



Planning Board AGENDA

Thursday, November 21, 2024 - 6:00 PM

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

A. Planning Board

- 1) Site Plan-195 South Westfield Street-Aljanabi
- 2) Site Plan-200 Silver Street-Development Associates
- 3) Approval of Minutes-November 7, 2024
- 4) Correspondences

Site Plan Approval Application

Proposed Building Reuse

Project Location:

195 South Westfield Street
Agawam, Massachusetts 01001
(Assessor's Parcel ID: E8-3-10)

Submitted To:

Town of Agawam Planning Board
36 Main Street
Agawam, Massachusetts 01001

Applicant & Property Owner:

Ahmad Aljanabi
133 Upper Beverly Hills
West Springfield, Massachusetts 01089

RLA Project File No. 230917

August 22, 2024

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. COVER LETTER
2. ADMINISTRATIVE FORMS
 - 2.1 ZONING DETERMINATION
 - 2.2 SITE PLAN APPROVAL APPLICATION – FORM D
3. PROJECT NARRATIVE
4. LOCUS MAP
5. DEED REFERENCE

LIST OF APPENDICES

APPENDICES

APPENDIX A: SITE PLAN

I. COVER LETTER

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



August 22, 2024

Violet Baldwin, Chairperson
Town of Agawam Planning Board
36 Main Street
Agawam, Massachusetts 01001

**RE: Site Plan Approval – Proposed Building Reuse
195 South Westfield Street
Agawam, Massachusetts 01001
(Assessor's Parcel ID: E8-3-10)
RLA Project File No. 230917**

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant and property owner, Mr. Ahmad Aljanabi, please find the requisite number of copies of a Site Plan Approval application, supporting documentation, and associated site plan set for the above-referenced project. The applicant proposes the reuse of the existing building to be used for office space for a Foster Care facility and an automotive repair garage.

As required, a copy of this Site Plan Approval submission has been submitted electronically via email to the Town of Agawam Planning Department.

We are requesting to be placed on the Planning Board'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

Nina Fazio
Permitting Coordinator

cc: Ahmad Aljanabi

A LAND PLANNING SERVICES COMPANY

2. ADMINISTRATIVE FORMS

2.1 ZONING DETERMINATION

2.2 SITE PLAN APPROVAL APPLICATION – FORM D



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
INSPECTION SERVICES

MAR - 1 2023

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	195 Westfield St	b. Zoning District	Bos A
c. Assessor's Map	E8 3-10	d. Lot(s)	
e. Registry of Deeds Book		f. Page	
g. Overlay Districts	☐ Historic Preservation ☐ 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	Armed Arianabi	b. Applicant Phone	413-314-7566
c. Applicant Email			
d. Applicant Mailing Address	133 Upper Beverly Hills 01089		
e. Applicant Relationship to Property	☒ Owner ☐ Agent ☐ Other:		
f. Representative Name (if any)		g. Rep. Phone	
h. Rep. Email			
i. Owner Mailing Address			
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	
			☒ No changes to building, site or lot			
a. Lot Size	SF		SF		LOT SIZE	☐
b. Frontage	FT		FT		FRONTAGE	☐
c. Front Lot Line	FT		FT		FRONT SB	☐
d. Side Lot Line (Left/Right)	L: FT	R: FT	L: FT	R: FT	SIDE SB	☐
e. Rear Lot Line	FT		FT		REAR SB	☐
f. Building Height	FT		FT		BLDG HT	☐
g. Total BLDG/Res Area	SF	SF	SF	SF	AREA LIM	☐
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	LOT COVER	☐
i. Impervious Coverage	SF	% of lot	SF	% of lot	IMPERVIOUS	☐
j. Parking/Loading Spaces	P:	L:	P:	L:	PARKING	☐
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV	☐
l. Signs (Size & Type)	x	T:	x	T:	SIGNS	☐
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:		
n. Wetland Area	SF		SF			
o. Utility Services	☐ Town Water ☐ Town Sewer		☐ Town Water ☐ Town Sewer		NON-CONFORMING USE	☐

p. Current Use of Property		Vacant
q. Proposed Use of Property		Auto repair
r. Project Description		
Auto repair		
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)		☐ Yes ☒ 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.		☐ Yes ☐ No ☒ 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.		☐ Yes ☒ No ☐ Unsure
[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.		
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.		☐ Yes ☒ 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	3-1-23
-----------	---	------	--------

☒ 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
180-7-C	☐ Building Permit(s)	☐ Special Permit(s)	☒ Planning Board
180-13-B	☐ Electrical Permit(s)	☒ Site Plan Review	☐ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council
Town Building Official		Issue Date	3/1/2023

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

TOWN OF AGAWAM, MASSACHUSETTS

FORM D

Application for Site Plan Approval

Please complete the following form and electronically submit with site plans, completed Zoning Determination and Storm Water Management Report to: siteplan@agawam.ma.us in addition to sending four (4) hard copies of the Site Plan and one (1) hard copy of the Storm Water Management Report and completed Zoning Determination to:

Agawam Planning Department

36 Main Street

Agawam, MA 01001

August 22 20 24

1. Name of Business _____

Address _____

Phone # _____ email _____

2. Name of Applicant/Owner Ahmad Aljanabi

Address 133 Upper Beverly Hills, West Springfield, MA 01089

Phone # 413-314-7566 email stonemile174@gmail.com

3. Name of Engineer/Architect R Levesque Associates, Inc.

Address 40 School Street, Westfield, MA 01085

Phone # (413) 568-0985 email ninaf@rlaland.com

4. Please give a brief description of the proposed project:

The applicant proposes the reuse of the existing building for office space and an automotive repair garage. Please refer to the attached project narrative and associated site plan for further detail regarding the proposed project.

3. PROJECT NARRATIVE

PROJECT NARRATIVE TO SITE PLAN APPROVAL APPLICATION

For

PROPOSED BUILDING REUSE
195 SOUTH WESTFIELD STREET
AGAWAM, MASSACHUSETTS 01001
(ASSESSOR'S PARCEL ID: E8-3-10)

INTRODUCTION & PROPERTY DESCRIPTION

On behalf of the applicant and property owner, Ahmad Aljanabi, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Site Plan Approval application for the proposed reuse of the existing building at the above-referenced property. The applicant proposes to use the existing building as an office space for a Foster Care facility and an automotive repair garage.

The subject property is located east of South Westfield Street and consists of approximately 0.26 ± acres (hereinafter referred to as the "project site"). The project site is shown on the associated site plan entitled "Existing Conditions/Site Plan", dated June 5, 2024, prepared by R Levesque Associates, Inc. Said property is recorded in the Hampden County Registry of Deeds in Book 24568, Page 307. A copy of the deed reference is included within this application packet under Section 5. The project site lies within the Business A (BA) zoning district according to the Town of Agawam Assessor's Database. A Locus Map is included within this application packet under Section 4.

EXISTING CONDITIONS & SURROUNDING LAND USES

The project site currently consists of an existing, vacant 1-story block building with associated access drives. In general, the topography of the site can be described as generally flat. Please refer to the accompanying existing conditions plan for further detail regarding the existing conditions of the property.

The project site is bound to the north by Residence A-2 zoned parcels, to the east by Business A (BA) zoned parcels, to the south by Shoemaker Lane, and to the west by South Westfield Street.

DETAILED PROJECT DESCRIPTION

The proposed project includes the reuse of the existing building for business uses, as well as associated site improvements, such as proposed parking. There are no proposed changes to the building itself.

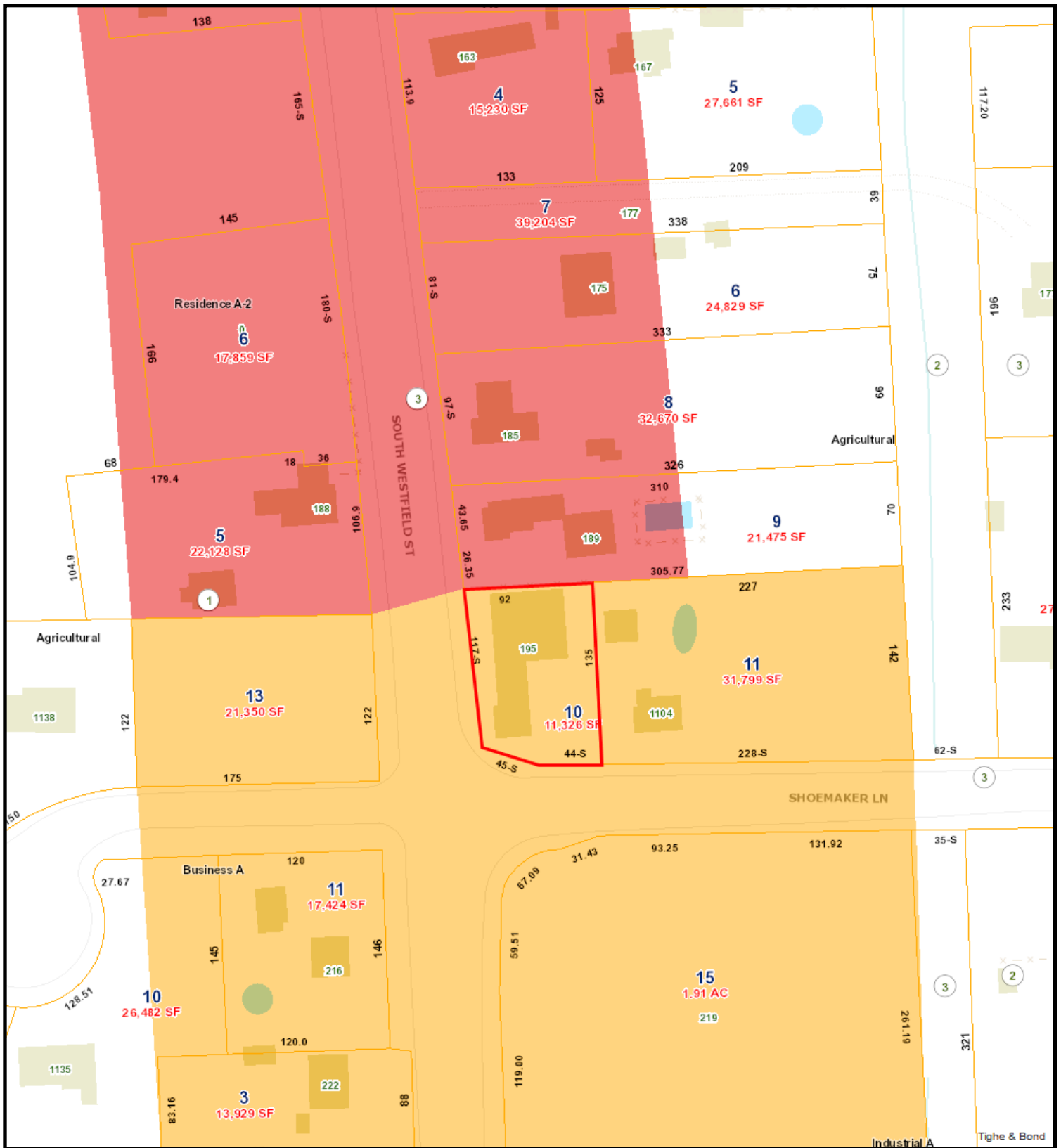
PARKING & SITE CIRCULATION

As part of this project, provisions for a total of three (3) parking spaces are proposed, including one (1) of which is handicap and van accessible, as well as five (5) proposed unstriped vehicle storage spaces. According to the Town of Agawam Parking Guidelines, "Automotive Repair Garage" requires one (1) parking space for each 300 SF of floor area and one (1) parking space for each employee. According to the Town of Agawam Parking Guidelines, "Office" requires one (1) parking space for each 300 SF of floor area. Based on the operations of the proposed uses, the applicant anticipates the proposed parking, as shown, to be sufficient for the operation and utilization of the project site.

The applicant proposes to utilize existing curb cuts along South Westfield Street and Shoemaker Lane to access the project site. Please refer to the associated site plan for greater detail regarding the configuration of parking/drive aisle areas proposed on the project site.

[END OF PROJECT NARRATIVE]

4. LOCUS MAP



Locus Map

8/19/2024 10:35:36 AM

Scale: 1"=100'

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.



5. DEED REFERENCE

B-24568
P-307
(Locus)

Bk 24568 Pg 307 #32501
05-27-2022 @ 02:57p

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 05-27-2022 @ 02:57pm
Ct1#: 374 Doc#: 32501
Fee: \$775.20 Cons: \$170,000.00

QUITCLAIM DEED

I, CAROL A. BARNES, a married woman, of 212 Feeding Hills Road, Southwick, Hampden County, Massachusetts, for consideration paid, and in full consideration of One Hundred Seventy Thousand and No/100 (\$170,000.00) Dollars, grant to AHMAD ALJANABI, individually, of 133 Upper Beverly Hills, West Springfield, Hampden County, Massachusetts

with Quitclaim Covenants

the land in that part of Agawam, Hampden County, Massachusetts, known as Feeding Hills, bounded and described as follows:

PARCEL II:

Beginning at the southwesterly corner of land formerly of Agnes S. Holt, now or lately of Alvin L. Rising et ux on the easterly side of said South Westfield Steet; and thence running

Southerly	along said South Westfield Street, about One Hundred Fifty (150) feet to Shoemaker Lane; thence
Easterly	along said Shoemaker Lane, about Ninety-Two (92) feet to a point; thence
Northerly	along land formerly of one Packard now or lately of Bernard, about One Hundred Thirty-Five (135) feet to a corner; thence
Easterly	along last-named land, Two Hundred Six and Thirty-Seven hundredths (206.37) feet to a point, land of The Town of Agawam, shown on plan entitled "Plan of Property in Agawam, Mass. Property Annexation to the 'Clifford M. Granger School'..." dated Aug. 1965, as recorded in the Registry of Deeds for said Hampden County in Book of Plans 112, Page 34; thence
Northerly	along last-named land in a straight line about Fifteen (15) feet to the southeasterly corner of said land now or lately of Rising et ux; and thence
Westerly	along land last referred to, about Three Hundred Twenty-Five (325) feet to said South Westfield Street at the place of beginning.

Subject to restrictions of record if any are in force and applicable.

Excepting out property conveyed in Book 1848, pg 57.

Subject to all real estate taxes and other municipal liens, demands, penalties and interest charges thereon if any.

As per M.G.L., Chapter 188, S. 13, the Grantors and their spouses, under oath and subject to the pains and penalties of perjury, do hereby depose, state and certify that: (i) we release all rights of Homestead in the subject realty, (ii) that no spouse, nonowner 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 one person is entitled to claim the benefit of an existing estate of homestead.

Being a portion of the same premises conveyed to the Grantor herein by deed of Edward J. Austin dated May 2, 1972 and recorded in the Hampden County Registry of Deeds in Book 3687, Page 199.

195 South Westfield Street, Feeding Hills (Agawam), MA 01030.

Witness my hand and seal this 20th day of May, 2022,

Abbe W. McLane
Witness

Carol A. Barnes
CAROL A. BARNES

I, as spouse, hereby release all my marital rights and homestead rights pursuant to M.G.L. c. 188 §3 in said property.

Eugene Barnes
EUGENE BARNES

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss

On this 20th day of May, 2022, before me, the undersigned notary public, personally appeared CAROL A. BARNES and EUGENE BARNES, and proved to me through satisfactory evidence of identification, which were valid driver's licenses, to be the persons whose names are signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, and acknowledged to me that they signed it voluntarily for its stated purpose.

 **ABBE W. MCLANE**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 1, 2025

Abbe W. McLane
Abbe W. McLane, Notary Public
My Commission Expires: August 1, 2025

CHERYL A. COAKLEY-RIVERA, ESQ.
HAMPDEN COUNTY REGISTRY OF DEEDS

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "EXISTING CONDITIONS / SITE PLAN"

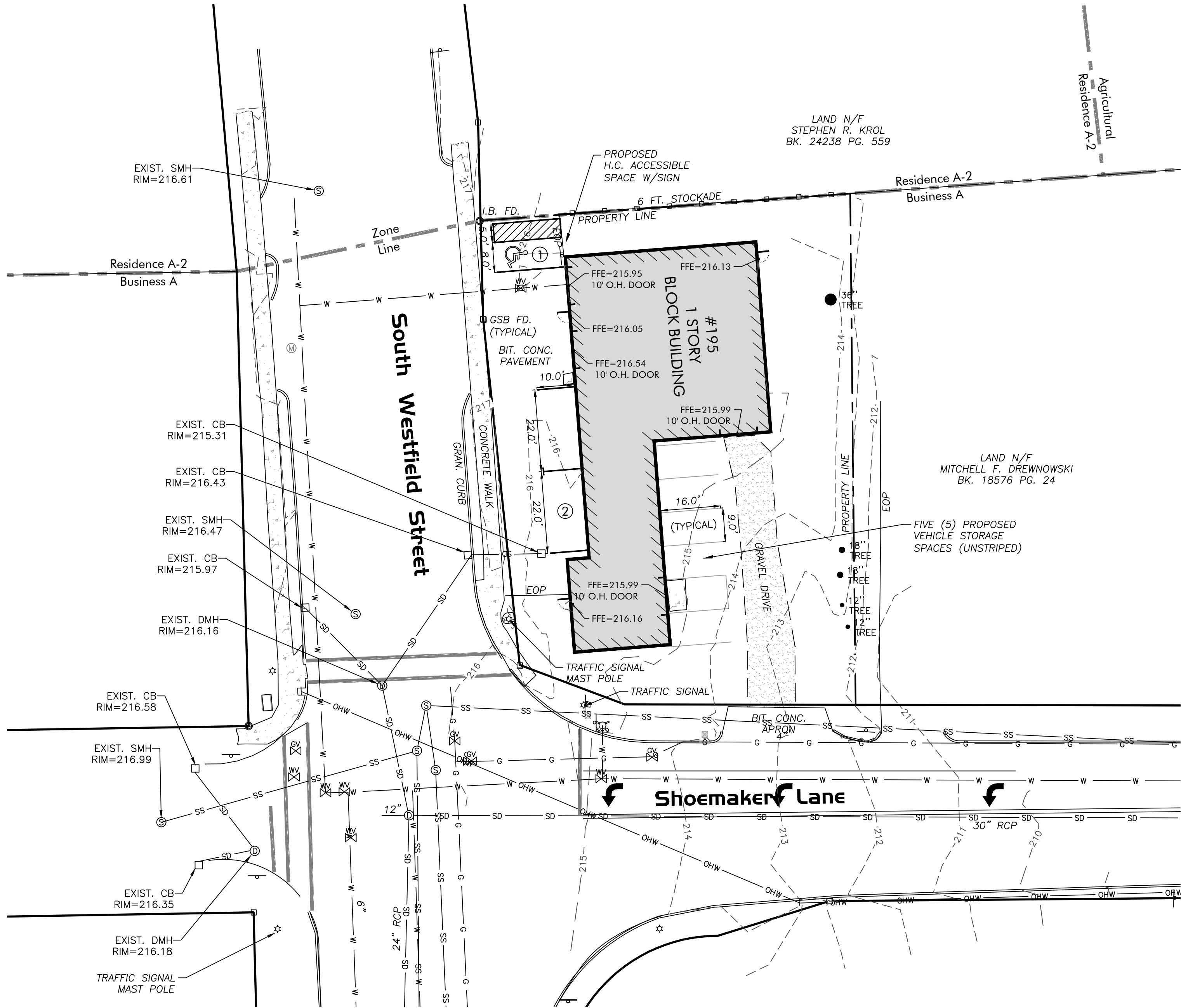
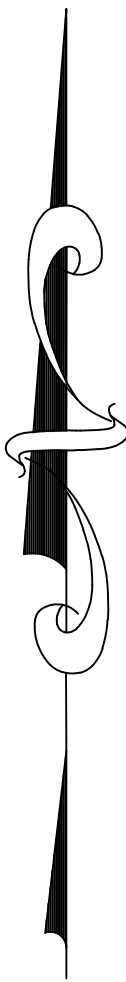
PREPARED FOR AHMAD ALJANABI

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED JUNE 5, 2024

ZONING REVIEW - Business A (BA)		
TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	N.R.	12,543 S.F.
FRONTAGE	N.R.	211.77' (TOTAL)
FRONT YARD	35 FT	21.6'
SIDE YARD	N.R.	10.7'
REAR YARD	25 FT	-
HEIGHT (MAX)	45 FT / 3 STORIES	1 STORY
BUILDING COVERAGE (MAX)	50%	31.7%

N.R. = NO REQUIREMENT



NOTES

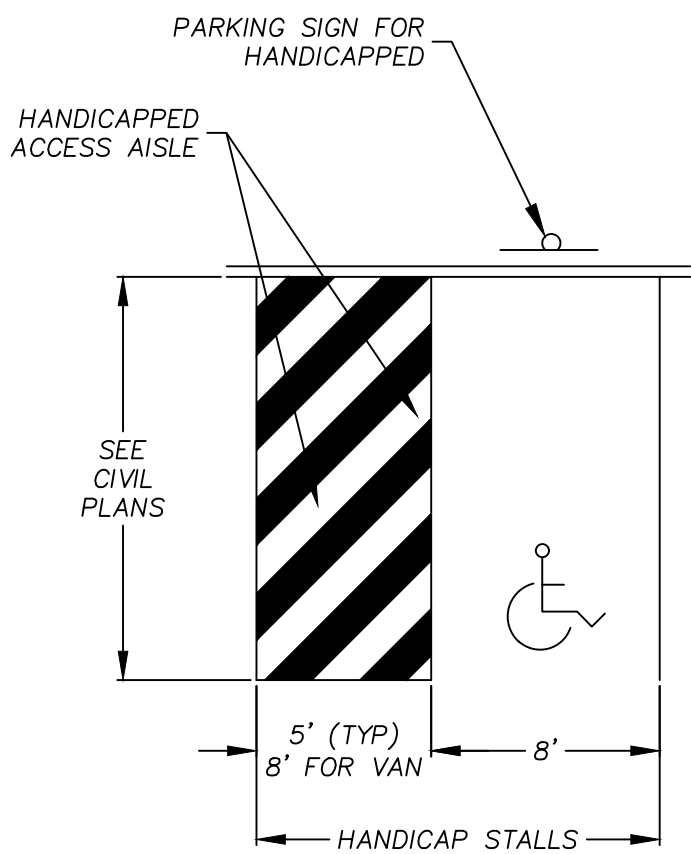
- THE RECORD OWNER OF THE SUBJECT PARCEL IS AHMAD ALJANABI. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24568 PAGE 307.
- SEE ALSO HAMPDEN COUNTY REGISTRY OF DEEDS:
 - PLAN BOOK 51 PAGE 122
 - PLAN BOOK 112 PAGE 33
 - PLAN BOOK 286 PAGE 4
- THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
- SUBJECT PARCEL CONTAINS 12,543 S.F.
- THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
- THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON FEBRUARY 15, 2024.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, DISSAFE MARKINGS AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM WEB GIS.
- THE SUBJECT PARCEL IS ZONED BUSINESS A ACCORDING TO THE TOWN ZONING MAP.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0391E - EFFECTIVE DATE: 7/16/2013.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE AND ENDANGERED SPECIES (NHESP) PROGRAM JURISDICTION.

SIGNAGE AND PAVEMENT MARKING NOTES

- 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".
- STOP BARS SHALL BE 12" WIDE (WHITE).
- ALL PARKING STALL LINES SHALL BE 4" WIDE (WHITE).
- 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

- ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 521 CMR.
- SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
- 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.
- THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 521 CMR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.

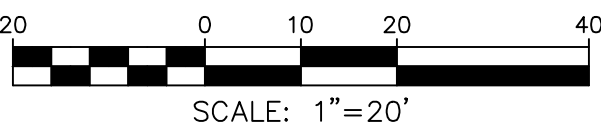


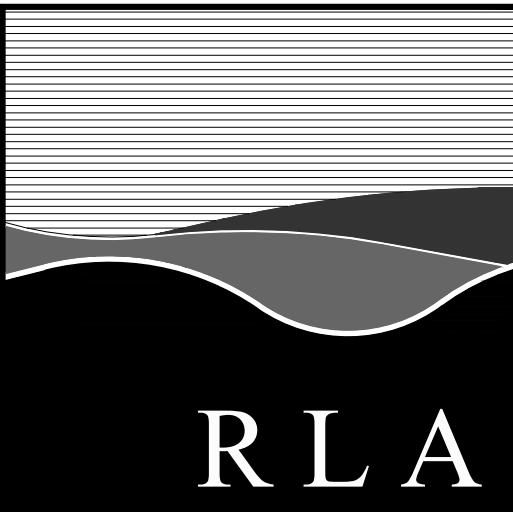
NOTES:

- ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
- ALL STRIPING SHALL BE 4" SOLID WHITE PAVEMENT MARKING PAINT UNLESS OTHERWISE NOTED.
- CONTRACTOR TO ENSURE HANDICAP ACCESSIBLE PARKING SPACE SHALL HAVE A SLOPE OF 2% OR LESS IN ALL DIRECTIONS.

HANDICAP PARKING STALL

NO SCALE





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

EXISTING CONDITIONS / SITE PLAN

195 South Westfield Street
Assessors Parcel: 08 3 10
Agawam, Mass.



PREPARED FOR:

Mr. Ahmad Aljanabi
195 South Westfield St.
Agawam, MA 01089

ISSUANCE DATE: June 5, 2024

REVISIONS:	DATE:
A. Proposed shed relocated	06/06/24
B. Proposed shed removed	06/07/24

DRAFTED BY: J.W.M.

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

SCALE: 1" = 20'

RLA PROJ. NUMBER: 230917

DRAWING#	REV.
SP-1	B



Town of Agawam

Inspection Services Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings
inspections@agawam.ma.us

August 29, 2024

To: Office of Planning and Community Development:

Re: Site Plan Review comments for 195 South Westfield Street;

Inspection Services has no zoning issues or concerns for the existing property on the proposed site plan approval for the above referenced address. See below for additional comments.

The original request from the applicant back in 2023 was for a used car dealer's license. At that time the applicant was advised a site plan will be required for this request. The Law Department also advised the applicant at that time the Town was working on an ordinance amendment for dealer license approvals.

Original zoning determination was reflected for a single use occupancy for the building as an auto repair facility. If the applicant chooses to have two business entities in the building, this will affect the amount of parking spaces required and allotted for a used dealer's license as the applicant needs to provide sufficient business use parking and allotted vehicle spaces for a dealer's license.

Inspection Services has issued numerous violation notices and fines to this nuisance property for the continuation of exterior storage of unregistered vehicles and exterior storage of junk automotive parts. The collection of the unpaid fines of \$450.00 should be paid by the owner prior or conditional to the Board's final approval of a site plan.

Respectfully,

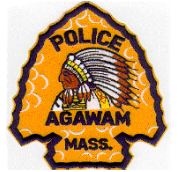
Kevin Duquette
Inspector of Buildings
Town of Agawam



AGAWAM POLICE DEPARTMENT

681 Springfield Street, Feeding Hills, MA 01030
Telephone (413)786-4767 | FAX (413)786-4821

Eric P. Gillis
Chief of Police



To: Planning Board

From: Sergeant Brian Machos- Safety Officer

Date: September 4, 2024

Re: 195 South Westfield Street

I have reviewed the current site plans for the existing building at 195 South Westfield Street. At this time, I do not have any safety issues pertaining to the addition of parking spaces along the rear of the property. The parking spaces located along the front of the property could pose a challenge when trying to exit, given the close proximity to the traffic light at the corner of Shoemaker Lane and South Westfield Street. The location of the handicap parking space could potentially create a line of sight issue for the property owner located to the immediate north on South Westfield Street when trying to exit their driveway.

Taryn Egerton

From: Derek Myers
Sent: Thursday, September 5, 2024 10:37 AM
To: Taryn Egerton
Subject: 195 S Westfield St.

Taryn,

I have no comments for the site plan for the existing structure at 190 S Westfield St.

If you have any question please feel free to contact this office at (413)786-0657

Derek Myers
Fire Inspector
Agawam Fire Department
afdinsp@agawam.ma.us
(413)786-0657

Append the message with the disclaimer '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. '. If the disclaimer can't be applied, attach the message to a new disclaimer message.



Town of Agawam

Department Of Public Works

DPW
1000 Suffield Street
Agawam, MA 01001
Phone: 413-821-0600
Fax: 413-821-0631

MEMORANDUM

To: Planning Board
CC: File
From: Engineering Division
Date: September 5, 2024
Subject: SP 666 – Proposed Building Reuse – #195 South Westfield Street

Per your request, we have reviewed the Site Plan Approval application for the Proposed Building Reuse be located at #195 South Westfield Street; Prepared by R Levesque Associates Inc.; Dated: August 22, 2024. Based on our review, we have the following comments:

1. The proposed parallel parking spaces appear to be blocking access to an existing door that is not shown on the site plans. This may result in conflicts with Fire or Building Codes regarding means of egress into/out of the building.
2. Based on the requirements set forth in the Agawam Parking Guidelines, it does not appear that the subject parcel will have enough parking spaces. Engineering requests the Developer specify the amount of building area to be utilized for the auto repair garage and the foster care office as well as the number of anticipated employees within the auto repair garage.
3. Engineering recommends the painted access aisle for the handicapped space be placed on the side closest to the access door of the building.
4. The Developer shall verify that the area where the 5 vehicle storage spaces are proposed will be paved or shall remain as is.
5. It is recommended that bollards or similar barriers be installed around the traffic signal pole to avoid collision with vehicles backing out of the parallel parking spaces.
6. If possible, all catch basins on the subject property shall be fitted with hoods to prevent the discharge of oil, gasoline or other contaminants into the Town storm sewer system.
7. Engineering recommends that a Spill Prevention Plan be developed for the auto repair garage in the event of a potential illicit discharge to the street or stormwater structure.

Engineering reserves the right to make additional comments as new information is submitted. If you have any questions, please do not hesitate to contact this division.

Sincerely,


Michael F. Albro, P.E.
Assistant Town Engineer


Benjamin Ashley, E.I.T.
Civil Engineer II

TOWN OF AGAWAM, MASSACHUSETTS

FORM D

Application for Site Plan Approval

Please complete the following form and electronically submit with site plans, completed Zoning Determination and Storm Water Management Report to: siteplan@agawam.ma.us in addition to sending four (4) hard copies of the Site Plan and one (1) hard copy of the Storm Water Management Report and completed Zoning Determination to:

Agawam Planning Department

36 Main Street

Agawam, MA 01001

November 4, 20 24

1. Name of Business O'Leary Vincunas No. Two, LLC

Address 200 Silver Street, Suite 201 Agawam, MA 01001

Phone # (413) 789-3720 email tward@devassociates.com

2. Name of Applicant/Owner Development Associates (Travis Ward, Operations Manager)

Address 200 Silver Street, Suite 201 Agawam, MA 01001

Phone # (413) 789-3720 email tward@devassociates.com

3. Name of Engineer/Architect N/A

Address _____

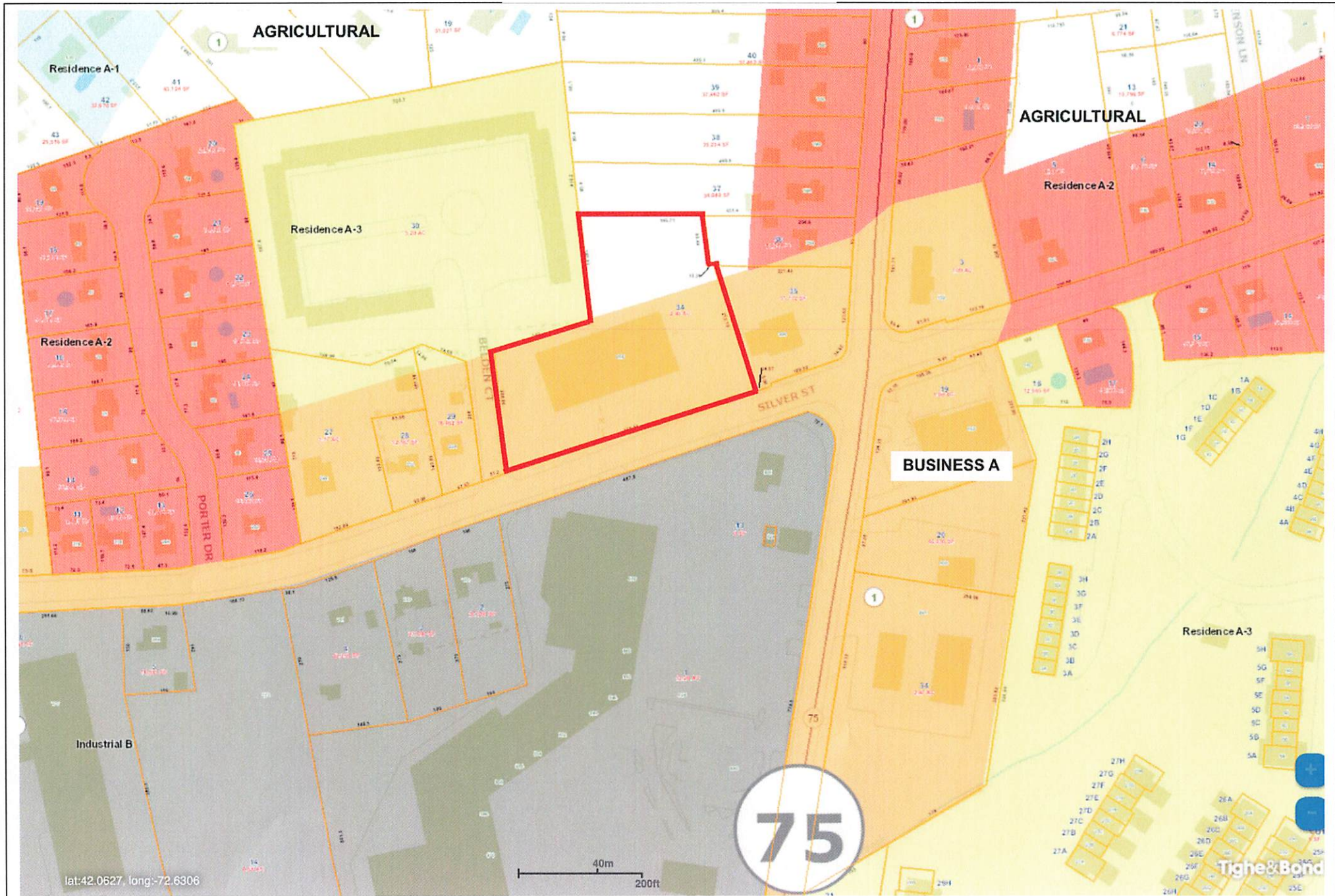
Phone # _____ email _____

4. Please give a brief description of the proposed project:

**Expand existing parking by 885 SF (5' x 177') as shown on attached plan
Representing less than 1% increase in impervious area**

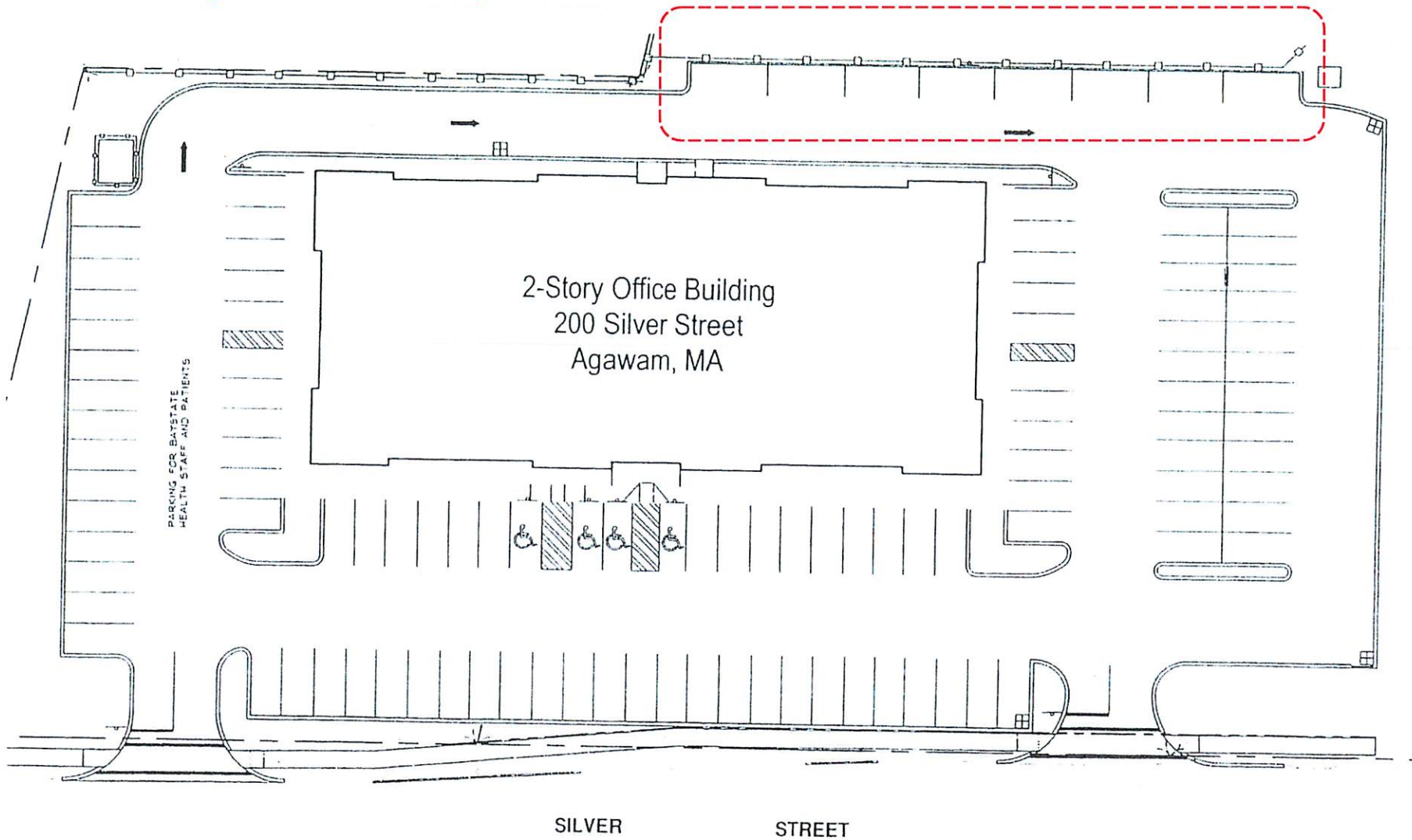
200 SILVER STREET
AGAWAM, MA 01001

Zoning Map



200 SILVER STREET
AGAWAM, MA 01001

Existing Conditions - Parking



200 SILVER STREET
AGAWAM, MA 01001

Existing Parking Area - Aerial View



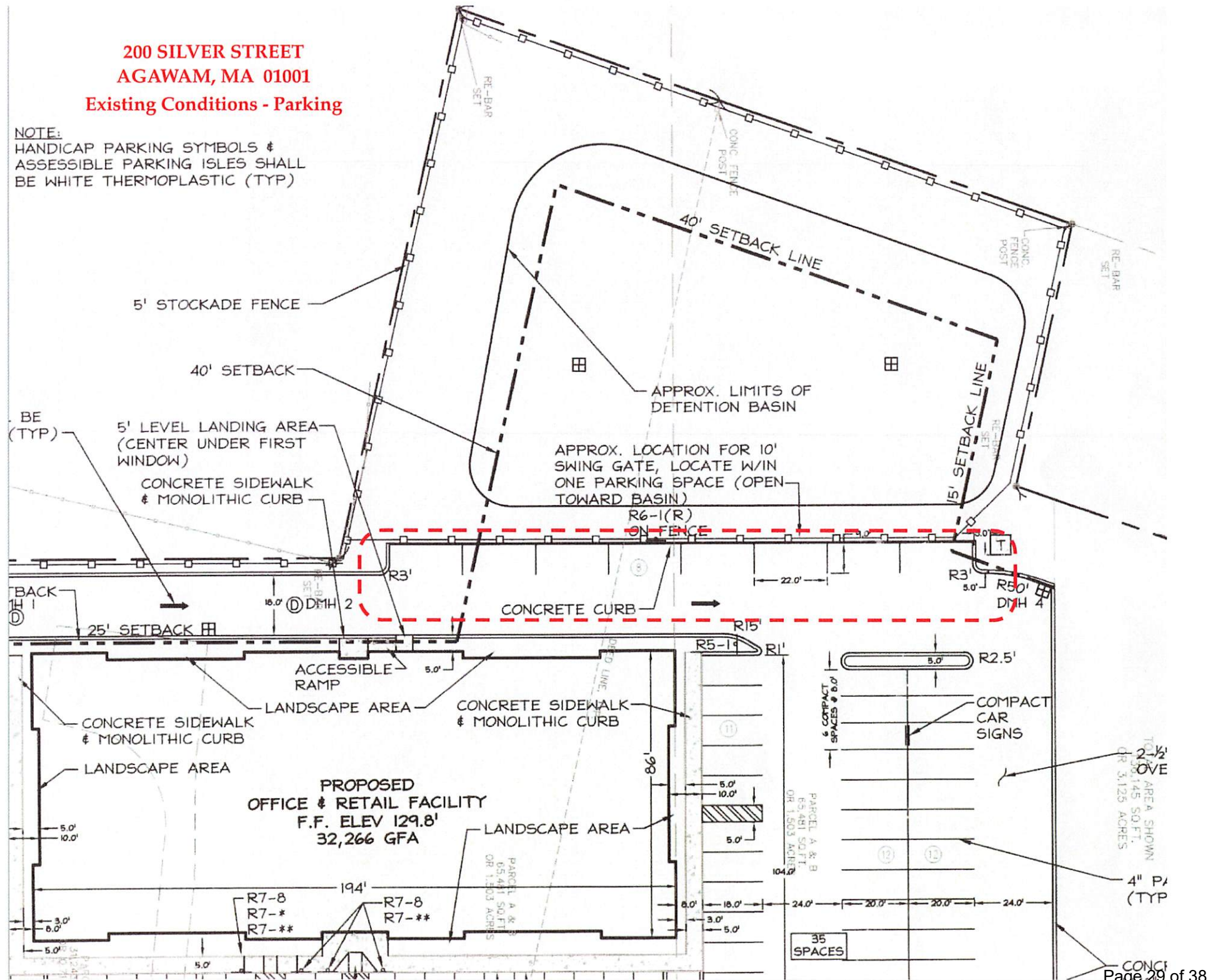
200 SILVER STREET
AGAWAM, MA 01001

Proposed Expanded Parking Area - Aerial View



200 SILVER STREET
AGAWAM, MA 01001

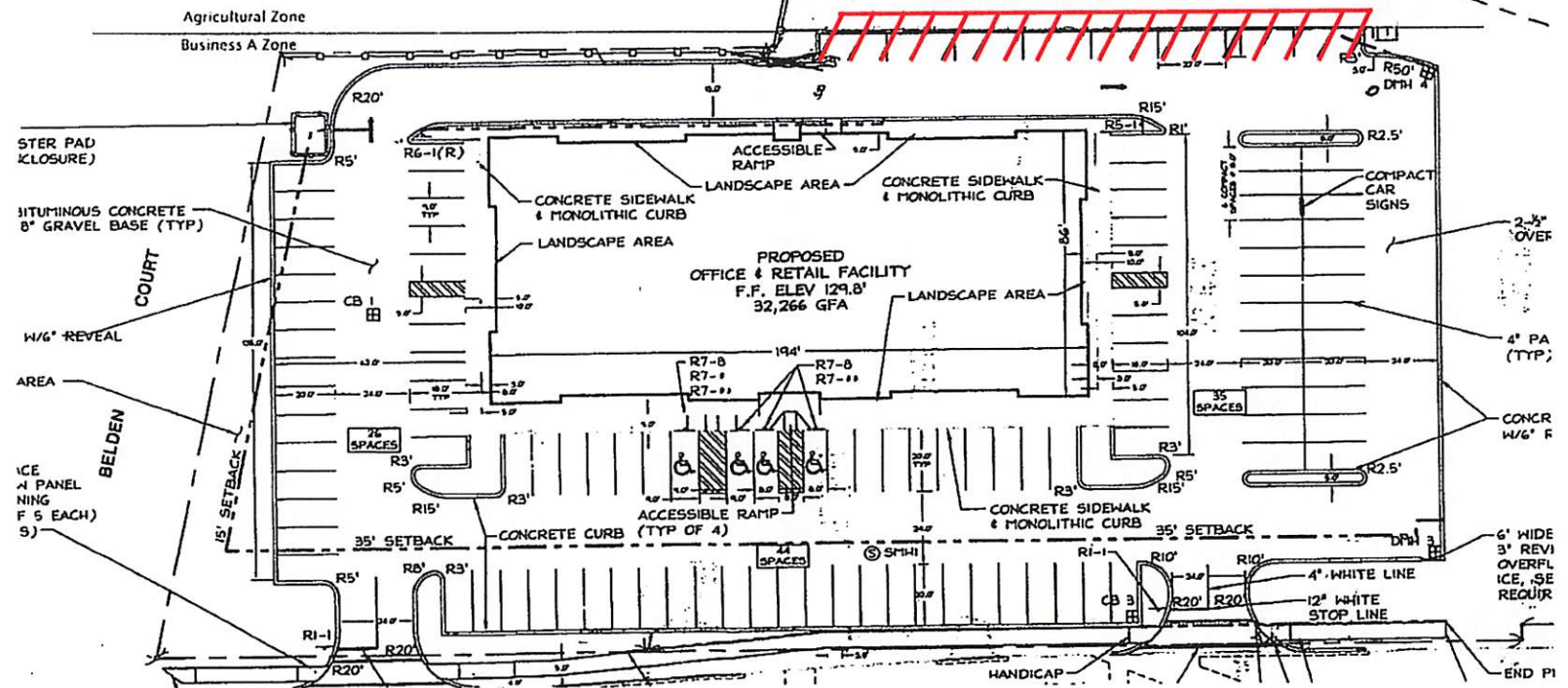
NOTE:
HANDICAP PARKING SYMBOLS &
ASSESSIBLE PARKING ISLES SHALL
BE WHITE THERMOPLASTIC (TYP)



Proposed Parking Plan

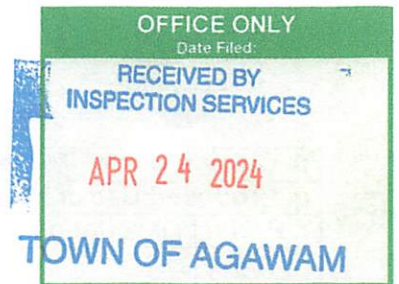
5' STOCKADE FENCE

ITE
ATCH FOR OPPOSING
AFFIC* SIGN LOCATION
BE DETERMINED BY
IE AGAWAM ENGINEERING
PARTMENT & AGAWAM
LICE DEPARTMENT





The Commonwealth of Massachusetts
Town of Agawam
Inspection Services - Building Department
1000 Suffield Street, Agawam MA 01001 – (413) 821-0632



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				200 Silver St		b. Zoning District		Business A/Agr		
c. Assessor's Map				18		d. Lot(s)		18-2-34		
e. Registry of Deeds Book				plans 346		f. Page		38		
g. Overlay Districts				☐ Historic Preservation ☐ Mixed-Use Business C						
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site										
previous site plan approval for office building										
2) APPLICANT & OWNER INFORMATION										
a. Applicant Name				ken vincunas		b. Applicant Phone		413 789 3720		
c. Applicant Email				kvincunas@devassociates.com						
d. Applicant Mailing Address				po box 528 Agawam MA 01001						
e. Applicant Relationship to Property				☒ Owner ☐ Agent ☐ Other:						
f. Representative Name (if any)						g. Rep. Phone				
h. Rep. Email										
i. Owner Mailing Address				po box 528 Agawam MA 01001						
j. Owner Name (if different)				O'Leary Vincunas No. Two LLC		k. Owner Phone		413 789 3720		
l. Owner Email				kvincunas@devassociates.com						
m. Owner Mailing Address				po box 528 Agawam MA 01001						
3) PROJECT & SITE DETAILS										
NOTE: Any omission of requested information may result in an INCOMPLETE determination										
	Existing				Proposed ☒ No changes to building, site or lot				-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
a. Lot Size	104544		SF		SF		LOT SIZE		☐	
b. Frontage	419.42		FT		FT		FRONTAGE		☐	
c. Front Lot Line	419.42		FT		FT		FRONT SB		☐	
d. Side Lot Line (Left/Right)	L: FT 200		R: 292.54 FT		L: FT R: FT		SIDE SB		☐	
e. Rear Lot Line	356		FT		FT		REAR SE		☐	
f. Building Height	28.75		FT		FT		BLDG HT		☐	
g. Total BLDG/Res Area	SF		SF		SF		AREA LIM		☐	
h. BLDG Coverage (Footprint)	16.6% SF		% of lot		SF % of lot		LOT COVER		☐	
i. Impervious Coverage	60% SF		% of lot		SF % of lot		IMPERVIOUS		☐	
j. Parking/Loading Spaces	P: 111		L: —		P: 120 123 L: —		PARKING		☐	
k. Bicycle/EV Charge Spaces	B: —		EV: —		B: — EV: —		BIKE/EV		☐	
l. Signs (Size & Type)	x		T: —		x T: —		SIGNS		☐	
m. Fence (Size & Type)	LIN FT		T: —		LIN FT T: —					
n. Wetland Area	none		SF		none SF					
o. Utility Services	☒ Town Water		☒ Town Sewer		☐ Town Water ☐ Town Sewer		NON-CONFORMING USE		☐	

p. Current Use of Property	Office building
q. Proposed Use of Property	office building
r. Project Description	
Add paved parking spaces at rear of property	
s. I have attached additional narrative, plans or supporting materials (any oversize plans should also be included in an 8.5 x 11" format)	☒ Yes ☐ 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, <u>CONSERVATION COMMISSION</u> review is required.	☐ Yes ☒ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a <u>STORM DRAIN PERMIT</u> : [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.	☐ Yes ☐ No ☒ 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.	☒ Yes ☐ No

4) CERTIFICATION	
<i>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.</i>	
Signature	Date 4-22-2024
☒ 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 <u>Pending additional approval:</u>			
Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-13-B-4	☐ Building Permit(s) ☐ Electrical Permit(s) ☐ Plumbing/Gas Permit(s)	☐ Special Permit(s) ☒ Site Plan Review ☐ Variance	☒ Planning Board ☐ Board of Appeals ☐ City Council
Town Building Official	Issue Date	4/24/2024	

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

From: Michelle Chase MChase@agawam.ma.us
Subject: Agawam - 200 Silver Street - Additional Parking Proposal
Date: October 31, 2024 at 2:37 PM



To: Travis Ward tward@devassociates.com

Cc: Michael Albro MAlbro@agawam.ma.us, Benjamin Ashley BAshley@agawam.ma.us, Pamela Kerr PKerr@agawam.ma.us, Taryn Egerton TEgerton@agawam.ma.us

Travis,

Thanks for stopping by and for providing the additional requested information for your parking lot expansion at 200 Silver Street. I visited the site today and have reviewed the Stormwater Report prepared by Kim Masiuk in March of 2007. Based on the original design of the stormwater system, the pond used a conservative infiltration rate for sandy soils (with a 35% safety factor). In addition, the pond was constructed so that if it were to become overwhelmed during an extreme storm event, the stormwater would back up in the system and bubble out of a catch basin in the parking lot and flood the parking lot. An overflow was created in the parking lot to allow stormwater to flow into the roadway. Over the last 17 years, we have not witnessed any backups or heard of any reports of the system overflowing. The original stormwater report stated that the peak elevation of the stormwater in the infiltration pond during the 100 year storm is 123.9. The rim elevation of the overflow catch basin is 125.75. So there is additional storage volume in the infiltration basin above and beyond the 100 year storm.

Also, the original plan created 93,502 SF of impervious area. 885 SF of new impervious area is being proposed (representing less than a 1% increase in impervious area).

Based on the original stormwater study, it appears that there is more than adequate capacity in the existing detention pond to handle the additional impervious area being proposed for the parking spaces. Therefore, Engineering will not require any modifications to the detention pond or stormwater system.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Michelle C. Chase, P.E.

Town Engineer

P: 413-821-0625

F: 413-821-0631

Agawam - Engineering Division

1000 Suffield Street

Agawam, MA 01001

www.agawam.ma.us



Please consider the environment before printing this email

From: Travis Ward <tward@devassociates.com>

Sent: Tuesday, October 29, 2024 1:48 PM

To: Michelle Chase <MChase@agawam.ma.us>

Subject: Sending in 2 emails due to file size

Hello Michelle.



Town of Agawam
Inspection Services Department
1000 Suffield Street, Agawam, Massachusetts 01001
Telephone - (413) 821-0632

Kevin Duquette
Inspector of Buildings
inspections@agawam.ma.us

November 4, 2024

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 200 Silver Street Agawam, MA:

Inspection Services has the following comments for the proposed site plan review for the above referenced address:

- 1) Existing site plan and the proposed site plan should note ALL accessible parking spaces for the property. Four accessible spaces are marked on the site plans however there are additional spaces that exist at the property. 521 CMR Architectural Access Board requires 5 accessible spaces in the parking lot when there are 101-150 spaces available. Parking plan should be revised to reflect all required accessible spaces.
- 2) Massachusetts State Building code 780 CMR requires any newly created parking spaces to comply with the requirements of the International Energy Code 2021 Edition with Massachusetts amendments for “EV Ready Spaces” (Electric Vehicle). See below for code requirement.

2021 IECC Massachusetts Amendment- “Section C405.13 Add new text as follows:”

C405.13 Electric Vehicle Ready Parking Spaces (“EV Ready Spaces”) (Mandatory). New parking spaces shall provide EV Ready Spaces in accordance with Table C405.13. Installed wiring suitable for 6.6kW or higher SAE J1772-2017 AC Level II EVSE shall be connected to the service panel and run to within 6 feet (1828mm) of any qualifying parking space. Conductors and outlets for EVSE shall be sized and installed in accordance with the MA electrical code.

TABLE C405.13 EV-READY SPACE REQUIREMENTS

Occupancy Classification	Minimum percentage of EV-Ready Spaces	EV Charging Performance Requirements
Group R and Group B	20%	40-amp dedicated branch circuit or larger branch circuit with ALMS in accordance with Table C405.13.1
All Other Occupancies	10%	40-amp dedicated branch circuit or larger branch circuit with ALMS in accordance with Table C405.13.1

The proposed site plan shows the creation of 9 new parking spaces. The Massachusetts State stretch energy code would require 2 spaces to be “EV” ready. These “EV” ready spaces do not specifically have to be located within the newly created parking spaces and could be installed within any existing parking space.

Respectfully,

Kevin Duquette
Inspector of Buildings
Town of Agawam

Agawam Planning Board November 7, 2024

MEMBERS PRESENT:

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

ALSO PRESENT:

Stefanie Kesecker
Pam Kerr

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

1. 6:00PM PUBLIC HEARING-ZONE CHANGE-71 Maynard/131 Coronet Circle-Savonin

Chairperson Baldwin opened the meeting stating this agenda item was for the request for a zone change by petitioner Savonin for 71 Maynard/131 Coronet Circle from Agricultural to Residential A-1. She then explained the public hearing process. She stated the Planning Board sends a recommendation to the City Council, the body who ultimately approves or denies this request. She stated the City Council meeting will be held on November 18, 2024 at 7:00pm.

Attorney Gary Liquori and petitioners Viktor and Olga Savonin were present for this agenda item. Attorney Liquori stated the petitioner is requesting a zone change from Agricultural to Residential A-1. He went on to say the property is surrounded by Residential A-1 properties. He stated his client purchased the lot in 2019, when the house was dilapidated and the yard overgrown. He stated he has built a new single family home on the parcel and increased the property values.

Mr. Elfman asked if the proposal was for a single family home. Attorney Liquori stated yes. Mr. Elfman questioned the plan for the proposed home. Mr. Savonin stated he lives at the current residence and the second residence would be kept in the family. Mr. Elfman asked if the home would be a rental property. Mr. Savonin responded no.

Mr. Cleavall asked if the parcel was subdivided if there would be enough frontage. Attorney Liquori stated there would be enough square footage, while also meeting all zoning setback requirements.

Mr. Elfman asked if the land would be subdivided by an ANR. Mr. Savonin stated yes and with his parcel subdivided, both lots would still be larger than the surrounding lots, by as much as 3,000 sq. ft.

Chairperson Baldwin opened the public hearing at 6:09pm.

Sandra O'Dea, 76 Maynard Street stated she lives directly across the street from this parcel. She stated she does not think there is enough room to put a house where the petitioner wants to build. She stated this would also increase the traffic in front of her residence. She stated she is totally against this zone change.

Agawam Planning Board November 7, 2024

Pamela Desilets, 85 Maynard Street stated this proposed single family home would be near her residence and she is opposed to the zone change.

Chairperson Baldwin then read letters from abutters into the minutes.

Ernest Graziano, 14 Coronet Circle-opposed
Daniel & Janine Swiecanski, 120 Coronet Circle-opposed
Lucilia Cauley-119 Coronet Circle-opposed
William Murphy, 115 Coronet Circle-opposed

Chairperson Baldwin stated professional comments were received from the Safety Officer, Building Inspector, and the Engineering Department and there were no concerns.

Motion was made by Mr. DeStefano and seconded by Mr. Cleavall to close the Public Hearing- 71 Maynard/131 Coronet Circle-Savonin.

VOTE 5-0-0

Motion was made by Mr. Elfman and seconded by Mr. Cleavall to send a Positive Recommendation to the City Council for the zone change for 71 Maynard/131 Coronet Circle, from Agricultural to Residential A-1.

VOTE 5-0-0

2. SITE PLAN-404 Silver Street-Silver Street Energy Storage, LLC c/o New Leaf Energy, Inc.

Eric Weinstein with New Leaf Energy Inc., was present for this agenda item. He stated since the last Planning Board meeting they have addressed all professional comments satisfactorily. He stated the proposed Battery Energy Storage System (BESS) would be located on the back part of this Agricultural parcel, which would be subdivided.

Chairperson Baldwin asked the representative about a turtle protection plan that was a requirement of the Natural Heritage and Endangered Species Program (NHESP). Mr. Weinstein stated a turtle protection plan would be in place, prior to construction, and would comply with all requirements.

Ms. Baldwin stated the Planning Board had received all professional comments and there were no issues or concerns.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the SITE PLAN-404 Silver Street-Silver Street Energy Storage, LLC c/o New Leaf Energy, Inc, conditional upon submittal of an ANR Plan and NHESP comments being addressed.

VOTE 5-0-0

3. SITE PLAN-1422-1444 Main Street-Shields Hotel

Agawam Planning Board November 7, 2024

Petitioner Kenny Patel and John Tomaszewski, R. Levesque Associates were present for this agenda item. Mr. Tomaszewski updated the Board on the changes since the last Planning Board meeting in June. He stated the proposed hotel is on the north side of Main Street, currently there is a restaurant at the front of the property. He stated the back parcels are currently wooded and about 4 acres in size, and the proposal would be to construct the hotel on this portion of land. He stated there will be associated parking and storm water management. He stated the Conservation Commission did a peer review and they have worked with Conservation Commission the last several months and have received approval as well as an Order of Conditions. He stated MASS DOT had requested sidewalks in the right-of-way be part of the plan and those had been included and an ANR plan will be submitted. He went on to say they have received approvals from Engineering, Police, and Fire Departments.

Chairperson Baldwin ask how the hotel would be accessed. Mr. Tomaszewski stated it would be accessed through the existing entrance, and there would be a driveway added to access the hotel in the back and that traffic would flow in a circular motion. Ms. Baldwin asked if the current entrance was gravel or paved. Mr. Tomaszewski stated it is paved. Ms. Baldwin asked to see an image of what the hotel would look like. She also asked if there would be a landscaping plan. Mr. Tomaszewski stated there will be bio-retention ponds that require plantings and there will plants in front and around the building. Ms. Baldwin asked if there would be a dumpster and if it would be fenced in. Mr. Tomaszewski stated yes and it would be fenced in by 6ft. vinyl. Ms. Baldwin asked if there would be lighting that broadcasts to abutters. Mr. Tomaszewski stated the lighting would be dark sky compliant.

Mr. DiLullo asked about the setback from Main Street. Mr. Patel stated it was around 250 to 300 ft.

Ms. Baldwin questioned the height of the building. Mr. Tomaszewski stated 43ft.

Mr. Elfman asked about signage. Mr. Tomaszewski stated the existing sign would be replaced and a new sign erected near the entrance which would meet permitting requirements.

Mr. Cleavall asked who owns the parcels. Ms. Debra Desmond stated herself and Mr. Patel.

Mr. Destefano asked if there would be any food service to the room or microwaves or refrigerators in the room. Mr. Patel stated no and the restaurant would cater to the hotel customers.

Motion was made by Mr. DeStefano and seconded by Mr. DiLullo to approve the SITE PLAN-1422-1444 Main Street-Shields Hotel, conditional upon an ANR plan being submitted and any required parking easements.

VOTE 5-0-0

4. SITE PLAN-195 South Westfield Street-Aljanabi

The Planning Board received a request to continue this agenda item to the November 21, 2024 meeting.

Motion was made by Mr. Cleavall and seconded by Mr. DeStefano to continue the SITE PLAN-195 South Westfield Street-Aljanabi to the November 21, 2024 meeting, as requested.

VOTE 5-0-0

Agawam Planning Board November 7, 2024

5. APPROVAL OF MINUTES-October 17,2024

Motion was made by Mr. DeStefano and seconded by DiLullo to approve the October 17, 2024 minutes as written.

VOTE 4-0-1(Elfman)

6. Correspondences

None

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

VOTE 5-0-0

Meeting adjourned at 6:45pm.