



Zoning Board of Appeals
AGENDA

Monday, December 22, 2025 - 6:30 PM

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

A. Zoning Board of Appeals

- 1) Case#2040-207 Main Street-Chris Auto South-Special Permit
- 2) Case#2041-729 Silver Street-Pickett-Special Permit
- 3) Approval of Minutes-December 8, 2025
- 4) Discussion-395 Main Street-GPM Investments
- 5) Any other matter that may legally come before the Zoning Board of Appeals



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
 OCT 28 2025
 TOWN OF AGAWAM

Application for Zoning Determination

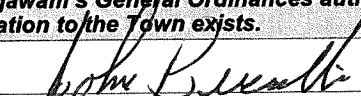
FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.
 For digital submissions, please confirm receipt. A *complete* application will be processed within 30 days.
 The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION					
a. Street Address	207 MAIN ST		b. Zoning District	IWD A	
c. Assessor's Map	K14-2-7		d. Lot(s)		
e. Registry of Deeds Book	LC 24099		f. Page	1	
g. Overlay Districts	<input type="checkbox"/> Historic Preservation <input type="checkbox"/> 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	Michael Bisardi		b. Applicant Phone	413 237-4904	
c. Applicant Email	CHRIS AUTO SOOTH INC AT B MAIL . COM				
d. Applicant Mailing Address	207 MAIN ST AGAWAM MASS 01001				
e. Applicant Relationship to Property	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other:				
f. Representative Name (if any)	John Bisardi		g. Rep. Phone	413 237-4904	
h. Rep. Email	CHRIS AUTO SOOTH INC AT B MAIL . COM				
i. Owner Mailing Address	207 MAIN ST AGAWAM, MASS 01001				
j. Owner Name (if different)			k. Owner Phone		
l. Owner Email					
m. Owner Mailing Address					
3) PROJECT & SITE DETAILS					
NOTE: Any omission of requested information may result in an INCOMPLETE determination					
	Existing		Proposed		-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU
			<input checked="" type="checkbox"/> No changes to building, site or lot		
a. Lot Size	15,246	SF		SF	LOT SIZE <input type="checkbox"/>
b. Frontage	150'	FT		FT	FRONTAGE <input type="checkbox"/>
c. Front Lot Line	150'	FT		FT	FRONT SB <input type="checkbox"/>
d. Side Lot Line (Left/Right)	L: FT 100'	R: 100 FT	L: FT	R: FT	SIDE SB <input type="checkbox"/>
e. Rear Lot Line	100	FT		FT	REAR SB <input type="checkbox"/>
f. Building Height	14	FT		FT	BLDG HT <input type="checkbox"/>
g. Total BLDG/Res Area	SF	SF	SF	SF	AREA LIM <input type="checkbox"/>
h. BLDG Coverage (Footprint)	1202 SF	% of lot	SF	% of lot	LOT COVER <input type="checkbox"/>
i. Impervious Coverage	SF	% of lot	SF	% of lot	IMPERVIOUS <input type="checkbox"/>
j. Parking/Loading Spaces	P: 22	L:	P: 31	L:	PARKING <input type="checkbox"/>
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV <input type="checkbox"/>
l. Signs (Size & Type)	x	T:	x	T:	SIGNS <input type="checkbox"/>
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:	
n. Wetland Area		SF		SF	
o. Utility Services	<input checked="" type="checkbox"/> Town Water <input checked="" type="checkbox"/> Town Sewer		<input type="checkbox"/> Town Water <input type="checkbox"/> Town Sewer		NON-CONFORMING USE <input type="checkbox"/>

p. Current Use of Property	Auto Sales
q. Proposed Use of Property	SAME
r. Project Description	
Adding more parking places to increase license from 22-31 cars	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. If so, CONSERVATION COMMISSION review is required.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unsure
u. The following projects shall be required to comply with the requirements of a STORM DRAIN PERMIT: [1] Any alteration to sites on parcels of one acre or greater. [2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 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.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	
-----------	-------------------------------------------------------------------------------------	------	--


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
114-5-A - S.P. 180-11 180-13C(3)	<input type="checkbox"/> Building Permit(s) <input type="checkbox"/> Electrical Permit(s) <input type="checkbox"/> Plumbing/Gas Permit(s)	<input checked="" type="checkbox"/> Special Permit(s) <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Variance	<input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Board of Appeals <input type="checkbox"/> City Council

Town Building Official		Issue Date	10/30/2025
------------------------	-------------------------------------------------------------------------------------	------------	------------

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8. Revised 09/08/2022

(Site plan dated 10/17/2025 w/ determination)



TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case #: 2040
Filed: _____
Hearing: _____
Expires: _____

Application to Board of Appeals for SPECIAL PERMIT as provided in the Zoning and other By-laws.

Applicant Chris Ato South

Address 207 Main St.

Application is hereby made for a SPECIAL PERMIT as provided by Section 114-5 - S.P, Paragraph 180-11 of the By-law.
180-130(3)

Premises affected are situated on 107 Main Street; 300 feet distant from the corner of School Street and known as street number 0.

Property is zoned as Industrial A.

Reason(s) for request of Special Permit:

Increase number of unregistered vehicles from 22 to 31

Signature of owner or his authorized agent: [Signature]

Telephone #: 413-237-4904 - ChrisAtoSouthInc@gmail.com

NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN

74408

Land Registration
Suffolk County Registry of Deeds
RECEIVED FOR RECORD
10 O'CLOCK 40 m 9 m

JAN 17 1986

CERTIFICATE OF TITLE
22193
Book 116
Page 53

Entry
Cash
Index
Noted
Copy
cc

KNOW ALL MEN BY THESE PRESENT that

We, GEORGE J. FOSTER, FELICITY M. FOSTER, AND DIANE L. COSENZI

of Agawam, Hampden

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of One Hundred Thousand Dollars (\$100,000.00)

grants to MICHAEL L. BISCALDI and DIANE E. BISCALDI, husband and wife, * both of 8 Brunswick Street, Springfield, Massachusetts, and CAROLE ANN * ~~XX~~ KOZAK of 226 East Bass Lane, Suffield, Connecticut, with warranty covenants jointly ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ the land in Agawam

(Description and encumbrances, if any)

PROPERTY ADDRESS: 207 MAIN STREET, AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS

- Southwesterly by the northeasterly line of Main Street one hundred fifty (150) feet;
- Northwesterly by Lot 5 as shown on plan filed with Certificate of Title No. 7002 one hundred (100) feet;
- Northeasterly by Lot 9 as shown on plan hereinafter mentioned one hundred fifty (150) feet; and
- Southeasterly by said Lot 9 as shown on said plan one hundred (100) feet.

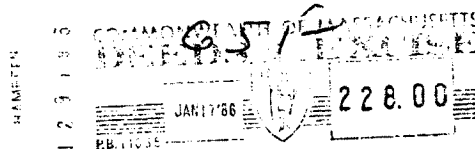
Said land is shown as Lot 8 on said plan hereinafter mentioned.

All of said boundaries, except the street lines, are determined by the Court to be located as shown upon subdivision plan numbered 1369-E, drawn by Durkee, White & Towne, Engineers, dated January 1958, as approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 9049.

Said land is subject to the aqueduct provisions set forth in deed from Charles L. Goodhue to Stetson T. Warner, dated May 23, 1898, and recorded with Hampden Deeds, Book 578, Page 93.

Said land is subject to restrictions set forth in Document No. 24434.

Being the same premises conveyed to the grantors herein by deed of Walter J. Caron and William T. Seiffert, dated November 9, 1984, and recorded in the Registry District of Hampden County in Certificate of Title No. ~~18847~~ 21553



(*Individual — Joint Tenants — Tenants in Common.)

Witness our hands and seals this 16th day of January 19 86

Stanley A. Szlachetka
 STANLEY A. SZLACHETKA
 WITNESS TO ALL THREE

George J. Foster
 GEORGE J. FOSTER

Felicity M. Foster
 FELICITY M. FOSTER

Diane L. Cosenzi
 DIANE L. COSENZI

The Commonwealth of Massachusetts

HAMPDEN, ss. January 16, 19 86

Then personally appeared the above named GEORGE J. FOSTER, FELICITY M. FOSTER,
 and DIANE L. COSENZI

and acknowledged the foregoing instrument to be their free act and deed, before me,

Stanley A. Szlachetka
 STANLEY A. Szlachetka
 Notary Public - ~~Justice of the Peace~~
 SZLACHETKA
 My commission expires August 27, 19 87

(THE FOLLOWING IS NOT PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

November 26, 2025

To: Office of Planning and Community Development:

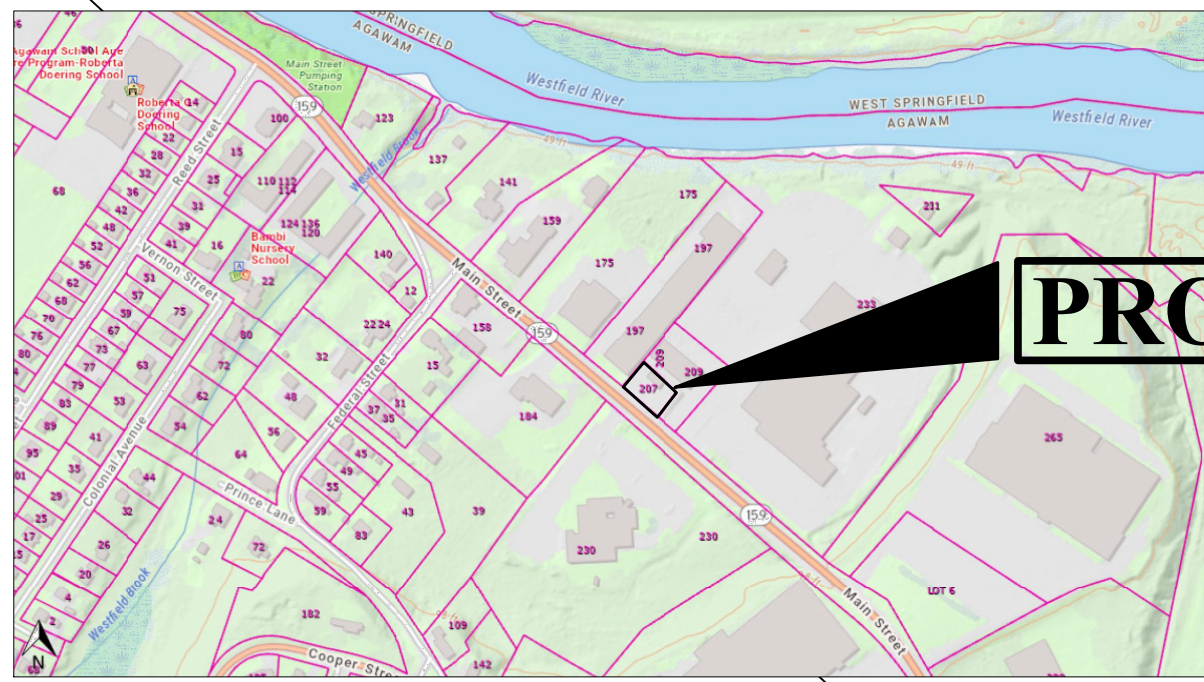
Re: Zoning Board of Appeals – Case #2040- Special Permit Comments for 207 Main Street Agawam, MA 01001;

The Building Department has no specific zoning issues or concerns at this time for the special permit request for the increased auto sales vehicle storage to thirty-one (31) for the property referenced above.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



PROJECT LOCATION

LOCUS MAP
1" = 500'

Parcel K14-2-6
MCLEAN REALTY CO
Book LC15116, Page 1

Parcel K14-2-12
HP HOOD LLC
Book LC35360, Page 1

PARCEL #K14-2-7
LOT SIZE : 0.35 ± ACRES
SEE BOOK LC24099, PG 1

Parcel K14-3-3
AGAWAM FUNERAL HOME INC
Book 19830, Page 365

Parcel K14-3-1
EPC HAMMES LLC
Book 23019, PAGE 306

Parcel K14-2-8
HP HOOD LLC
Book 13330, Page 509

ARTICLE II - §114-5.B	
LOT SIZE	15,246 FT ²
BUILDING AREA	1,202 FT ²
DRIVEWAY	4,600 FT ²
CUSTOMER PARKING	600 FT ²
BUFFER ZONE = 500 LF x 5 FT	2,500 FT ²
NUMBER OF VEHICLES = 6,363FT ² / 200FT ²	31 VEH.

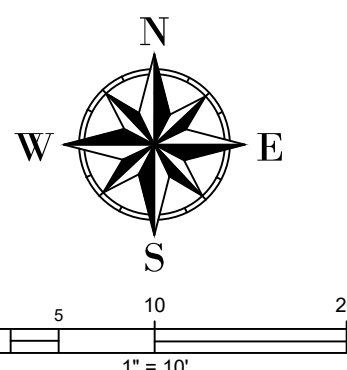


Project:
CHRIS AUTO SOUTH
207 MAIN STREET
AGAWAM, MA

STODDARD ENGINEERING
1863 OLD KENNEBEC ROAD
ATHOL, MASSACHUSETTS 01331
978.290.9731
Stoddard444@gmail.com

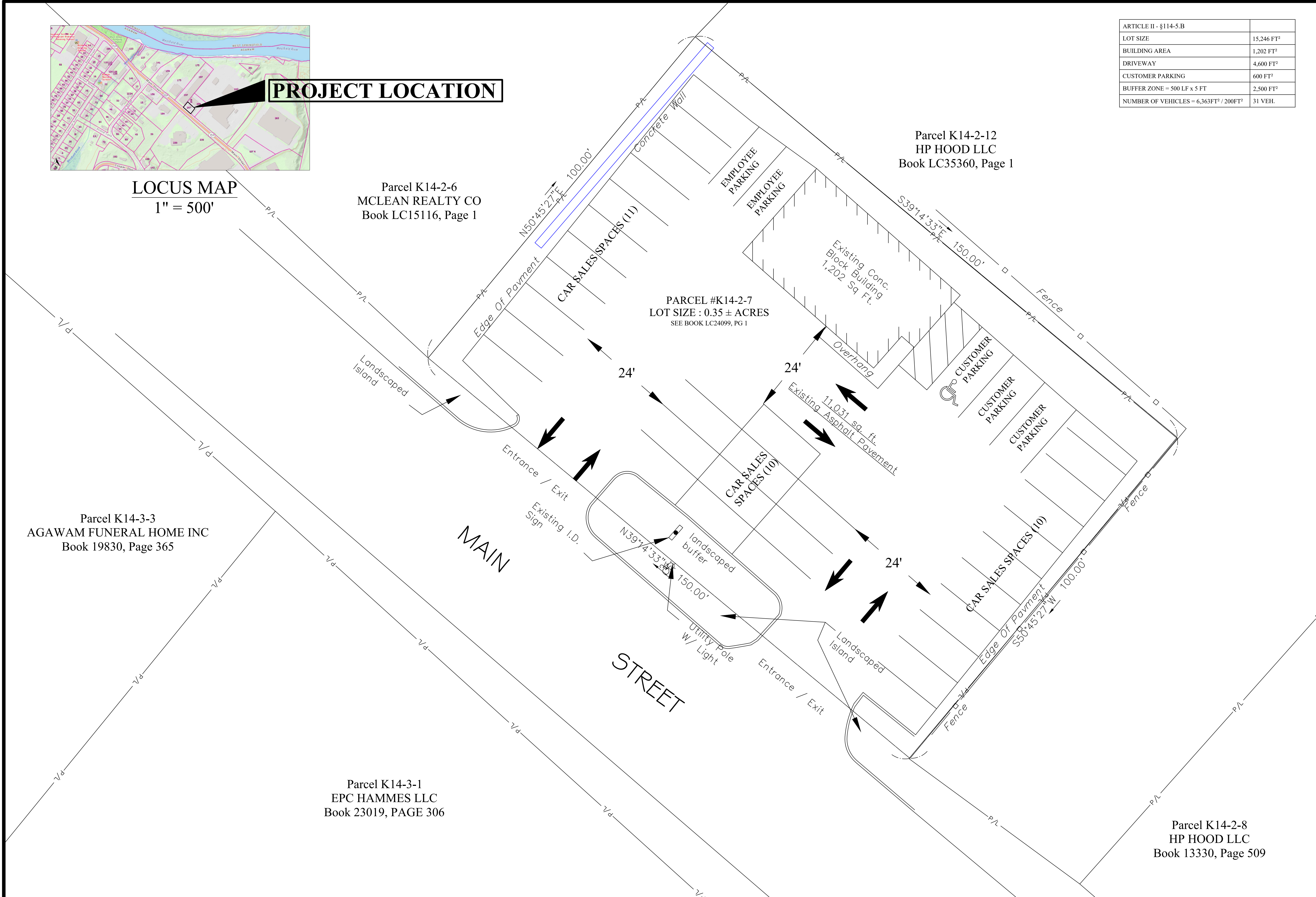
Rev No	Revision Note	Date	By	Checked
1	PER LETTER DATED JULY 31, 2025	10/17/25	CJS	

Drawing:
SITE PLAN



MASSACHUSETTS STATE PLANE COORDINATE SYSTEM
VERTICAL DATUM : NAVD 88

Designed by CJS	Drawn by CJS	Checked by ---
Date 7/3/2025	Sheet 1	Scale





**TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001**

BOARD OF APPEALS

FOR OFFICE USE ONLY	
Case #:	<u>2041</u>
Filed:	_____
Hearing:	_____
Expires:	_____

Application to Board of Appeals for SPECIAL PERMIT as provided in the Zoning and other By-laws.

Applicant Carl W. Pickett

Address 729 Silver St., Agawam, MA 01001

Application is hereby made for a SPECIAL PERMIT as provided by Section _____, Paragraph _____ of the By-law.

Premises affected are situated on Silver Street; 1494 feet distant from the corner of Shoemaker Lane Street and known as street number 729. Property is zoned as Industrial.

Reason(s) for request of Special Permit:

Keep and Raise Hens for the private consumption of eggs, provide organic waste, composte and fertilizer for family garden.

Signature of owner or his authorized agent: C W Pickett

Telephone #: 413-222-7004

NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN



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
 OCT 31 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	729 Silver Street		b. Zoning District	Commercial I-2B		
c. Assessor's Map	66		d. Lot(s)	2-4		
e. Registry of Deeds Book			f. Page			
g. Overlay Districts	<input type="checkbox"/> Historic Preservation <input type="checkbox"/> 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	Carl W. Pickett		b. Applicant Phone	413-222-7004		
c. Applicant Email	cwpickett@comcast.net					
d. Applicant Mailing Address	729 Silver St, Agawam, MA 01001					
e. Applicant Relationship to Property	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other					
f. Representative Name (if any)			g. Rep. Phone			
h. Rep. Email						
i. Owner Mailing Address	Same 2d					
j. Owner Name (if different)			k. Owner Phone			
l. Owner Email						
m. Owner Mailing Address						
3) PROJECT & SITE DETAILS						
NOTE: Any omission of requested information may result in an INCOMPLETE determination						
	Existing		Proposed			FOR BUILDING DEPT. REVIEW
			<input type="checkbox"/> No changes to building, site or lot			REQUIRED / NO
a. Lot Size	.98 ac SF		SF			LOT SIZE <input type="checkbox"/>
b. Frontage	90 FT		FT			FRONTAGE <input type="checkbox"/>
c. Front Lot Line	FT		FT			FRONT SB <input type="checkbox"/>
d. Side Lot Line (Left/Right)	L: FT	R: FT	L: FT	R: FT	SIDE SB <input type="checkbox"/>	
e. Rear Lot Line	FT		FT			REAR SB <input type="checkbox"/>
f. Building Height	FT		FT			BLDG HT <input type="checkbox"/>
g. Total BLDG/Res Area	SF	SF	SF	SF	AREA LIM <input type="checkbox"/>	
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	LOT COVER <input type="checkbox"/>	
i. Impervious Coverage	SF	% of lot	SF	% of lot	IMPERVIOUS <input type="checkbox"/>	
j. Parking/Loading Spaces	P:	L:	P:	L:	PARKING <input type="checkbox"/>	
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV <input type="checkbox"/>	
l. Signs (Size & Type)	x	T:	x	T:	SIGNS <input type="checkbox"/>	
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:		
n. Wetland Area	SF		SF			
o. Utility Services	<input checked="" type="checkbox"/> Town Water <input checked="" type="checkbox"/> Town Sewer		<input type="checkbox"/> Town Water <input type="checkbox"/> Town Sewer			NON-CONFORMING USE <input type="checkbox"/>

729 Silver St

Search Results

Parcel Details

729 SILVER ST

PICKETT CARL W

729 SILVER ST
AGAWAM, MA 01001

Parcel ID: G6 2 4

Lot Size (AC):

Total Value: 337600

Links	Buttons
Parcel Details	Add Parcel
Google Map	Remove Parcel
Property Map	Print Labels
Abutter Distance:	Export Report

Adjacent

Adjacent Parcel ID G6 2 4

50 ft
100 ft
200 ft
300 ft
400 ft
500 ft
1000 ft

Parcel Type FEE

T

Find Abutters

Clear Abutters

Total Value 337600

Lot Size (ac) 0.98

Sale Date 20100125

Sale Price 191000

Owner PICKETT CARL W

Owner Address 729 SILVER ST

Owner City AGA

Owner State MA



734

Email Map Link

Copy and paste the following string into an email to link to the current map view:

Print Map



Close

Size:

Scale: 1" =

ft. Title:



MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 01-25-2010 @ 03:14pm
Ct1#: 938 Doc#: 4551
Fee: \$870.96 Cons: \$191,000.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that we, **Raymond F. Lucia and Joanne Lucia**, both of 777 Silver Street, Agawam, Massachusetts 01001

for consideration paid, and in full consideration of One Hundred Ninety One Thousand and 00/100ths (\$191,000.00) Dollars

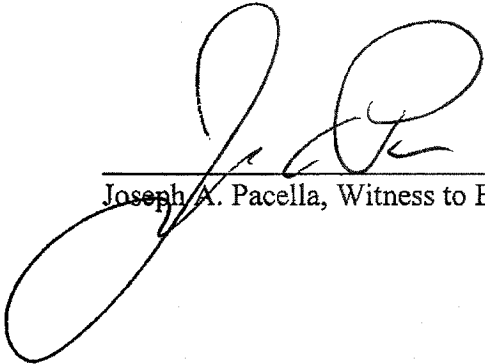
GRANT TO CARL W. PICKETT AND JULIE A. PICKETT, husband and wife, both of 729 Silver Street, Agawam, Massachusetts 01001 as Tenants by the Entirety

with Quitclaim Covenants

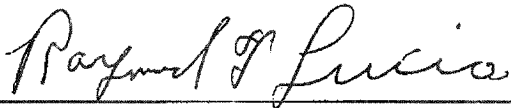
The land in Agawam, Hampden County, Massachusetts, more particularly described in Exhibit "A" attached hereto and made a part hereof.

729 Silver Street, Agawam, Massachusetts

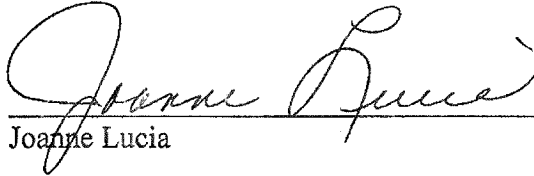
Witness my hand and seal this 22nd day of January, 2010.



Joseph A. Pacella, Witness to Both



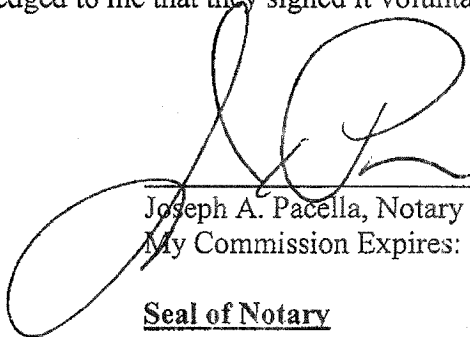
Raymond F. Lucia



Joanne Lucia

Commonwealth of Massachusetts
Hampden, ss.

On this 22nd day of January, 2010, before me, the undersigned notary public, personally appeared RAYMOND F. LUCIA and JOANNE LUCIA, proved to me through satisfactory evidence of identification, which was identification of the Principals were based on valid Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Joseph A. Pacella, Notary Public
My Commission Expires: 09/10/2010
Seal of Notary

EXHIBIT "A"

A certain parcel of land with the buildings thereon situated in Agawam, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe on the easterly side of Silver Street distant two hundred ninety and 25/100 (290.25) feet measured by the easterly line of said street, from the northwesterly corner of land now or formerly of one Lucia and running thence

- SOUTHEASTERLY by an interior angle of 90 with the easterly side of said Silver Street, four hundred five (405) feet to an iron pipe; thence
- NORTHEASTERLY by an interior angle of 90 one hundred twenty-two and 42/100 (122.42) feet to an iron pipe; thence
- NORTHWESTERLY by an interior angle of 90 one hundred fifty-five (155) feet to an iron pipe at an angle in the line; thence
- NORTHWESTERLY by an interior angle of 165 eighty-two and 82/100 (82.82) feet to an iron pipe; thence
- SOUTHWESTERLY by an interior angle of 105 eleven (11) feet to an iron pipe; thence
- NORTHWESTERLY by an exterior angle of 90 one hundred seventy (170) feet to the easterly line of Silver Street, thence
- SOUTHERLY by the easterly line of Silver Street ninety (90) feet to the point of beginning.

Being the premises conveyed to the Grantors by deed dated July 3, 1998 and recorded in the Hampden County Registry of Deeds in Book 10355, Page 589.

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

Ownership Timeline

 2010 - Present

Carl W Pickett

DATE OF PURCHASE	PURCHASE PRICE
January 2010	\$191,000

 1998 - 2010

Raymond F Lucia

DATE OF PURCHASE	PURCHASE PRICE
July 1998	\$67,500

 1998 - 1998

Berkshire Power Pdc

DATE OF PURCHASE	PURCHASE PRICE
April 1998	\$150,000

 1996 - 1998

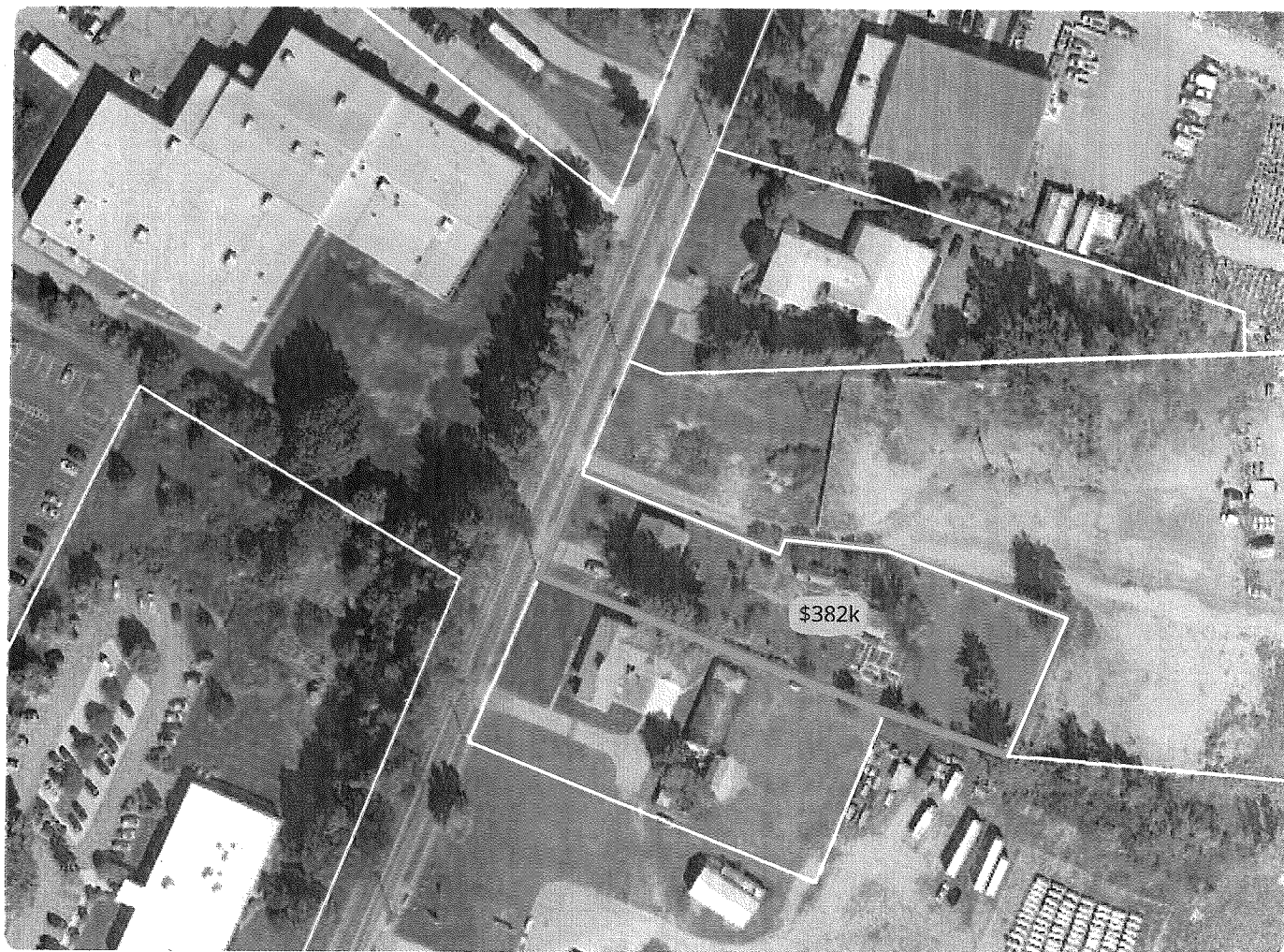
Antonio Cuccovia

DATE OF PURCHASE	PURCHASE PRICE
August 1996	\$90,000

 N/A - 1996

John M Jr Misialek

Lot Information



Overview

LAND USE CODE

Single Family Residence

COUNTY LAND USE CODE

25013

COUNTY

Hampden

TYPE OF DEED

Grant Deed

COORDINATES

42.052309, -72.651675

LAND SQFT

42,688 sq. ft.

LAND ACRES

0.98 acres

NUMBER OF BUILDINGS

1

ASSESSED YEAR

2025

ASSESSED VALUE

\$337,600

LAND VALUE

\$121,700

IMPROVEMENTS VALUE

\$215,900

PARCEL NUMBER

AGAW M:00G6 B:0002 L:4

TRACT NAME

Census Tract 8132.05

GEOID

25013813205

QUALIFIED GEOID

1400000US25013813205

Deeds & Sales Records

 **January 25, 2010**

Grant Deed

RESIDENTIAL • ARMS-LENGTH

 **SELLER**

Raymond F Lucia

 **BUYER**

Carl W Pickett

COUNTY RECORDS

APN #

AGAW M:00G6 B:0002 L:4

DOCUMENT TYPE

Grant Deed

COUNTY

Hampden

DOCUMENT #

18163-561

DOWN PAYMENT

\$18,875

PURCHASE TYPE

Transfer

TITLE RECORDS

TRANSACTION ID
282502806

BUYER RECORDS

VESTING CHANGES

 July 03, 1998

Grant Deed

RESIDENTIAL • ARMS-LENGTH

 SELLER

Pdc Berkshire Power

 BUYER

Raymond F Lucia

COUNTY RECORDS

APN #

AGAW M:00G6 B:0002 L:4

DOCUMENT TYPE

Grant Deed

COUNTY

Hampden

DOCUMENT #

10355-591

Building Permits

Permits Overview

TOTAL COST OF WORK

\$83,905

NUMBER OF PERMITS

4

UNIQUE CONTRACTORS

3

ELECTRIC PERMIT

2 PERMITS Total Work: \$35,780

OTHER

2 PERMITS Total Work: \$48,125

 **27/09/2023**

Electrical permit

STATUS

Complete

PERMIT #

E-23-614

 14/09/2023

Electrical permit

CONTRACTOR

Nathan A Ashe

JOB COST

\$35,780

STATUS

Complete

PERMIT

E-23-572

DESCRIPTION

Install 61 panel roof mounted solar array

 14/09/2023

Building permit

CONTRACTOR

Robert J Decker IV IV; Sunrun Installation Services INC

JOB COST

\$44,725

STATUS

Complete

PERMIT #

B-23-997

DESCRIPTION

Install 61 panel roof mounted solar array



15/02/2012

Building permit

JOB COST

\$3,400

STATUS

Applied

PERMIT #

13275

DESCRIPTION

Install 10'x14 shed which will be anchored with an anchoring kit. (estimated cost: \$3, 400.) receipt #54514 zone: ind. B

Foreclosures

No Foreclosures found



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

November 26, 2025

To: Office of Planning and Community Development:

Re: Zoning Board of Appeals – Case #2041- Special Permit Comments for 729 Silver Street Agawam, MA 01001;

The Building Department has no specific zoning issues or concerns for the special permit request for the keeping of hens for the property referenced above.

Respectfully submitted,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

The following members attended the public meeting:

Doreen Prouty-Chair
Richard Maggi-Vice Chair
Vinny Ronghi-Alternate
Viktor Savonin-Acting Clerk
Stefanie Kesecker-Administrative Assistant

Member Absent
Aldo Mancini-Clerk

Chair Prouty open the meeting at 6:30pm and introduced the members of the Board.

Motion was made by Mr. Maggi and seconded by Mr. Ronghi to take the agenda items out of order. All in favor.

D. Approval of Minutes-November 10, 2025

Motion was made by Mr. Ronghi and seconded by Mr. Maggi to approve the November 10, 2025 as written. All in favor.

A. Case#2039-18 Springfield Street-Variance-P2SP Corp.

Rob. Levesque with R. Levesque Associates and the petitioner Vasant Shah were present for this agenda item. Mr. Levesque stated that this plan has received Site Plan approval from the Planning Board as well as an Order of Conditions from the Conservation Commission, and has satisfied Engineering comments that focus on parking and the dumpster area.

Mr. Levesque stated parking has been revised and the dumpster was relocated to satisfy Engineering concerns.

Chair Prouty stated along with Site Plan approval and Conservation Commissions approval that the Building Inspector also did not raise any issues or concerns.

Chair Prouty asked if this would remain a gas station and what is the purpose of the addition. Mr. Levesque stated it would remain a gas station and the addition is for a walk in cooler and more storage/shelf space within the business.

Mr. Savonin asked what relief the Variance would allow. Mr. Levesque stated dimensional relief.

Chair Prouty stated this building was built in 1965 so it is a pre-existing non-conforming structure. She stated the side yard would be 1ft. 5in. from property line if the Variance is granted.

Chair Prouty opened the hearing for public comment, and there was none. Chair Prouty closed the public hearing and went directly into a meeting.

Chair Prouty then read the 3 requirements to grant a variance:

- 1. That owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it lies.*

2. *That a literal enforcement of the provisions of the ordinance would involve substantial hardship, financial, or otherwise, to the petitioner or appellant.*
3. *That desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance.*

Mr. Levesque stated the shape of the property of the building and the size of the lot, constrains the applicant's ability to do an addition otherwise. He stated this will help with shelf space and refrigerator space as well as a public restroom being added.

Mr. Maggi asked if the proposed expansion would be primarily for storage for cool items. Mr. Levesque stated yes. Mr. Maggi asked if there was a public restroom now. Mr. Shah stated no. Mr. Savonin asked if the Variance was granted how this back area would be maintained. Mr. Levesque said they would have to access it through the neighbor's property.

Mr. Maggi asked what exists now where the addition is proposed. Mr. Levesque stated it is open space.

Mr. Ronghi stated this location just received a beer/wine license and this would be the reason an expansion is needed to add the inventory, where he currently does not have space to do so.

Mr. Maggi stated he does not have a problem with this Variance. He stated this is not a substantial change and the shape of the structure and lot are such that the petitioner does not have much choice. He went on to say this does not affect the rest of the zoning district and the fact that he recently received a beer/wine license he needs to be able to properly store it. He stated installing a bathroom is also good for the general public. He stated this is behind the building and will not affect traffic, no be noticeable to the general public. Mr. Maggi also stated the fact the building was originally built to the rear of the property needs to be considered, and as such, satisfies condition number one. Mr. Ronghi agreed the shape of the lot is complicated. He stated the petitioner is trying to benefit the Town with his wine/beer license and that should be taken into consideration. Ms. Prouty stated Mr. Levesque explained there were no specific issues related to soil conditions, shape, or topography on the property. The location of the structure to the rear is not sufficient to satisfy condition number one.

Mr. Maggi stated there is also a hardship because the petitioner will not be able to store the added beer/wine products properly without this relief. Mr. Savonin agreed with Mr. Maggi. Ms. Prouty stated the fact the petitioner wishes to increase his business is for financial gain and as such does not qualify as a hardship.

Ms. Prouty also stated the petitioner is asking to increase the rear setback from 10ft. 5 in. to 1 ft. 5 in. The current bylaw requires a minimum of 25ft. The petitioner cannot even construct the rear wall of this addition unless he gets permission to utilize his neighbor's property. Mr. Maggi and Mr. Savonin agreed that as long as he has permission, this will satisfy condition number three.

After much discussion, Chair Prouty called for a vote. Maggi-yes, Savonin-no, Prouty-no. The variance was denied, two against, one in favor.

Ms. Prouty explained the 20 day appeal process.

- B. Case#2035-580 Main Street-Verizon & Diamond Communications-Variance
- C. Case#2034-580 Main Street-Verizon & Diamond Communications-Special Permit

Attorneys Ellen Freyman and Brett Smith from Shatz, Schwatz, and Fentin, P.C., Scott Von Rein with Diamond Communications, Juan Latorre with Verizon, and Bradford Martin, Fitzgerald Law, Attorney for Bethany Assembly of God were present for this agenda item.

The representative presented both the Variance and Special Permit in their presentation.

Attorney Freyman stated a lot of planning and research goes into selecting a site, negotiating a lease agreement, as well as environmental work. She stated they have been granted a zone change by City Council, had received Site Plan approval from the Planning Board, and had been before Conservation Commission to rule out other sites on the location for the monopole. She stated 2 balloon floats had been performed, as well as one full hearing presented to ZBA. She stated the comments had been whittled down to mostly radio frequency issues.

Juan Latorre, Verizon Radio Frequency Expert stated that the peer reviewer had asked about the use of Mushy's site. He stated it is a proposed 115 ft. monopole. He stated the location chosen was for adequate coverage to get and receive data. He stated future projected needs are part of the process and that location is paramount to good service.

Mr. Latorre stated the pole at Mushy's was owned by SBA Communication. He stated this pole was installed in 2009 and was done in the least challenging area, but technology has evolved and the location of these monopoles is critical to service needs. He stated areas, like 580 Main Street is where the usage is greater. He stated the Mushy's location would create too much overlap to the North and a big lapse in coverage to the South.

Mr. Lawton, Isotrope, ZBA peer reviewer stated that new information was brought to the meeting and he will need time to thoroughly go through the information before writing a report for the Board.

Chair Prouty relayed information about 4 monopoles in the last few years that have been taken down in storm events, and 3 collapsed in the way they were designed. The fourth monopole failed at the base causing the entire 114ft. pole to fall to the ground. Mr. Rein stated those 4 were out of probably 600,000 monopoles that exist. Chair Prouty questioned if this proposed monopole fell, it would fall 30 ft. into the roadway. Ms. Prouty stated, if this monopole failed to collapse as designed, it is possible the top 30 ft. would fall across highway, Route 57.

Chair Prouty opened the hearing for public comment.

Julia Czelazewicz-200 Silver Street, Granby, CT-stated her concerns are for her children who attend school here. She stated he has researched microplastics on the monopoles and underneath the poles is a large pile of plastics debris that can get into the ecosystem as well as affect wildlife. She stated that in her research it said that microplastics are a time bomb.

Vlad Grechka-1649 Suffield Street-stated his children also attend this school. His concerns were that the property values would decrease or if the monopine structure fell into the parking lot or the roadway. He stated there are too many children here and it is also an eyesore.

Attorney Bradford Martin, Fitzgerald Law, on behalf of Bethany Assembly of God stated that the church is for this proposal and have been working closely with the applicant. He stated the church would never put lives in danger and that there has been no reported health issues since 1983.

Chair Prouty stated she would like the petitioner at the next hearing to bring information about the microplastics on the monopoles, and also look into moving the monopole further onto the property to avoid the possibility of it falling onto the roadway, in the case of a total collapse.

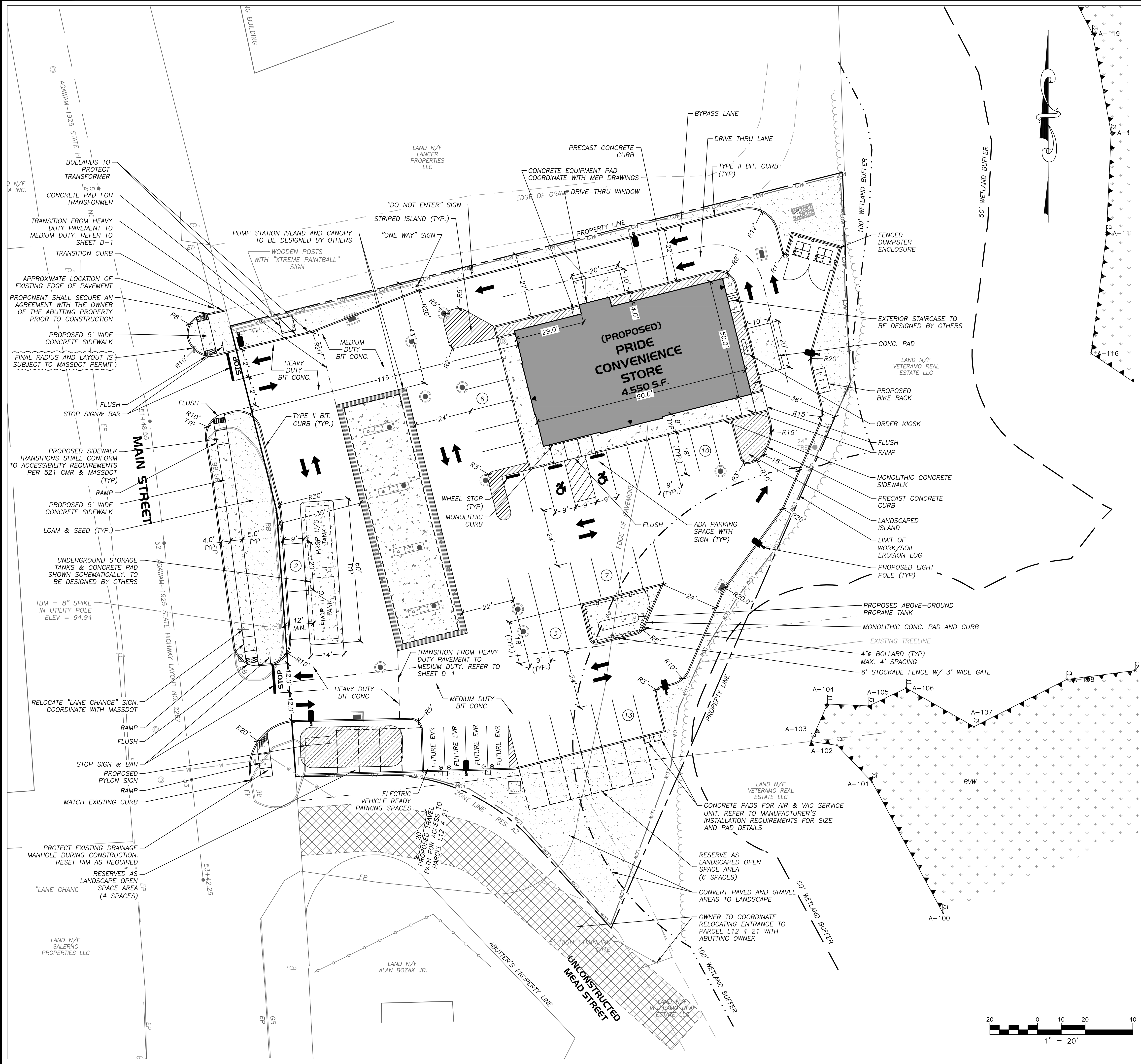
Chair Prouty continued the public hearing to the January 12, 2026 meeting.

D. Any other matter that may legally come before the Zoning Board of Appeals

None.

Motion was made by Mr. Maggi and seconded by Mr. Savonin to adjourn the meeting. All in favor.

Meeting adjourned at 9:00pm.



LAYOUT NOTES

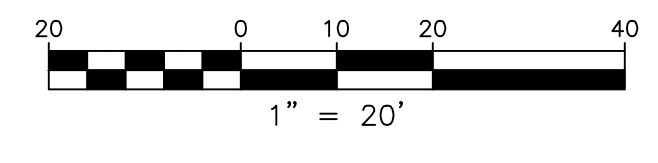
1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH SITE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAID SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.

SIGNAGE AND PAVEMENT MARKING NOTES

1. STRIPE ALL PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS AND SYMBOLS USING WHITE TRAFFIC PAINT. PAINTED ISLANDS, FIRE LANES, AND TRAVEL WAY CENTERLINES SHALL BE PAINTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO AASHTO M248 TYPE "N".
2. STOP BARS SHALL BE 12" WIDE (WHITE).
3. ALL PARKING STALL LINES SHALL BE 4" WIDE (WHITE).
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", MASSDOT, STATE BUILDING CODE AND ADA REQUIREMENTS, AND AS SHOWN ON THE PLANS & DETAILS.

ACCESSIBILITY NOTES

1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 521 CMR.
2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 521 CMR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.



FOR BID
NOT FOR CONSTRUCTION

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

LAYOUT & MATERIALS PLAN
395 Main Street
Agawam, Mass.
(PARCEL D'S: K12 5 1 & K12 5 2)

PREPARED FOR:

GPM Investments, LLC
c/o Mr. Hamilton Ramos
246 Cottage Street
Springfield, MA 01104

ISSUANCE DATE: May 17, 2024

REVISIONS:	DATE:
A. Addition of equipment pads	12/03/24
B. MassDOT comments	5/14/25
C. Utility revisions	11/19/25

DRAFTED BY: R.E.L.

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

SCALE: As Noted

RLA PROJ. NUMBER: 220117

DRAWING#	REV.
C-4	C