN G~28
AREA = 4.250 AC. ±

H8-3-40
N/F
ROBERT R. FINI
PROBATE #147083
SEE DEED 2180~1
& DEED 2180~3
PLAN G~28
PLAN 385~8

LOT A
A PORTION OF H8-3-37
N/F
ROBERT T. PELLEY
DEED 9420~337
PLAN G~28
AREA = 1.269 AC. ±

H8-3-36
N/F
ERNEST A. MALONE, JR.
DEED 8115~93
PLAN G~28

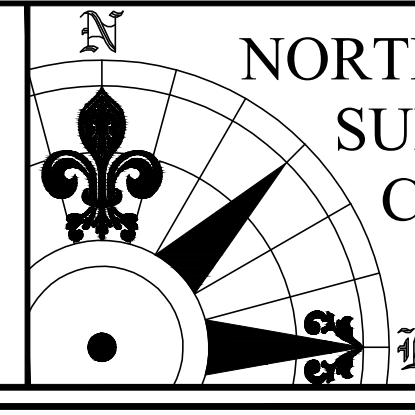
H8-3-38
N/F
SHAWN P. KNOX, JR.
DEED 16195~91

H8-3-35
N/F
MICHAEL ROY
DEED 20371~513

CURVE	RADIUS	ARC LEN.	CHORD BRG.	CHORD LEN.
C1	3028.00'	100.25'	S72°13'54"W	100.25'
C2	3028.00'	100.25'	N74°07'43"E	100.25'
C3	3063.00'	41.51'	N72°47'31"E	41.51'

SURVEYOR:	BCF	ENGINEER:	—
DRAFTING:	JDG	DESIGN:	—
FIELD WORK:	CRC KMB	HORZ. SCALE:	1"=40'
PROJECT NUMBER:	21-240.2	VERT. SCALE:	—
DRAWING NAME:	21-240.2 ANR.DWG	DATE:	11-5-2025

**APPROVAL
NOT
REQUIRED**



**NORTHEAST
SURVEY
CONSULTANTS**
3 FERRY STREET
STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144

RESERVED FOR REGISTRY USE ONLY

SHEET NO. **1**
OF
1

PLAN OF LAND IN AGAWAM, MA
404 SILVER STREET
PREPARED FOR
ROBERT T. PELLEY &
SILVER STREET ENERGY STORAGE, LLC

Agawam Planning Board November 20, 2025

MEMBERS PRESENT:

Violet Baldwin, Chair
Frank DeStefano, Vice Chair
Michael DiLullo
Michael Cleavall
Charles Elfman

MEMBERS ABSENT:

ALSO PRESENT:

Stefanie Kesecker

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

1. 6:00PM PUBLIC HEARING –FY24 CDBG Program Proposed Revisions

Joe Hagopian, with Pioneer Valley Planning Commission was present for this agenda item. He stated the proposal is for Moore and Valley Streets. He stated the full project would cost more than the grant. He stated the proposal would be to start on the northern end of Moore Street and the eastern portion of Valley Street. He stated the project has been pared down from its original conception due to the cost. So the project would follow High Street moving north to the eastern portion of Valley Street. He stated this project is part of a longer range plan and infrastructure improvements are very needed in this area of Town. He stated the water main and drainage in these areas will also be addressed as part of the proposed project. He stated ideally they would like to put this out for bid in January.

Mr. Elfman asked about the drainage issues. Mr. Hagopian stated there is a lot of flooding in this Area. He went on to say portions of Valley Street have never been paved.

Ms. Baldwin opened the hearing for public comment. There was none.

Motion was made by Mr. Cleavall and seconded by Mr. Elfman to close the PUBLIC HEARING-FY24 CDBG Program Proposed Revisions.

VOTE 5-0-0

2. APPROVAL OF MINUTES-November 6, 2025

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to approve the November 6, 2025 minutes as written.

VOTE 4-0-1(Baldwin)

3. Correspondences

Agawam Planning Board November 20, 2025

None

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

VOTE 5-0-0

Meeting adjourned at 6:20pm.

DRAFT