



Planning Board AGENDA

Thursday, December 5, 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) DISCUSSION & POSSIBLE VOTE-Planning Board Representative for Housing Committee
- 3) APPROVAL OF MINUTES-November 21, 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; Revised September 19, 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



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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; Revised September 19, 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.

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

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
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☒ 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

Revised September 19, 2024

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. 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.

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, revised through September 19, 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

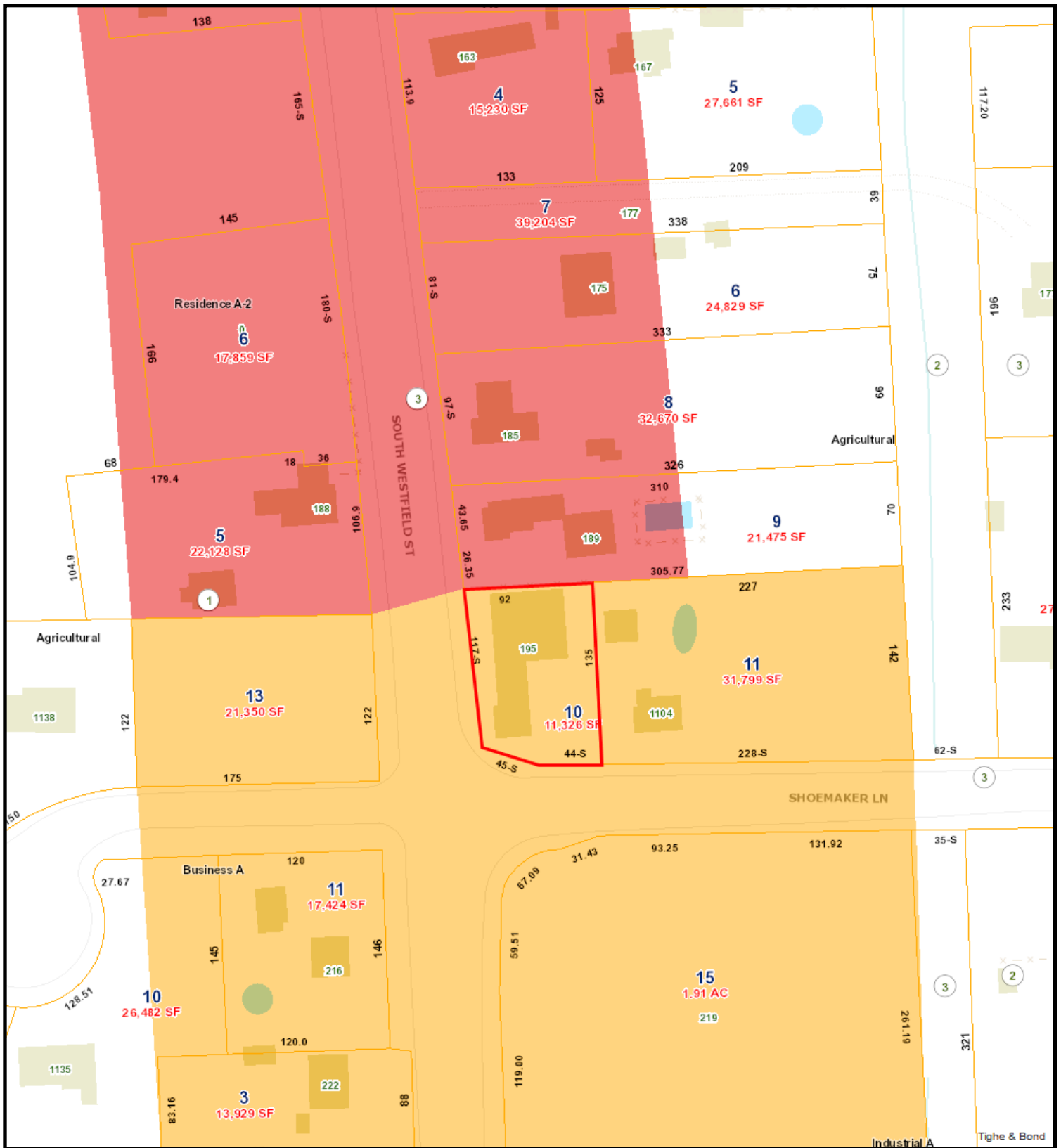
As part of this project, provisions for a total of three (3) parking spaces are proposed, including one (1) of which is handicap and van accessible, as well as five (5) proposed unstriped vehicle storage spaces. According to the Town of Agawam Parking Guidelines, "Office" requires one (1) parking space for each 300 SF of floor area, totaling a required twelve (12) parking spaces.

The applicant anticipates minimal traffic to be generated from the proposed office use. Primarily, employees will be on the road conducting site visits with occasional utilization of the building. Based on the anticipated operation of the proposed office space, the applicant anticipates the proposed parking, as shown, to be sufficient for the operation and utilization of the project site and respectfully requests the Town of Agawam Planning Board to waive the requirements with the Town of Agawam Parking Guidelines.

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; REVISED SEPTEMBER 19, 2024



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

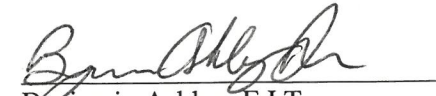
Per your request, we have reviewed the Site Plan Approval application for the Proposed Building Reuse located at #195 South Westfield Street; Prepared by R Levesque Associates Inc.; Dated: August 22, 2024. Based on our review, we have the following comments:

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

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

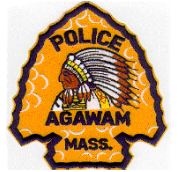
Append the message with the disclaimer 'Confidentiality/Public Record Statement. Under Massachusetts Law, any email created or received by an employee of The Town of Agawam is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain 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.



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.



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 Planning Board November 21, 2024

MEMBERS PRESENT:

Frank DeStefano, Vice Chair

Michael DiLullo

Charles Elfman

Michael Cleavall

MEMBERS ABSENT:

Violet Baldwin, Chair

ALSO PRESENT:

Taryn Egerton

Pam Kerr

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

1. SITE PLAN – 195 South Westfield Street – Aljanabi

The Planning Board received a request to continue this agenda item to the December 5, 2024 meeting.

Motion was made by Mr. Elfman and seconded by Mr. Cleavall to continue the Site Plan for 195 South Westfield Street – Aljanabi to December 5, 2024, as requested.

VOTE 4 – 0

2. SITE PLAN – 200 Silver Street – Development Associates

Travis Ward, Operations Manager for Development Associates, was present to discuss this agenda item. He stated there is currently a 27,500 square foot building on site with 111 parking spaces. It is zoned Business A and Agricultural. Mr. Ward explained there are 8 parallel parking spaces in the rear of the building that they are proposing to convert into 17 angled spaces. He stated the spaces would go up to the existing fence line but would not intrude into the existing detention basin. Mr. Elfman questioned traffic flow and Mr. Ward stated the rear of the building is one way and vehicles would take that route to get to the angled parking. He stated these spaces would be for employees who are familiar with this area being one way. Ms. Kerr asked if there are pavement markings stating it's a one way and Mr. Ward confirmed this. Mr. Elfman asked about the size of the spaces. Mr. Ward stated the spaces are 22 feet long with the average car being 19 feet long. He stated the Engineering Department submitted comments stating this would be a negligible increase in impervious area. Mr. Ward confirmed there would be no grade change and water would flow exactly as it had before. He stated Inspection Services required the handicap accessible spaces and electric vehicle ready spaces to be shown on the plans so they were updated to include this. The Fire Department and Safety Officer did not have any comments.

Agawam Planning Board November 21, 2024

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to approve the Site Plan for 200 Silver Street – Development Associates.

VOTE 4 – 0

3. APPROVAL OF MINUTES November 7, 2024

Motion was made by Mr. Elfman and seconded by DiLullo to approve the November 7, 2024 minutes as written.

VOTE 4 – 0

4. Correspondences

Ms. Kerr informed the Board that the City Council has received two zone change requests that will be referred to the Planning Board in the near future.

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

VOTE 4 – 0

Meeting adjourned at 6:25pm.