



## **Planning Board AGENDA**

Thursday, January 15, 2026 - 6:00 PM

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

### A. Planning Board

- 1) 6:00PM PUBLIC HEARING-FY24-CDBG Performance Hearing & FY26 CDBG Application Forum
- 2) APPROVAL OF MINUTES-December 4, 2025 & December 18, 2025
- 3) Correspondences

# Agawam Planning Board December 4, 2025

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## MEMBERS PRESENT:

Violet Baldwin, Chair  
Michael DiLullo  
Michael Cleavall

## MEMBERS ABSENT:

Frank DeStefano, Vice Chair  
Charles Elfman

## ALSO PRESENT:

Taryn Egerton

Ms. Baldwin called the meeting to order at 12:00pm.

### 1. FORM A – 404 Silver Street – Silver Street Energy Storage

Ms. Baldwin stated that the Board received memos from both Inspection Services and Engineering. There were no comments. Eric Weinstein, New Leaf Energy, was in attendance to present the ANR plan. He stated they are proposing to create a second lot, one for the current residence and one for the business. He explained that each parcel would have over 100' of frontage. Mr. Weinstein also stated that the residential lot will be 1.269 acres and the dwelling is 59' from the front lot line and 15' from the side lot line. He explained that the second lot will be 4.25 acres.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to approve the plan for 404 Silver Street for Silver Street Energy Storage under "Subdivision Control Law not Required"

VOTE 3 – 0

### 2. APPROVAL OF MINUTES November 20, 2025

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to approve the November 20, 2025 minutes as written.

VOTE 3 – 0

### 3. Correspondences

None

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

VOTE 3 – 0

Meeting adjourned at 12:05pm.

# Agawam Planning Board December 18, 2025

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## MEMBERS PRESENT:

Frank DeStefano, Vice Chair

Charles Elfman

Michael DiLullo

Michael Cleavall

## MEMBERS ABSENT:

Violet Baldwin, Chair

## ALSO PRESENT:

Taryn Egerton

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

### 1. Plan Revision – 395 Main Street – Pride Operating, LLC

Mike Bowen, R Levesque Associates, and Hamilton Ramos, Pride Operating, LLC were present to discuss the plan revisions for 395 Main Street. Mr. Bowen stated there is a moratorium from Eversource on new connections for gas, so they had to amend the plans to include an above ground propane tank. He stated that this propane tank will be 25' from property lines and buildings. Mr. Bowen stated that two parking spaces have been added towards Main Street to replace the ones where the propane tank is being placed. He explained the tank will be on a concrete pad with bollards and fence surrounding it. He reiterated that the amount of parking spaces has not changed.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to approve the plan revisions for 395 Main Street – Pride Operating, LLC

VOTE 4 – 0

### 2. Request to Extend Performance Agreement – Samuel Street Subdivision

Mr. Calabrese requested the Performance Agreement be extended to the end of March 2026.

Motion was made by Mr. Cleavall and seconded by Mr. Elfman to extend the Performance Agreement for the Samuel Street Subdivision to March 31, 2026.

VOTE 4 – 0

### 3. APPROVAL OF MINUTES December 4, 2025

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to table the minutes for December 4, 2025.

VOTE 4 – 0

## Agawam Planning Board December 18, 2025

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### 4. Correspondences

None

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

VOTE 4 – 0

Meeting adjourned at 6:05pm.

DRAFT