



City Council AGENDA

Tuesday, February 17, 2026 - 7:00 PM

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

- A. ROLL CALL
- B. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
- C. CITIZEN'S SPEAK TIME
- D. MINUTES
 - 1) Regular Council Meeting – **February 2, 2026**
- E. DECLARATION OF COUNCIL PRESIDENT
- F. PRESENTATION OF RESOLUTIONS
 - 1) **TR-2026- 4** - A Resolution confirming the appointment of **Mario Tedeschi**, 150 Juniper Ridge Drive, Feeding Hills to the Agawam Golf Commission to a term expiring on December 31, 2029 (Sponsored by Mayor Johnson)
 - 2) **TR-2026-5** - A Resolution confirming the reappointment of **Marilyn Lake**, 142 Brookfield Lane, Agawam to the Whiting Street & Thomas Pyne Fund Commission to a term expiring on December 31, 2028 (Sponsored by Mayor Johnson)
- G. ELECTIONS
- H. PUBLIC HEARINGS
- I. OLD BUSINESS
- J. NEW BUSINESS
 - 1) **TR-2026-6** - A Resolution appropriating Water Fund Certified Retained Earnings to the Water Stabilization Fund (Sponsored by Mayor Johnson)
 - 2) **TR-2026-7** - A Resolution appropriating Wastewater Fund Certified Retained Earnings to the Wastewater Stabilization Fund (Sponsored by Mayor Johnson)

- 3) **TR-2026-8** - A Resolution appropriating Municipal Golf Fund Certified Retained Earnings to the Municipal Golf Stabilization Fund (Sponsored by Mayor Johnson)
- 4) **TR-2026-9** - A Resolution appropriating Municipal Golf Stabilization Fund to the Capital Stabilization Fund (Sponsored by Mayor Johnson)
- 5) **TO-2026-2** - Voucher list for MMA reimbursements \$1,319.83 (City Council)
- 6) **ZC-2026-1** - Petition for Zone Change by Sergey Dikan for property located at 515 Mill Street, Feeding Hills section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10- 2-19) and Mikhail Ashlaban and Tamara Ashlaban for property located at 533 Mill Street, Feeding Hills section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) from the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District – **Refer to Planning Board and suggest City Council Public Hearing Date of March 16, 2026**

K. ANY OTHER MATTER THAT MAY LEGALLY COME BEFORE THE CITY COUNCIL

L. ADJOURNMENT

Please note that this meeting can be viewed live on Channel 15 (standard definition) or Channel 1074 (high definition) and will also be live-streamed on the town's website (www.agawam.ma.us)

REGULAR MEETING OF THE AGAWAM CITY COUNCIL

Minutes dated February 2, 2026

Council President Anthony Russo called the meeting to order at 7:00pm in at the Agawam Senior Center Veterans Hall.

A. ROLL CALL - 10 PRESENT, 1 ABSENT

Roll Call taken with the following Councilors present: George Bitzas, Edward Borgatti, Cecilia Calabrese, Thomas Hendrickson, Peter McNair, Dino Mercadante, Christine Rickmon, Robert Rossi, Anthony Russo, and Anthony Suffriti. Councilor Sandlin was absent. With ten present, there was a quorum.

B. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S SPEAK TIME

Douglas Reed, 10 Shelley Lane – spoke in support of TR-2026-3
Forrest Bradford, 21 Oxford Street – spoke about patriotism and corruption
Aleks Takgrev, 451 Barry Street – spoke against TOR-2026-1
Denis Doroshenko, 471 Barry Street - spoke against TOR-2026-1
Michael J. Dombrowski, 14 Sunnyslope Avenue –spoke against TOR-2026-1
John Bok, 68 Zacks Way - spoke against the mileage tax
Corinne Wingard, 194 Elm Street – spoke on TR-2026-3
Nick Dion, 325 Adams Street – spoke against Domestic Partnership ordinance

D. MINUTES

1. Regular Council Meeting – January 20, 2026

Motion to approve made by Councilor Mercadante and seconded by Councilor Calabrese. Voice vote approved noting the abstention of Councilor Rossi.

E. DECLARATION OF COUNCIL PRESIDENT

None.

F. PRESENTATION OF RESOLUTIONS

1. TR-2026-1 - A Resolution authorizing the Mayor to execute a deed to Assessor Parcel J3-1-43 which is land located on Cosgrove Street, Agawam (Sponsored by Mayor Johnson) (Referred to Community Relations Committee)

Motion to approve made by Councilor Bitzas and seconded by Council Vice President Suffriti. As Chair of the Community Relations Committee, Councilor Bitzas provided the report stating the committee sent a positive recommendation to the Full Council by a vote of 5 Yes, 0 No.

The vote was **10 YES, 0 NO, 1 ABSENT** (Councilor Sandlin) approving the item.

2. **TR-2026-2 - A Resolution accepting a 911 Support and Incentive Grant from the Commonwealth of Massachusetts State 911 Department in the amount of One Hundred Fifteen Thousand Eight Hundred Seventy-Nine (\$115,879.00) Dollars to the Agawam Police Department pursuant to Massachusetts General Laws Chapter 44, Section 53A (Sponsored by Mayor Johnson) (Referred to Finance Committee)**

Motion to approve made by Councilor Mercadante and seconded by Councilor Calabrese. As Chair of the Finance Committee, Councilor Mercadante provided the report stating that the committee sent a positive recommendation to the Full Council by a vote of 4 Yes, 0 No, 1 Absent (Councilor Sandlin).

The vote was **10 YES, 0 NO, 1 ABSENT** (Councilor Sandlin) approving the item.

3. **TR-2026-3 - A Resolution in opposition to Senate Bill No. 2246 and Senate Bill No. 2404 regarding the imposition of mileage-based taxes (Sponsored by Councilor Bitzas) (Referred to Community Relations Committee)**

Motion to approve made by Council Vice President Suffriti and seconded by Councilor Rossi. As Chair of the Community Relations Committee, Councilor Bitzas provided the report stating the committee sent a positive recommendation to the Full Council by a vote of 4 Yes, 1 No (Councilor Hendrickson). Councilor Bitzas read the Resolution into record. There was much discussion on this item. Councilors McNair, Borgatti, Calabrese, Mercadante, Rossi, and Council President Russo (stepping from the Chair) all speaking in support of this opposition to mileage-based tax bills. Councilors Hendrickson and Rickmon spoke against this Resolution and in favor of these Senate Bills.

The vote was **8 YES** (Councilors Bitzas, Borgatti, Calabrese, McNair, Mercadante, Rossi, Russo, and Suffriti), **2 NO** (Councilors Hendrickson and Rickmon), **1 ABSENT** (Councilor Sandlin) approving the item.

G. ELECTIONS

1. **TE-2026-1 - Election of Zoning Board of Appeals member (regular) with a term expiring January 1, 2029**

Council President Russo opened the floor for nominations. Councilor Rossi placed the name of Richard Maggi into nomination. Council Vice President Suffriti moved to close nominations which was seconded by Councilor Bitzas.

The vote was **10 Richard Maggi, 0 NO, 1 ABSENT** (Councilor Sandlin). Council President Russo congratulated Mr. Maggi and thanked him for his service.

2. **TE-2026-2 - Election of Zoning Board of Appeals member (alternate) with a term expiring January 1, 2029**

Councilor Mercadante placed the name of Vin Ronghi into nomination which was seconded by Council Vice President Suffriti. Councilor Bitzas moved to close nominations which was seconded by Council Vice President Suffriti who also stated that Vin Ronghi contacted him earlier to let him know he had some pressing License Commission issues to deal with and apologized for not being in attendance.

The vote was **10 Vin Ronghi, 0 NO, 1 ABSENT** (Councilor Sandlin). Council President Russo thanked Mr. Ronghi for his dedicated service to the town.

H. PUBLIC HEARINGS

None.

I. OLD BUSINESS

1. TO-2026-1 - An Order granting or renewing a Class 2 Dealer's LICENSE to Balfour Motors, 1801 Main Street, Agawam (Clerk) (Referred to Administrative Committee)

Motion to approve made by Councilor Rossi and seconded by Council Vice President Suffriti. As Chair of the Administrative Committee, Councilor Rossi provided the report stating that all was in order with this application and the committee sent a positive recommendation to the Full Council by a vote of 5 Yes, 0 No.

The vote was **10 YES, 0 NO, 1 ABSENT** (Councilor Sandlin) approving the item.

2. TOR-2026-1 - An Ordinance to add Chapter 62 regarding domestic partnerships in the City of Agawam (Sponsored by Councilor Hendrickson) (Referred to Legislative Committee) (1 of 2 Readings)

Motion to approve the first reading made by Councilor Hendrickson and seconded by Council Vice President Suffriti. As Chair of the Legislative Committee, Councilor Hendrickson provided the report that after much discussion, the committee send *no* recommendation to the Full Council by a vote of 3 Yes (Councilors Hendrickson, Rickmon, and Calabrese), 1 No (Councilor Bitzas), 1 Absent (Councilor Sandlin) after Councilor Bitzas made a Motion to send a negative recommendation however this did not receive a second.

Councilor Hendrickson made a Motion to Table which was seconded by Councilor Rickmon. The vote was 5 Yes (Councilors Borgatti, Calabrese, Hendrickson, Rickmon, and Russo), 5 No (Councilors Bitzas, McNair, Mercadante, Rossi, and Suffriti), 1 Absent (Councilor Sandlin) defeating the tabling motion. There was much discussion on this item. The sponsor, Councilor Hendrickson, along with Councilor Rickmon spoke in favor. Councilors Mercadante, McNair, Rossi, Calabrese, Bitzas, and Borgatti all opposed this with Councilors Rossi, Calabrese, and Borgatti stating it was for financial reasons and the desire for different language. Councilor Mercadante moved the question and Councilor Bitzas seconded it. Voice vote approved – the question was moved.

The vote was **2 YES** (Councilors Hendrickson and Rickmon), **8 NO** (Councilors Bitzas, Borgatti, Calabrese, McNair, Mercadante, Rossi, Russo, Suffriti), **1 ABSENT** (Councilor Sandlin) defeating the item.

J. NEW BUSINESS

1. TR-2026- 4 - A Resolution confirming the appointment of Mario Tedeschi, 150 Juniper Ridge Drive, Feeding Hills to the Agawam Golf Commission to a term expiring on December 31, 2029 (Sponsored by Mayor Johnson)

Next Agenda.

2. TR-2026-5 - A Resolution confirming the reappointment of Marilyn Lake, 142 Brookfield Lane, Agawam to the Whiting Street & Thomas Pyne Fund Commission to a term expiring on December 31, 2028 (Sponsored by Mayor Johnson)

Next Agenda.

K. ANY OTHER MATTER THAT MAY LEGALLY COME BEFORE THE CITY COUNCIL

Councilor McNair commented on the great Citizen's Speak Time. Councilor Calabrese appreciated everyone showing up and having their voices heard. This was an important meeting. Councilor Rickmon spoke about a Special Education Parent Advisory committee being formed. Council Vice President Suffriti thanked all who attended tonight. He gave a huge thank you to the DPW on clearing our roads. Agawam's roads looked better than most towns. Go Pats! Councilor Bitzas asked for no more snow – also thanking the DPW for the great job. He also said it was great to

see so many new people at the meeting. Councilor Hendrickson wished everyone a Happy Valentine's Day whether you are married or in a domestic partnership. He also thanked the DPW. Councilor Borgatti reminded everyone that the Colleen Coronation is this coming Saturday and tickets can still be purchased. Happy Super Bowl and also thanked the DPW. Council President Russo thanked everyone for all of the feedback and gave huge kudos to the DPW and hired plows on the great job they did.

L. ADJOURNMENT

Motion to adjourn made all around the house. Meeting adjourned at 8:26pm.

APPROVED

TR-2026-1

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE
A DEED TO ASSESSOR PARCEL J3-1-3 WHICH IS
LAND LOCATED ON COSGROVE STREET,
AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, Lots 37, 37B and 36 are three twenty-five foot parcels on a recorded plan called Cosgrove Park formerly Victoria Park which was recorded in the Hampden County Registry of Deeds in 1911; and

WHEREAS, Lots 37, 37B and 36 comprise Agawam Assessor Parcel J3-1-43, and according to the town's assessor's database this three-lot parcel is owned by Michelle Trznadel with title derived from the deed recorded in the Hampden County Registry of Deeds in Book 19648, Page 190, but this is incorrect as the deed in question does not include these lots; and

WHEREAS, the most recent time this property appears in the Hampden County Registry of Deeds records is in a tax taking against Glen and Phyllis James in 1954 at Book 2359, Page 181 which lists the title origin as "Book and Page Unknown", and this tax taking was later redeemed (paid) by Instrument of Redemption at Book 2408, Page 41; and

WHEREAS, Ms. Trznadel hired a title examiner who went painstakingly through every deed out from the Town of Agawam from 1938 to 1954 and could not find any deed out for this three-lot parcel, and it was his conclusion that title is still in the Town of Agawam from a tax title deed at Book 1650, Page 581; and

WHEREAS, according to the tax records of the town, Ms. Trznadel and her grandparents have owned the three-lot parcel from at least 1954 to the present and have been paying taxes on the parcel for that entire period; and

NOW THEREFORE, BE IT RESOLVED that the Agawam City Council hereby authorizes the Mayor to execute a deed from the Town of Agawam to the Estate of Philomena James a/k/a Philomena Marie James a/k/a Phyllis James for the land and property known and described as Lots 37, 37B and 36 as further described on a plan of land entitled "Cosgrove Park formerly Victoria Park Agawam - Mass." dated August 1911 which is recorded in the Hampden County Registry of Deeds in File 311. Said lots comprise Agawam Assessor Parcel J3-1-43.

TR-2026-3

APPROVED

**A RESOLUTION IN OPPOSITION TO SENATE BILL NO. 2246
AND SENATE BILL NO. 2404 REGARDING
THE IMPOSITION OF MILEAGE-BASED TAXES**

(Sponsored by Councilor George Bitzas)

WHEREAS, the Massachusetts General Court is currently debating Senate Bill 2246 (S.2246) and Senate Bill 2404 (S.2404); and

WHEREAS, S.2246 would set an aggressive statewide goal to reduce vehicle miles traveled by motorists in Massachusetts regardless of whether motorists have access to public transportation or other alternatives; and

WHEREAS, S.2404 would create a task force to potentially approve a mileage-based tax rate for Massachusetts' roads and highways as an alternative to the current system of taxing highway use through traditional gas taxes; and

WHEREAS, mileage-based taxes would impose a direct financial burden on Massachusetts residents based on the number of miles they drive, regardless of income level or geographic necessity; and

WHEREAS, residents of the Town of Agawam and surrounding communities across Western Massachusetts rely heavily on personal vehicles for employment, medical appointments, family responsibilities, religious obligations, shopping and other essential daily activities; and

WHEREAS, a mileage-based tax would disproportionately impact those residents who have no reasonable alternative to driving, effectively penalizing them for circumstances beyond their control; and

WHEREAS, such policies could increase the overall cost of living for Agawam residents as compared to traditional gas taxes; and

WHEREAS, transportation-funding solutions should be fair, transparent and equitable, and should not place an undue burden on residents who depend on their vehicles to maintain their livelihoods and family connections; and

NOW THEREFORE, the Agawam City Council resolves that enactment of S.2246 and S.2404 is not in the best interest of the Town of Agawam as it would be economically unfair to the motorists of Agawam and Western Massachusetts who rely on their vehicles for their personal and professional needs and who lack viable alternatives to driving; and

BE IT FURTHER RESOLVED, that the Agawam City Council urges the Massachusetts General Court to reject mileage-based taxes and any future policies that unfairly burden residents of Agawam and Western Massachusetts; and

APPROVED

TR-2026-2

**A RESOLUTION ACCEPTING A 911 SUPPORT AND INCENTIVE GRANT
FROM THE COMMONWEALTH OF MASSACHUSETTS STATE 911
DEPARTMENT IN THE AMOUNT OF ONE HUNDRED FIFTEEN THOUSAND
EIGHT HUNDRED SEVENTY-NINE (\$115,879.00) DOLLARS TO THE
AGAWAM POLICE DEPARTMENT PURSUANT TO MASSACHUSETTS
GENERAL LAWS CHAPTER 44, SECTION 53A**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Massachusetts State 911 Department is a division of the Commonwealth of Massachusetts Executive Office of Public Safety and Security; and

WHEREAS, the State 911 grant is in the amount of One Hundred Fifteen Thousand Eight Hundred Seventy-Nine (\$115,879.00) Dollars; and

WHEREAS, the Agawam Police Department will use the grant funds to purchase a new computer aided dispatch program, as well as, a new printer for the dispatch area; and

WHEREAS, the Agawam Police Department desires to accept said State 911 grant; and

WHEREAS, it is in the best interests of the Town of Agawam to accept the State 911 grant; and

NOW THEREFORE, the Agawam City Council hereby resolves pursuant to Massachusetts General Laws Chapter 44, Section 53A to accept a grant from the Massachusetts Executive Office of Public Safety and Security State 911 Department in the amount of One Hundred Fifteen Thousand Eight Hundred Seventy-Nine (\$115,879.00) Dollars to the Agawam Police Department.

Dated this 2nd day of February, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL.

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY

Christopher S. Cappucci, Solicitor

BE IT FURTHER RESOLVED, that the Council Clerk is directed to transmit copies of this resolution to the Governor, the President of the Senate, the Speaker of the House, and our local delegation to the State House of Representatives and the State Senate.

Dated this 2nd day of February, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL.

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY

Christopher S. Cappucci, Solicitor

TR-2026-4

**A RESOLUTION CONFIRMING THE APPOINTMENT OF
MARIO TEDESCHI OF 150 JUNIPER RIDGE DRIVE, FEEDING HILLS, MA
TO THE AGAWAM GOLF COMMISSION
TO A TERM EXPIRING ON DECEMBER 31, 2029**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, a vacancy exists on the Agawam Golf Commission; and

WHEREAS, the Mayor has appointed Mario Tedeschi of 150 Juniper Ridge Drive, Feeding Hills, Massachusetts to the Agawam Golf Commission to a term expiring December 31, 2029; and

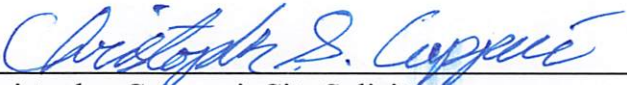
NOW THEREFORE, the Agawam City Council hereby resolves to confirm the appointment of Mario Tedeschi of 150 Juniper Ridge Drive, Feeding Hills, Massachusetts to the Agawam Golf Commission to a term expiring December 31, 2029.

DATED THIS _____ DAY OF _____, 2026

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President, Agawam City Council

APPROVED AS TO FORM AND LEGALITY



Christopher Cappucci, City Solicitor

Nadine Porfilio

From: Barbara Bard
Sent: Wednesday, January 28, 2026 11:48 AM
To: Nadine Porfilio
Subject: FW: Golf commissioner

-----Original Message-----

From: Mario Tedeschi <
Sent: Wednesday, January 28, 2026 11:38 AM
To: Barbara Bard <BBard@agawam.ma.us>
Subject: Golf commissioner

Mr. Mayor, please take this email as my interest and becoming a Golf commissioner for the Agawam golf course Thanks
Mario Tedeschi Sent from my iPhone Confidentiality/Public Record Statement

Under Massachusetts Law, any email created or received by an employee of The Town of Agawam is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

City of Agawam. <<http://agawam.ma.us>>

APPROVED
ex

TR-2026-5

**A RESOLUTION CONFIRMING THE REAPPOINTMENT OF
MARILYN LAKE OF 142 BROOKFIELD LANE, AGAWAM, MA
TO THE AGAWAM WHITING STREET & THOMAS PYNE FUND COMMISSION
TO A TERM EXPIRING ON DECEMBER 31, 2028**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the appointment of Marilyn Lake of 142 Brookfield Lane, Agawam, MA on the Agawam Whiting Street & Thomas Pyne Fund Commission expired on December 31, 2025; and

WHEREAS, the Mayor has reappointed Marilyn Lake of 142 Brookfield Lane, Agawam, MA to the Agawam Whiting Street & Thomas Pyne Fund Commission to a term expiring December 31, 2028; and

NOW THEREFORE, the Agawam City Council hereby resolves to confirm the reappointment of Marilyn Lake of 142 Brookfield Lane, Agawam, MA to the Agawam Whiting Street & Thomas Pyne Fund Commission to a term expiring December 31, 2028.

DATED THIS _____ DAY OF _____, 2026

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher Cappucci, Solicitor

January 21, 2026

Mayor Christopher Johnson
36 Main St
Agawam, MA 01001

RE: Whiting Street & Thomas Pyne Funds

I would very much like to be reappointed to the Whiting Street and Thomas Pyne Fund Commission for another year. Thank you for your consideration.

Sincerely,


Marilyn Lake

APPROVED


**A RESOLUTION APPROPRIATING WATER FUND
CERTIFIED RETAINED EARNINGS TO THE
WATER STABILIZATION FUND**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Council established the Water Stabilization Fund to fund operations and capital projects for the Water Department; and

WHEREAS, the Commonwealth of Massachusetts has certified retained earnings in the amount of Nine Hundred Twenty Thousand Thirty-Six (\$920,036.00) Dollars for the Water Fund; and

WHEREAS, certified retained earnings are only available for appropriation by the city from the time of certification until the end of the fiscal year in which they are certified; and

WHEREAS, appropriating the retained earnings into the stabilization fund would allow the city to have access to those funds at any time to support the operation and capital needs of the Water Department; and

WHEREAS, it is in the best interests of the Town of Agawam to appropriate the certified retained earnings for the Water Fund into the Water Stabilization Fund; and

NOW THEREFORE, the Agawam City Council hereby resolves pursuant to Massachusetts General Laws Chapter 40, Section 5B to appropriate the Water Fund certified retained earnings in the amount of Nine Hundred Twenty Thousand Thirty-Six (\$920,036.00) Dollars into the Water Stabilization Fund.

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-0400 | 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: Stabilization Fund Appropriations
Date: February 12, 2026

1. **TR-2026-6; TR-2026-7 & TR-2026-8** **Appropriations to Special Purpose Stabilization Funds**

The Council created special purpose stabilization funds for the three self-sustaining or enterprise funds which are the Water Department, the Wastewater Department and the Municipal Golf Course.

After the conclusion of each fiscal year, the Commonwealth calculates and certifies the retained earnings for each self-sustaining or enterprise fund. The certified retained earnings are available to be appropriated from the date of certification through the end of the fiscal year in which they are certified. Once the new fiscal year begins, the retained earnings are no longer available for appropriation and the town must wait for the new certification to utilize the retained earnings.

By appropriating the retained earnings into the stabilization funds, the town will have access to appropriate for the entire year. In addition, the stabilization funds will earn interest which would be credited for the benefit of each self-sustaining or enterprise fund.

The Commonwealth recently certified the following retained earnings for the three self-sustaining or enterprise funds:

Water Fund	\$ 920,036.00
Wastewater Fund	\$ 340,063.00
Golf Fund	\$ 507,866.00

The following are the existing special purpose stabilization fund balances as of January 31, 2026:

Water Fund	\$ 773,759.54
Wastewater Fund	\$ 2,427,832.58
Golf Fund	\$ 230,454.89

2. TR-2026-9 Appropriation from Municipal Golf Stabilization Fund to Capital Stabilization Fund

The Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83). The Golf Course wishes to repay the loan early. The loan was extended on December 19, 2025 and the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars represents repayment of the loan with interest.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor

**A RESOLUTION APPROPRIATING WASTEWATER FUND
CERTIFIED RETAINED EARNINGS TO THE
WASTEWATER STABILIZATION FUND**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Council established the Wastewater Stabilization Fund to fund operations and capital projects for the Wastewater Department; and

WHEREAS, the Commonwealth of Massachusetts has certified retained earnings in the amount of Three Hundred Forty Thousand Sixty-Three (\$340,063.00) Dollars for the Wastewater Fund; and

WHEREAS, certified retained earnings are only available for appropriation by the city from the time of certification until the end of the fiscal year in which they are certified; and

WHEREAS, appropriating the retained earnings into the stabilization fund would allow the city to have access to those funds at any time to support the operation and capital needs of the Wastewater Department; and

WHEREAS, it is in the best interests of the Town of Agawam to appropriate the certified retained earnings for the Wastewater Fund into the Wastewater Stabilization Fund; and

NOW THEREFORE, the Agawam City Council hereby resolves pursuant to Massachusetts General Laws Chapter 40, Section 5B to appropriate the Wastewater Fund certified retained earnings in the amount of Three Hundred Forty Thousand Sixty-Three (\$340,063.00) Dollars into the Wastewater Stabilization Fund.

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-0400 | 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: Stabilization Fund Appropriations
Date: February 12, 2026

**1. TR-2026-6; TR-2026-7 & TR-2026-8
Appropriations to Special Purpose Stabilization Funds**

The Council created special purpose stabilization funds for the three self-sustaining or enterprise funds which are the Water Department, the Wastewater Department and the Municipal Golf Course.

After the conclusion of each fiscal year, the Commonwealth calculates and certifies the retained earnings for each self-sustaining or enterprise fund. The certified retained earnings are available to be appropriated from the date of certification through the end of the fiscal year in which they are certified. Once the new fiscal year begins, the retained earnings are no longer available for appropriation and the town must wait for the new certification to utilize the retained earnings.

By appropriating the retained earnings into the stabilization funds, the town will have access to appropriate for the entire year. In addition, the stabilization funds will earn interest which would be credited for the benefit of each self-sustaining or enterprise fund.

The Commonwealth recently certified the following retained earnings for the three self-sustaining or enterprise funds:

Water Fund	\$ 920,036.00
Wastewater Fund	\$ 340,063.00
Golf Fund	\$ 507,866.00

The following are the existing special purpose stabilization fund balances as of January 31, 2026:

Water Fund	\$ 773,759.54
Wastewater Fund	\$ 2,427,832.58
Golf Fund	\$ 230,454.89

2. TR-2026-9 Appropriation from Municipal Golf Stabilization Fund to Capital Stabilization Fund

The Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83). The Golf Course wishes to repay the loan early. The loan was extended on December 19, 2025 and the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars represents repayment of the loan with interest.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor

**A RESOLUTION APPROPRIATING MUNICIPAL GOLF FUND
CERTIFIED RETAINED EARNINGS TO THE
MUNICIPAL GOLF STABILIZATION FUND**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Council established the Municipal Golf Stabilization Fund to fund operations and capital projects for the Municipal Golf course; and

WHEREAS, the Commonwealth of Massachusetts has certified retained earnings in the amount of Five Hundred Seven Thousand Eight Hundred Sixty-Six (\$507,866.00) Dollars for the Municipal Golf Fund; and

WHEREAS, certified retained earnings are only available for appropriation by the city from the time of certification until the end of the fiscal year in which they are certified; and

WHEREAS, appropriating the retained earnings into the stabilization fund would allow the city to have access to those funds at any time to support the operation and capital needs of the Municipal Golf course; and

WHEREAS, it is in the best interests of the Town of Agawam to appropriate the balance of certified retained earnings for the Municipal Golf Fund into the Municipal Golf Stabilization Fund; and

NOW THEREFORE, the Agawam City Council hereby resolves pursuant to Massachusetts General Laws Chapter 40, Section 5B to appropriate the Municipal Golf Fund certified retained earnings in the amount of Five Hundred Seven Thousand Eight Hundred Sixty-Six (\$507,866.00) Dollars into the Municipal Golf Stabilization Fund.

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-0400 | 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: Stabilization Fund Appropriations
Date: February 12, 2026

1. **TR-2026-6; TR-2026-7 & TR-2026-8** **Appropriations to Special Purpose Stabilization Funds**

The Council created special purpose stabilization funds for the three self-sustaining or enterprise funds which are the Water Department, the Wastewater Department and the Municipal Golf Course.

After the conclusion of each fiscal year, the Commonwealth calculates and certifies the retained earnings for each self-sustaining or enterprise fund. The certified retained earnings are available to be appropriated from the date of certification through the end of the fiscal year in which they are certified. Once the new fiscal year begins, the retained earnings are no longer available for appropriation and the town must wait for the new certification to utilize the retained earnings.

By appropriating the retained earnings into the stabilization funds, the town will have access to appropriate for the entire year. In addition, the stabilization funds will earn interest which would be credited for the benefit of each self-sustaining or enterprise fund.

The Commonwealth recently certified the following retained earnings for the three self-sustaining or enterprise funds:

Water Fund	\$ 920,036.00
Wastewater Fund	\$ 340,063.00
Golf Fund	\$ 507,866.00

The following are the existing special purpose stabilization fund balances as of January 31, 2026:

Water Fund	\$ 773,759.54
Wastewater Fund	\$ 2,427,832.58
Golf Fund	\$ 230,454.89

2. TR-2026-9 Appropriation from Municipal Golf Stabilization Fund to Capital Stabilization Fund

The Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83). The Golf Course wishes to repay the loan early. The loan was extended on December 19, 2025 and the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars represents repayment of the loan with interest.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor

**A RESOLUTION APPROPRIATING FUNDS FROM THE
MUNICIPAL GOLF STABILIZATION FUND
TO THE CAPITAL STABILIZATION FUND**

(Sponsored by Christopher C. Johnson, Mayor)

WHEREAS, the Council established the Municipal Golf Stabilization Fund to fund operations and capital projects for the Municipal Golf course; and

WHEREAS, the Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83); and

WHEREAS, the funds were expended from the Capital Stabilization Fund on December 19, 2025 and the Agawam Municipal Golf Course desires to repay the loan early; and

WHEREAS, it is in the best interests of the Town of Agawam for the Agawam Municipal Golf Course to repay its loan from the Capital Stabilization Fund; and

NOW THEREFORE, the Agawam City Council hereby resolves to appropriate the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars from the Municipal Golf Fund Stabilization Fund to the Capital Stabilization Fund.

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-0400 | 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: Stabilization Fund Appropriations
Date: February 12, 2026

1. **TR-2026-6; TR-2026-7 & TR-2026-8** **Appropriations to Special Purpose Stabilization Funds**

The Council created special purpose stabilization funds for the three self-sustaining or enterprise funds which are the Water Department, the Wastewater Department and the Municipal Golf Course.

After the conclusion of each fiscal year, the Commonwealth calculates and certifies the retained earnings for each self-sustaining or enterprise fund. The certified retained earnings are available to be appropriated from the date of certification through the end of the fiscal year in which they are certified. Once the new fiscal year begins, the retained earnings are no longer available for appropriation and the town must wait for the new certification to utilize the retained earnings.

By appropriating the retained earnings into the stabilization funds, the town will have access to appropriate for the entire year. In addition, the stabilization funds will earn interest which would be credited for the benefit of each self-sustaining or enterprise fund.

The Commonwealth recently certified the following retained earnings for the three self-sustaining or enterprise funds:

Water Fund	\$ 920,036.00
Wastewater Fund	\$ 340,063.00
Golf Fund	\$ 507,866.00

The following are the existing special purpose stabilization fund balances as of January 31, 2026:

Water Fund	\$ 773,759.54
Wastewater Fund	\$ 2,427,832.58
Golf Fund	\$ 230,454.89

2. TR-2026-9 Appropriation from Municipal Golf Stabilization Fund to Capital Stabilization Fund

The Capital Stabilization Fund lent the Agawam Municipal Golf Course the sum of One Hundred Thousand (\$100,000.00) Dollars from the Capital Stabilization Fund for the purchase of a new fleet of golf carts at four (4%) percent interest (See TR-2025-83). The Golf Course wishes to repay the loan early. The loan was extended on December 19, 2025 and the sum of One Hundred Thousand Eight Hundred Ten and 96/100 (\$100,810.96) Dollars represents repayment of the loan with interest.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor



AGAWAM CITY COUNCIL

36 MAIN STREET
AGAWAM, MASSACHUSETTS 01001
413-726-9716 Office 413-726-9717 Fax www.agawam.ma.us

COUNCIL PRESIDENT *Rosemary Sandlin*

COUNCIL VICE PRESIDENT *Anthony J. Russo*

COUNCILORS

*George Bitzas – Edward Borgatti – Thomas D. Hendrickson – Dino R. Mercadante – Robert E. Rossi
Gerald F. Smith – Peter Smus – Anthony R. Suffriti – Maria Valego*

ADMINISTRATIVE ASSISTANT – *Barbara A. Bard* bbard@agawam.ma.us

TO-2026-2

VOUCHER

Reimbursements for MMA Trade Show January, 2026
For Councilors Bitzas, Borgatti, and Russo

#11112-52390	George Bitzas	\$ 537.83
	Edward Borgatti	\$ 278.32
	Anthony Russo	\$ 503.68

TOTAL REIMBURSEMENT **\$1,319.83**

DATED THIS ____ DAY OF _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY

Christopher S. Cappucci
Christopher S. Cappucci, Solicitor

**PETITION FOR ZONE CHANGE BY SERGEY DIKAN FOR PROPERTY
LOCATED AT 515 MILL STREET, FEEDING HILLS SECTION OF AGAWAM,
HAMPDEN COUNTY, MASSACHUSETTS (ASSESSOR PARCEL H10-2-19)
AND
MIKHAIL ASHLABAN AND TAMARA ASHLABAN FOR PROPERTY
LOCATED AT 533 MILL STREET, FEEDING HILLS SECTION OF AGAWAM,
HAMPDEN COUNTY, MASSACHUSETTS (ASSESSOR PARCEL H10-1-4)
FROM THE RESIDENCE A-2 DISTRICT, THE BUSINESS B DISTRICT, AND THE
AGRICULTURAL DISTRICT TO THE RESIDENCE A-2 DISTRICT**

WHEREAS, Sergey Dikan (“Dikan”) is the owner of a parcel of land located at 515 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-2-19) which is more particularly described in a deed to Dikan which is recorded in the Hampden County Registry of Deeds in Book 24346, Page 391; and

WHEREAS, Mikhail Ashlaban and Tamara Ashlaban (collectively “Ashlaban”) are the owners of a parcel of land located at 533 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) which is more particularly described in a deed to Ashlaban which is recorded in the Hampden County Registry of Deeds in Book 20091, Page 539; and

WHEREAS, Dikan and Ashlaban have jointly submitted a Petition to change the zoning on 515 Mill Street (Assessor Parcel H10-2-19) and 533 Mill Street (Assessor Parcel H10-1-4) dated January 26, 2026 which was received on January 28, 2028 from being split zoned with portions of the parcels in the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District; and

WHEREAS, Dikan and Ashlaban indicate in their Petition that *“The proposed zoning amendment is intended to allow for residential development on the site, consistent with the character of surrounding uses... [and it]... would support the applicant’s plan to divide the subject property for residential use and improve/upgrade the existing right-of-way ...”*; and

WHEREAS, Dikan and Ashlaban further indicate in their Petition that the zone change *“will be desirable and without substantial detriment to the public good”*; and

NOW THEREFORE, the Agawam City Council hereby resolves to change the zoning of land located at 515 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-2-19) which is more particularly described in a deed to Sergey Dikan which is recorded in the Hampden County Registry of Deeds in Book 24346, Page 391 and the land located at 533 Mill Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel H10-1-4) which is more particularly described in a deed to Mikhail Ashlaban and Tamara Ashlaban which is recorded in the Hampden County Registry of Deeds in Book 20091, Page 539, from the Residence A-2 District, the Business B District, and the Agricultural District to the Residence A-2 District.

Dated this _____ day of _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor

Request for Zoning Map Amendment

Under Town of Agawam Zoning Ordinance § 180-3 – Districts enumerated; Building Zone Map.

Proposed Residence A-2 (RA-2) Zoning District

Project Location:

515 Mill Street & 533 Mill Street
Agawam, Massachusetts 01001
(Assessor's Parcel IDs: H10-2-19 & H10-1-4)

Submitted To:

Town of Agawam City Council
36 Main Street
Agawam, Massachusetts 01001

Applicant(s) & Property Owner(s):

Of 515 Mill Street
Sergey Dikan
114 Birch Hill Road
Agawam, Massachusetts 01001

Of 533 Mill Street
Mikhail Ashlaban
533 Mill Street
Agawam, Massachusetts 01001

RLA Project File No. 250105

January 26, 2026

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. PETITION LETTER
2. LOCUS MAP
3. DEED REFERENCES

LIST OF APPENDICES

APPENDICES

APPENDIX A: SITE PLAN

I. PETITION LETTER



January 26, 2026

Rosemary Sandlin, Council President
Town of Agawam City Council
36 Main Street
Agawam, Massachusetts 01001

**RE: Request for Zoning Map Amendment – Proposed Residence A-2 (RA-2) Zoning District
515 Mill Street & 533 Mill Street
Agawam, Massachusetts 01001
(Assessor's Parcel IDs: H10-2-19 & H10-1-4)
RLA Project File No. 250105**

Dear President Sandlin and Councilors:

On behalf of the applicants and property owners, Sergey Dikan and Mikhail Ashlaban, R Levesque Associates, Inc. is submitting this Request for Zoning Map Amendment for the above-referenced properties and right-of-way in Agawam, Massachusetts.

PROPERTY DESCRIPTION

The subject properties are located south of Mill Street and consist of approximately $6.6 \pm$ acres. 515 Mill Street is owned by Sergey Dikan and is recorded in the Hampden County Registry of Deeds under Book 24346, Page 391. 533 Mill Street is owned by Mikhail Ashlaban and is recorded in the Hampden County Registry of Deeds under Book 20091, Page 539. Copies of the deed references are included within this petition packet under Section 3. According to the Town of Agawam online Assessor's database, the subject properties are split zoned, with the northern portions located within the Residence A-2 (RA-2) zoning district. The southern portion of 515 Mill Street is located within the Business B (BB) zoning district. The southern portion of 533 Mill Street is located within the Agricultural (AG) zoning district. A Locus Map depicting the location and current zoning is included within this petition packet under Section 2.

ZONING MAP AMENDMENT PETITION

The petitioners respectfully request that the Town of Agawam City Council grant the above-referenced Zoning Map Amendment under the Massachusetts General Laws Chapter 40A Section 5 to amend the Town of Agawam Building Zone Map to allow for the entirety of the subject properties and right-of-way to be rezoned to the Residence A-2 (RA-2) zoning district, as promulgated under Article III of the local zoning regulations.



STATEMENT OF PURPOSE

The proposed zoning amendment is intended to allow for residential development on the site, consistent with the character of surrounding uses. The proposed zoning map amendment to Residence A-2 (RA-2) would support the applicants' plan to divide the subject properties for residential use and improve / upgrade the existing right-of-way.

STATEMENT OF JUSTIFICATION

Facts to support a finding that the proposed Zoning Map Amendment will be desirable and without substantial detriment to the public good:

1. The applicant intends to rezone from a business-oriented zoning district to a residential-oriented zoning district to allow for future development and improvements at this site.
2. There is no significant impact to the neighborhood in requesting the proposed Zoning Map Amendment as similar residential areas currently exist within the general vicinity of the subject properties.
3. The subject properties are well suited for residential use and have ample space to utilize for construction.
4. The subject properties are located in a primarily residentially utilized neighborhood, and the proposed residential use of the site better aligns with the neighborhood than the existing allowable business uses.
5. The subject properties are already partially zoned Residence A-2 (RA-2) and are bound by other Residence A-2 (RA-2) zoned properties, therefore the proposed zoning map amendment does not constitute spot zoning.

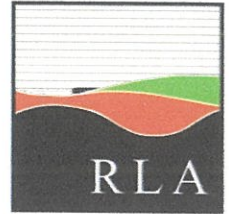
CONCLUSION

Understanding the above, the proposed Zoning Map Amendment is not detrimental to the public good and does not substantially derogate from the intent of and purpose of the Town of Agawam Zoning Ordinance. Based on the foregoing, and all the supplemental information attached, the applicant respectfully requests that the Town of Agawam City Council grant the requested Zoning Map Amendment under the Town of Agawam Zoning Ordinance to Residence A-2 (RA-2).

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



Applicants and Property Owners:


Mr. Sergey Dikan
515 Mill Street


Mr. Mikhail Ashlaban
533 Mill Street

As required, a copy of this submission has been provided electronically via email to the Town of Agawam City Council and Planning Board. We are requesting to be placed on the City Council'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.

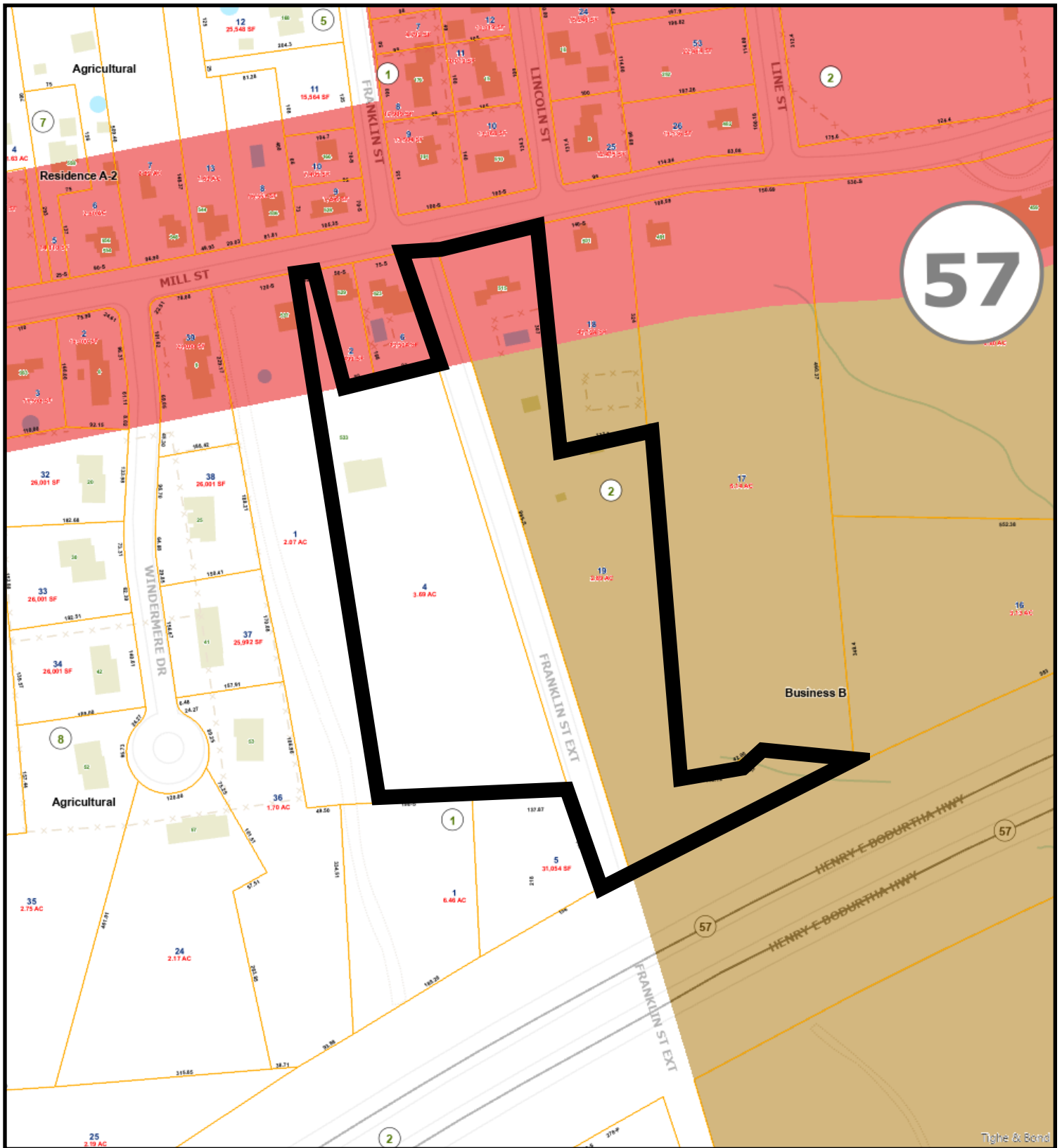
Sincerely,

R LEVESQUE ASSOCIATES, INC.


Nina Fazio
Permitting Coordinator

2. LOCUS MAP

(SOURCE: TOWN OF AGAWAM GIS)



Locus Map

1/28/2026 10:56:04 AM

Scale: 1"=200'

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.



3. DEED REFERENCES

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 01-07-2022 @ 02:46pm
Ctl#: 300 Doc#: 1366
Fee: \$1,071.60 Cons: \$235,000.00

KNOW ALL PERSONS BY THESE PRESENTS

THAT I, Yegor Muravskiy, of 515 Mill Street, Feeding Hills, Massachusetts, individually,

For consideration of and in full consideration paid Two Hundred Thirty Five Thousand and 00/100 (\$235,000.00) Dollars

GRANTS TO Sergey Dikan, of 114 Birch Hill Road, Agawam, Massachusetts, with **WARRANTY COVENANTS**

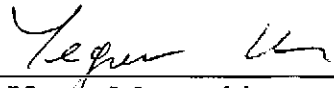
The property described on Exhibit A which is attached hereto and made a part hereof.

BEING the same premises conveyed to Yegor Muravskiy herein by deed of Shirley G. Drenzek, dated December 23, 2017 and recorded in the Hampden County Registry of Deeds in Book 22008, Page 291.

As per M.G.L. Chapter 188, sect. 13, the Grantor, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, non-owner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

(signature page to follow)

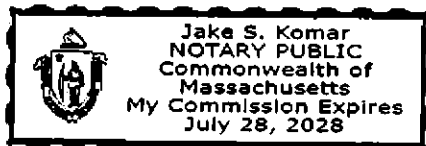
This Deed is intended to take effect as a sealed instrument this 4 day of January, 2022.


Yegor Muravskiy

COMMONWEALTH OF MASSACHUSETTS

County of Hampden

On this 4 day of January, 2022, before me, the undersigned notary public, personally appeared Yegor Muravskiy and proved to me through satisfactory evidence of identification, which was Driver License to be the person whose name is signed on the preceding and acknowledged to me that they signed it voluntarily for its stated purpose and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.



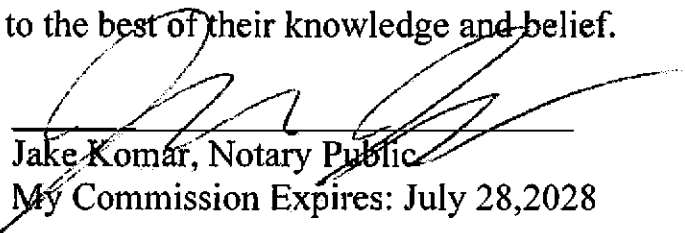

Jake Komar, Notary Public
My Commission Expires: July 28, 2028

EXHIBIT "A"**Parcel II:**

The land in Agawam, Hampden County, Massachusetts as shown on a Plan of Land entitled "Mill Street Extension, Agawam, Mass," dated June 1988 by Smith Associates Surveyors, Inc., and owned by Double "D" Realty, Inc., said Plan having been recorded in Hampden County Registry of Deed in Book of Plans 262, Page 129, said land being bounded and described as follows:

Beginning at the intersection of the westerly side-line of Franklin Street Extension with the northerly side-line of the Re-Location of Route 57, running thence

- WESTERLY along the northerly side-line of the Re-Location of Route 57, an arc distance of one hundred ninety-five and 69/100 (195.69) feet;
- NORTHERLY by land now or formerly of one Saralli, two hundred thirty-six and 36/100 (236.36) feet;
- EASTERLY by land now or formerly of one Saralli, one hundred thirty-seven and 77/100 (137.77) feet;
- SOUTHERLY along the westerly side-line of Franklin Street Extension to the point of beginning, one hundred fifty-five and 15/100 (155.15) feet.

Containing thirty-one thousand fifty-six (31,056) square feet or approximately 0.71 acres.

Together with all the right, title and interest of the Grantors herein, if any in and to the Franklin Street Extension as shown on the above-referenced plan, hereby specifically disclaiming any warranty or covenant of title as to said Franklin Street Extension, further representing that the land hereby conveyed lacks any right of access or frontage on a public way and by accepting this deed, the Grantees acknowledge that any right of access to the land must be across their property adjacent to said land.

All subject to restrictions, easements, rights of way and other charges of record, if any.

PARCEL 1:

the land in Agawam, Hamden County, Massachusetts, bounded and described as follows:

Beginning at the North Eastern corner of Perkins Ave., and the South side of Mill St., and running thence Easterly on Mill Street about one hundred fifty (150) feet to a stone; thence Southerly on land now or formerly of one Voudren about three hundred thirty and $7/100$ (330.07) feet; thence Easterly on last named land about one hundred thirty-two and $5/10$ (132.5) feet; thence Southerly on land of Bruni, now or formerly, about five hundred sixteen and $80/100$ (516.80) feet; thence Easterly on land of said Bruni about two hundred fifty-nine and $30/100$ (259.30) feet; thence Southerly one hundred forty (140) feet to lot number 27 of Perkins' Little Farms continuing Westerly three hundred fifty (350) feet to Easterly side of Perkins Ave., thence Northerly one thousand forty one and $9/100$ (1041.09) feet on the Easterly side of Perkins Ave., to the South side of Mills St., the place of the beginning, which includes lots numbers 10 to 26 (inclusive of Perkins' Little Farms).

Subject to restrictions and easements of record if any.

FIDUCIARY'S D E E D

Property Address:
533 Mill Street
Feeding Hills, MA 01030

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 11-07-2013 @ 03:07pm
Ct1#: 251 Doc#: 71464
Fee: \$843.60 Cons: \$185,000.00

KNOW ALL MEN BY THESE PRESENTS, that I, **John A. Mercadante**, individually, a married man of 523 Mill Street, Feeding Hills, MA 01030 and **John A. Mercadante**, as **Personal Representative of the Estate of Gaetano L. Mercadante**, by License of the Probate Court. See Hampden County Probate Court, Docket No.: HD12P2321

FOR CONSIDERATION PAID AND IN FULL CONSIDERATION OF **One Hundred Eighty Five Thousand and 00/100 (\$185,000.00) Dollars**

grant to **Mikhail Ashlaban and Tamara Ashlaban**, husband and wife, both of 5 Ogden Street, Chicopee, MA 01013, as tenants by the entirety

**FOR THE PROPERTY DESCRIPTION SEE EXHIBIT A ATTACHED
HERETO AND MADE A PART HEREOF.**

BEING a portion of the same premises conveyed to the late John Saralli and Carmella E. Saralli by deed of Hugh D. Flynn dated December 18, 1946 and recorded in the Hampden County Registry of Deeds in Book 1849, Page 474.

Gaetano L. Mercadante died on October 17, 2012.

For Grantors title see Hampden County Probate Court Docket No. 182123.

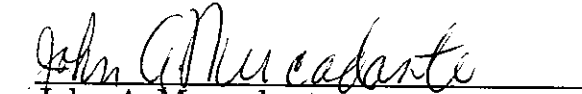
Subject to the restriction that during the lifetime of John A. Mercadante, Grantee may only subdivide the property into two building lots by accessing the frontage from Mill Street.

The grantor agrees that there will not be any implied easement reserved on account of grantor's property at the rear of the property conveyed.

The grantor recognizes that the grantor's remaining property will be landlocked and the grantor covenants that he will not claim any easement of necessity or any other type of easement for ingress or egress to and from the landlocked property over, across, and upon the grantee's property. The grantor hereby waives the right to claim any type of easement.

This property is not homestead property or the principal residence of the grantor or any other person so entitled.

WITNESS my hand and seal this 31 day of October, 2013.


 John A. Mercadante

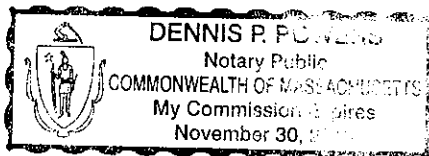
 John A. Mercadante,
 Personal Representative of Estate of
 Gaetano L. Mercadante

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

October 31, 2013

On this 31st day of October, 2013, then personally appeared the above-named **John A. Mercadante and John A. Mercadante, Personal Representative of Estate of Gaetano L. Mercadante** proved to me through satisfactory evidence of identification being (check whichever applies): ☐ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the persons whose names are signed on the preceding document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.




 Notary Public
 My Commission Exp:

EXHIBIT "A"

The land in Agawam, Hampden County, Massachusetts bounded and described as follows:

First Parcel: Beginning at a stone bound at the northwest corner thereof and running thence southerly by land of N. G. King to a stone bound; thence southerly by land of W. E. Flower to a stone bound; thence southerly by land formerly of Sarah Flower to a stone bound; thence southerly by land of Aaron Hayes to a stone bound; thence southerly by land of heirs of John Taylor to a stake on an old ditch; thence along said ditch easterly by land of J. Diegel and L. Hatscher to a stone bound twelve (12) rods; thence northerly on a line of stone bounds by land of estate of J. Strong and F. M. West Box Company one hundred twenty-two (122) rods to a stone bound; thence westerly by land of Domenico Pisano and George Bourdo twelve (12) rods to the place of beginning.

Second Parcel: A certain tract of land bounded and described as follows:-

Beginning at the southeast corner thereof, at a stone bound; and running thence westerly by land of W. E. Flower, about six hundred thirty (630) feet to a stone bound; thence northerly by land of estate of Michelina Mercadante about three hundred seventy (370) feet to a stone bound; thence easterly by land of D. Pisano, L. Mercadante formerly, Alice St. John, and George Bourdo, about six hundred thirty (630) feet to a stone bound; thence southerly by land of grantees about three hundred seventy-eight (378) feet to stone bound at the place of beginning. Containing five acres of land, more or less. Said premises are subject to a right of way, as now used and located by adjoining land owners.

Third Parcel: A certain lot of land bounded and described as follows:-

Beginning at the northwest corner of the tract hereby conveyed at an iron pipe on the southerly side of Mill Street, and running thence easterly along Mill Street about one hundred twenty-three feet six inches (123' 6") to a stone bound; thence southerly in a straight line by land now or formerly of the F. M. West Box Company about eight hundred thirty (830) feet to a stone bound; thence westerly by land now or formerly of said Box Company and land now or formerly of Mercadante about two hundred three (203) feet; thence northerly by land now or formerly of Mercadante about seven hundred eighty-nine (789) feet to the place of beginning; containing three acres of land, more or less; excepting from the above described premises the following tract of land bounded and described as follows:-

Beginning at the northwest corner thereof at an iron pipe in the southerly side of Mill street distant forty-one feet three inches (41' 3") easterly from a stone bound at the northeast corner of land now or formerly of George Boudreau and running thence southerly in a straight line along other land of grantees one hundred seventy-five (175) feet to an iron pipe; thence easterly parallel with Mill Street fifty-two (52) feet to an iron pipe; thence northerly parallel with the westerly line above described one hundred seventy-five (175) feet and thence westerly by Mill street fifty-two (52) feet to the point of beginning.

Fourth Parcel: Beginning at a stone bound on the south side of Mill Street and running thence easterly along said Street forty-one (41) feet and three (3) inches to an iron pipe; thence southerly by land formerly of Giuseppe Pisano about seven hundred eighty-nine (789) feet to land formerly of Vincenzo Mercadante et al, thence westerly by said land formerly of Vincenzo Mercadante et al sixty-nine (69) feet to land now or formerly of George Bourdo at a stone monument; thence northerly by land now or formerly of said Bourdo about seven hundred eighty-nine (789) feet to the place of beginning. Containing one acre in area.

Excepting parcels conveyed by deed recorded as aforesaid in Book 3546, Page 427 and Book 2732, Page 129.

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "PLAN FOR PROPOSED ZONE CHANGE"

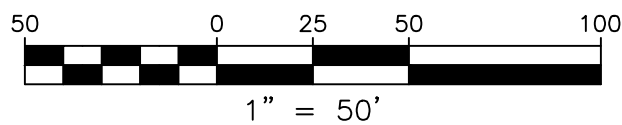
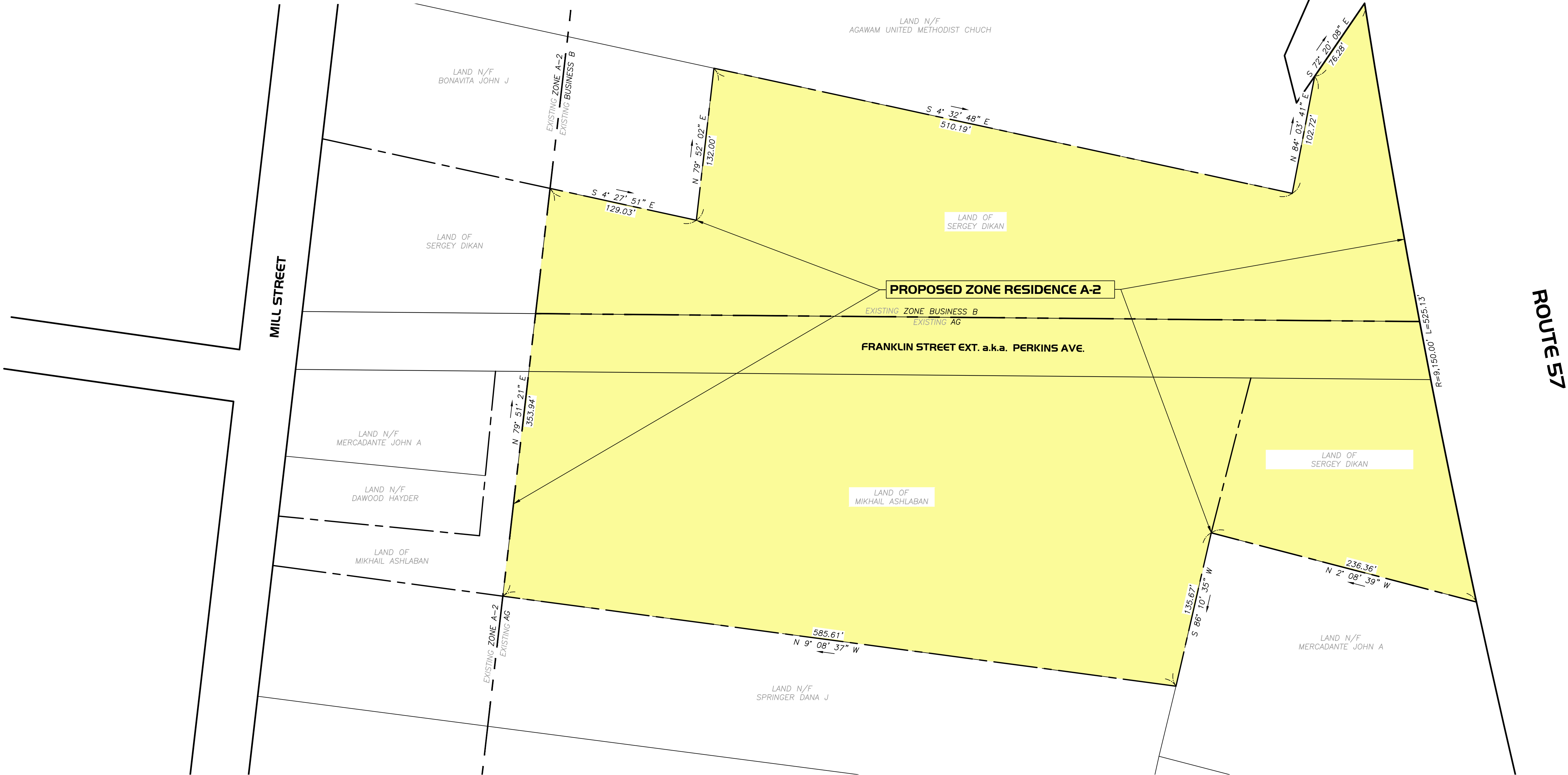
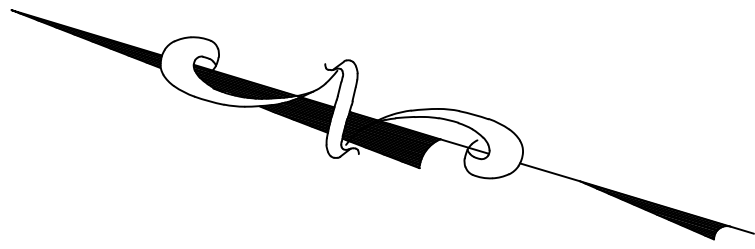
PREPARED FOR SERGEY DIKAN

PREPARED BY R LEVESQUE ASSOCIATES, INC.

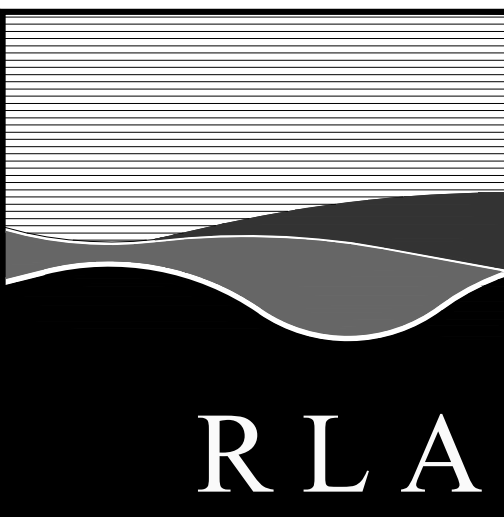
DATED JANUARY 27, 2026

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS SERGEY DIKAN (515 MILL ST.) AND MIKHAIL & TAMARA ASHLABAN (533 MILL ST.). SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24346 PAGE 391 (515 MILL ST). DEEDS BOOK 20091 PAGE 539 (533 MILL ST.)
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A RLA BOUNDARY SURVEY.
3. THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.



PERMITTING



R L A

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

PLAN FOR PROPOSED ZONE CHANGE

515 Mill Street and 533 Mill Street
Parcel ID: H10-2-19 and H10-I-04
Agawam, MA.



PREPARED FOR:

Sergey Dikan
114 Birch Hill Road
Agawam, MA 01001

ISSUANCE DATE: January 27, 2026

REVISIONS:	DATE:

DRAFTED BY: T.A.

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

SCALE: As Noted

RLA PROJ. NUMBER: 250105

DRAWING#	REV.
Z-1	