



City Council AGENDA

Monday, November 18, 2024 - 6:15 PM

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

- A. Approval of Minutes dated October 7, 2024
- B. ZC-2024-2 - Petition for Zone Change by Viktor Savonin for property located at 131 Coronet Circle f/k/a 71 Maynard Street (Assessor Parcel ID: H15-1-8) from the Agricultural District to the Resident A-1 District
 - 1) ZC-2024-2 - Petition for Zone Change by Viktor Savonin for property located at 131 Coronet Circle f/k/a 71 Maynard Street (Assessor Parcel ID: H15-1-8) from the Agricultural District to the Resident A-1 District
- C. Any other business that may legally come before the Committee.
- D. Adjournment.

**PETITION FOR ZONE CHANGE BY VIKTOR SAVONIN
FOR PROPERTY LOCATED AT
131 CORONET CIRCLE F/K/A 71 MAYNARD STREET
(ASSESSOR PARCEL ID: H15-1-8)
FROM THE AGRICULTURAL DISTRICT TO THE RESIDENCE A-1 DISTRICT**

WHEREAS, Viktor Savonin is the owner of the parcel of land located at 131 Coronet Circle which was formerly known as 71 Maynard Street (Assessor Parcel ID: H15-1-8) (the "Parcel"); and

WHEREAS, Viktor Savonin (the "Petitioner") submitted a Petition to change the zoning on the Parcel on September 19, 2024; and

WHEREAS, the Parcel is currently in the Agricultural District; and

WHEREAS, the Petitioner desires to change the zoning of the Parcel from the Agricultural District to the Residence A-1 District; and

WHEREAS, the Petitioner indicates in his Petition that the Parcel "*is almost completely surrounded by Residence A-1 property*" and the "*proposed zone change will make what once could be called patchwork zoning area to a more clear and consistent zoning picture in that area*"; and

WHEREAS, the Petitioner further indicates in his Petition that the zone change "*will also add to the future development of the northern section of the lot with a new proposed 1,600 to 1,800 square foot colonial that will fit in well with the surrounding Residence A-1 neighborhood*"; and

NOW THEREFORE, the Agawam City Council hereby resolves to change the zoning of the parcel of land located at 131 Coronet Circle which was formerly known as 71 Maynard Street (Assessor Parcel ID: H15-1-8) from the Agricultural District to the Residence A-1 District.

Dated this _____ day of _____, 2024.

PER ORDER OF THE AGAWAM CITY COUNCIL

Rosemary Sandlin, President

APPROVED AS TO FORM AND LEGALITY



Charles J. Sclafani, Associate Solicitor

POWERS & LIQUORI
ATTORNEYS AT LAW
84 PARK STREET
WEST SPRINGFIELD, MASSACHUSETTS 01089-3336
TELEPHONE (413) 739-1200
FACSIMILE (413) 739-1232

MICHAEL J. POWERS, ESQ.
(Retired June 1, 2016)

GARY B. LIQUORI, ESQ.
attygliquori@gmail.com

VIA HAND DELIVERY ONLY

September 19, 2024

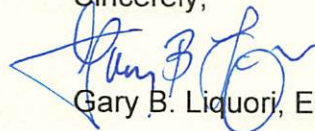
Agawam City Council
Town of Agawam
36 Main Street
Agawam, MA 01001

Re: *Petition for Zone Change Plan for Viktor Savonin at 71 Maynard Street, Agawam, Massachusetts/131 Coronet Circle, Feeding Hills, Massachusetts*

Dear Members of Agawam City Council:

Pursuant to the Town of Agawam's Procedure for Seeking a Zone Change, I am submitting this Petition for a Zone Change on 71 Maynard Street, Agawam/131 Coronet Circle, Feeding Hills, Massachusetts, on behalf of Viktor Savonin. Three full-sized copies of the Zone Change Plan and one electronic copy are being submitted to the Agawam City Council today with a filing fee of \$500.00.

Sincerely,


Gary B. Liquori, Esq.

GBL/tlo
Enclosures

cc: Ms. Pamela Kerr (letter, Petition and reduced Plan copy) via e-mail only
PKerr@agawam.ma.us

AGAWAM CITY COUNCIL
2024 SEP 19 PM 3:02

**Viktor Savonin
131 Coronet Circle
Feeding Hills, MA 01001**

September 18, 2024

Agawam City Council
36 Main Street
Agawam, MA 01001

Dear Members of the Agawam City Council:

This letter includes my Petition for a Zone Change on my property at 71 Maynard Street, Agawam/131 Coronet Circle, Feeding Hills, Massachusetts.

VIKTOR SAVONIN'S PETITION TO AGAWAM CITY COUNCIL FOR ZONE CHANGE

Viktor Savonin of 131 Coronet Circle Feeding Hills, Massachusetts, hereby petitions the Agawam City Council for a zone change of his property at 71 Maynard Street, Agawam/131 Coronet Circle, Feeding Hills, Massachusetts. This parcel is a 35,094 square foot parcel that was formerly 119 Maynard Street, but now known as 71 Maynard Street although the Petitioner has built a 2,166 square foot colonial home on said parcel with that section now being his home at 131 Coronet Circle, Feeding Hills, Massachusetts. The Petitioner is seeking a zone change from Agricultural to Residence A-1. A plan of land (3 copies and 1 electronic copy) by Edward Chapdelaine of Durkee, White, Towne and Chapdelaine of 356 Front Street, Chicopee, Massachusetts, is attached to this Petition.

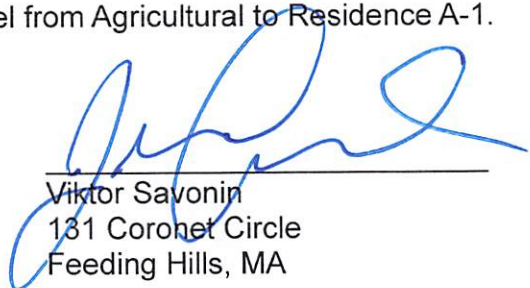
The 35,094 square foot Parcel is located about 1,000 feet north of North Street, Agawam, Massachusetts, and now is on the corner of Coronet Circle and Maynard Street. The parcel is north of Coronet Circle. I am also enclosing an overlay of the area

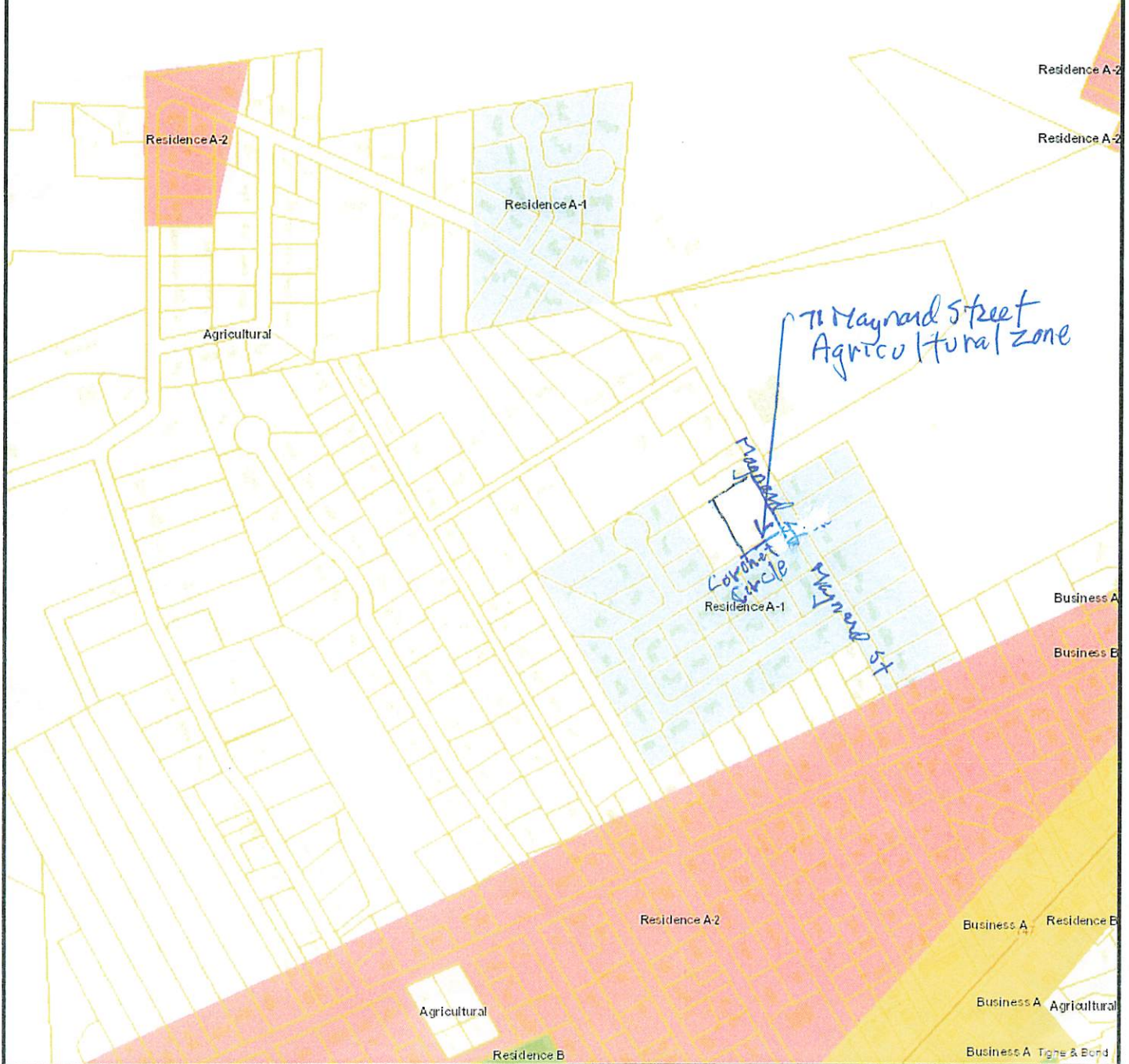
which clearly shows that the currently zoned Agricultural property of 71 Maynard Street, Agawam/131 Coronet Circle, Feeding Hills, Massachusetts, is almost completely surrounded by Residence A-1 property; see attached Exhibit "1". Thus, the proposed zone change will make what once could be called patchwork zoning area to a more clear and consistent zoning picture in that area. This change will also add to the future development of the northern section of the lot with a new proposed 1,600 to 1,800 square foot colonial that will fit in well with the surrounding Residence A-1 neighborhood.

Also, attached to this Petition is a current legal description for 71 Maynard Street, Agawam/131 Coronet Circle, Feeding Hills, Massachusetts as Exhibit "2".

Thus, the Petitioner, Viktor Savonin, hereby requests the Agawam City Council to change the zoning on this 35,094 square foot parcel from Agricultural to Residence A-1.

September 18, 2024
Date


Viktor Savonin
131 Coronet Circle
Feeding Hills, MA



6/17/2024 10:58:05 AM

Scale: 1"=500'

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.



Exhibit "2"

Certain real estate situated in Agawam, Hampden County, Massachusetts bounded and described as follows:

Beginning at an iron pipe on the westerly side of Maynard Street (formerly known as Deep Gutter Road), at the northeasterly corner of the tract hereby conveyed and being the southeasterly corner of land now or formerly of Fred Maynard; and running thence SOUTH 22° 30' EAST along said road, two hundred twelve (212) feet to an iron pipe; thence SOUTH 56° 35' WEST one hundred seventy-five (175) feet to land now or latterly of Paul Desrosiers, et us; thence NORTH 22° 30' WEST along last named land, two hundred twelve (212) feet to an iron pipe at land now or formerly of said Fred Menard; and thence NORTH 56° 35' EAST along last name land, one hundred seventy-five (175) feet to the place of beginning.

Being the premises formerly known as 119 Maynard Street; now known as 71 Maynard Street.

DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, KATHLEEN A. MORISSETTE, a
unmarried woman, of 227 Maple Street, Agawam, Massachusetts

*For consideration paid and in full consideration of SIXTY THOUSAND AND NO/100
(\$60,000.00) DOLLARS*

Grant to VIKTOR SAVONIN, an individual of 45 Birch Hill Road, Agawam, Massachusetts

with QUITCLAIM COVENANTS

Certain real estate situated in Agawam, Hampden County, Massachusetts bounded and described
as follow:

Beginning at an iron pipe on the westerly side of Maynard Street (formerly known as Deep
Gutter Road), at the northeasterly corner of the tract hereby conveyed and being the
southeasterly corner of land now or formerly of Fred Maynard; and running thence SOUTH 22°
30' EAST along said road, two hundred twelve (212) feet to an iron pipe; thence SOUTH 56°
35' WEST one hundred seventy-five (175) feet to land now or laterly of Paul Desrosiers, et us;
thence NORTH 22° 30' WEST along last named land, two hundred twelve (212) feet to an iron
pipe at land now or formerly of said Fred Menard; and thence NORTH 56° 35' EAST along last
name land, one hundred seventy-five (175) feet to the place of beginning.

Being the premises formerly known as 119 Maynard Street; now known as 71 Maynard Street.

Said premises are subject to a right of way along the southeasterly side thereon as granted to
Irene D. Barry by deed dated August 6, 1927, and recorded in Hampden County Registry of
Deeds in Book 1370, Page 208.

Subject to easement rights granted to the Town of Agawam under instrument dated July 25, 1960
and recorded as aforesaid in Book 2759, Page 47.

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 12-26-2019 @ 11:27am
Ct1#: 78 Doc#: 76839
Fee: \$273.60 Cons: \$60,000.00

Property Address: 71 Maynard Street, Agawam, Massachusetts 01001

KATHLEEN A. MORISSETTE

In accordance with M.G.L. Chapter 188, sect. 13, the undersigned ~~AMY L. HARRIS~~, under oath and subject to the pains and penalties of perjury, do hereby depose, state and certify: (i) that 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.

BEING the same premises conveyed to KATHLEEN A. MORISSETTE by deed of ROBERT D. MORISSETTE, said deed being dated July 31, 1995 and recorded with Hampden County Registry of Deeds in Book 9212, Page 021.

WITNESS OUR hands and seals this 24th day of December, 2019.


Witness Brian S. Fitzgerald


KATHLEEN A. MORISSETTE

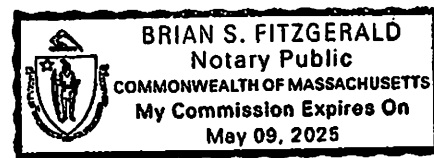
COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

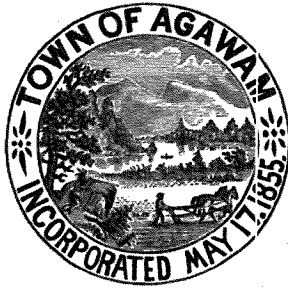
December 24, 2019

On the 24th day of December, 2019, before me, the undersigned notary public, personally appeared KATHLEEN A. MORISSETTE, proved to me through satisfactory evidence of identification, which was MA D.L., to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public Brian S. Fitzgerald
My Commission expires: 5-9-25



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



Town of Agawam

Planning Board

36 Main Street, Agawam, Massachusetts 01001-1801

Tel. 413-726-9737 Fax 413-786-9927

November 12, 2024

Rosemary Sandlin, President
Anthony Russo, Vice President
Edward Borgatti, Councilor
George Bitzas, Councilor
Thomas D. Hendrickson, Councilor
Dino R. Mercadante, Councilor
Gerald Smith, Councilor
Robert E. Rossi, Councilor
Anthony R. Suffriti, Councilor
Peter Smus, Councilor
Maria F. Valego, Councilor

Agawam City Council
36 Main Street
Agawam, MA 01001

Dear Councilors:

At its duly called meeting held on November 7, 2024 the Agawam Planning Board voted 5-0 to send a positive recommendation to the City Council regarding the proposed zone change on 71 Maynard Street/131 Coronet Circle from Agricultural to Residence A-1.

If you have any questions, please contact this office at 413-786-0400, extension 8245.

Sincerely,

Violet Baldwin, Chairman
Agawam Planning Board

cc: Clerk, Solicitor, File, Viktor Savonin