

# 769 Silver St Agawam, Ma



# 769 Silver Street Agawam, Ma 01001

1. Building consists of retail, office space, conference room, kitchen, bathroom. The retail space is approx 2,500 square feet on the first floor. The second floor has an additional 2,500 square feet of office space, conference room, kitchen and a bathroom. Attached to the rear of the retail space is an additional 7,200 square feet of storage.
2. Building consists of additional office space of more than 1,800 square feet.
3. Building consists of 5,100 square feet of warehouse space with garage doors.
4. Building consists of 7,000 square feet of warehouse space with garage doors,
5. Building consists of 7,300 square feet of warehouse space with garage doors.
6. Building consists of 15,000 square feet of warehouse space with garage doors and loading dock. Currently there is a partial 2nd floor that could be expanded to make it almost 30,000 square feet.

## Optional parcels available

- 1\* Parcel 1.74 acres and building consisting of over 7,000 square feet
- 2\* Parcel .39 acres with home consisting of over 1,700 square feet

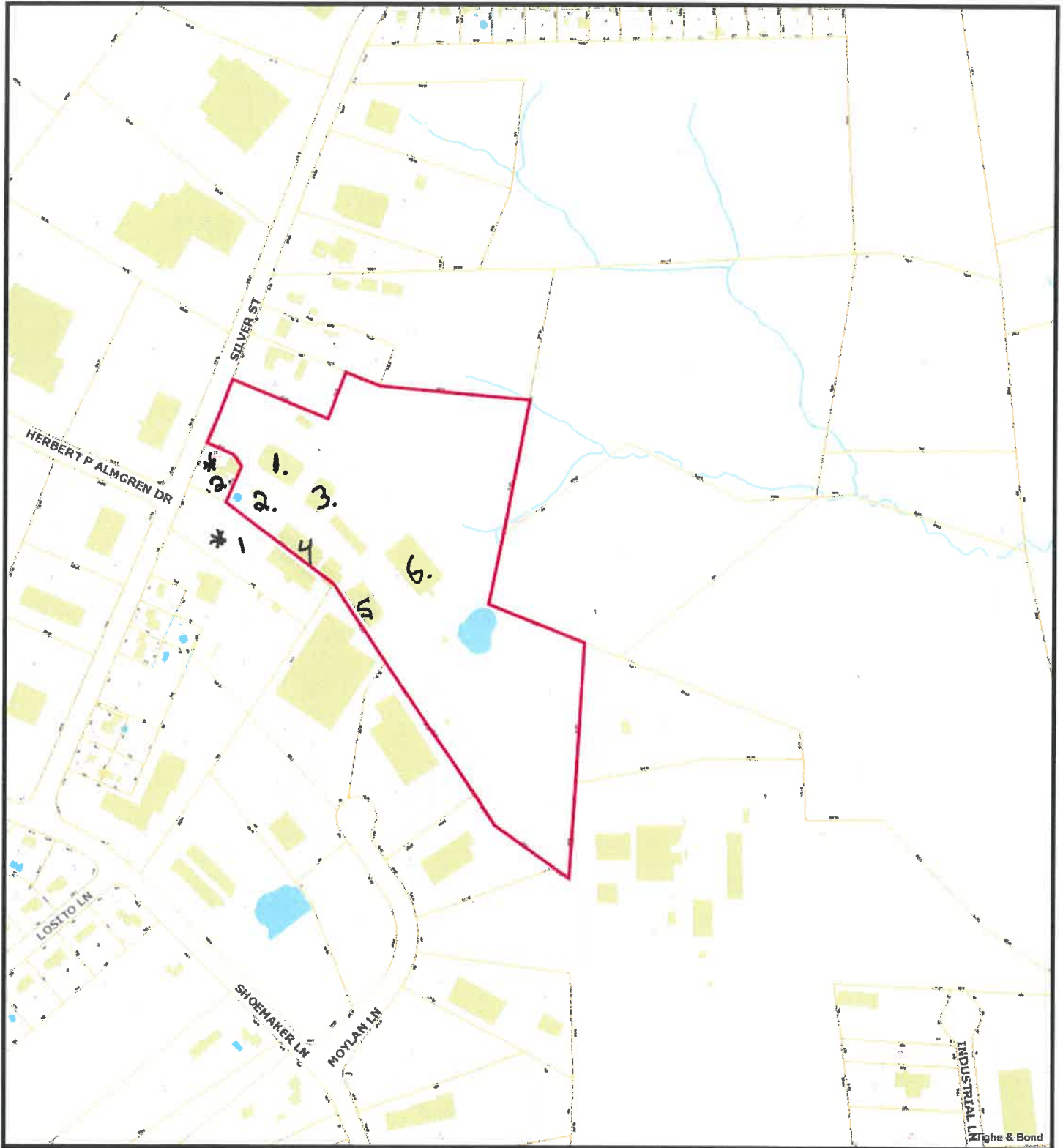
## Frontage Break Down

769 Silver Street frontage is 199.45 feet

777 Silver Street optional home is 138 feet frontage (400k)

787 Silver Street optional building is 100 feet frontage (800k)

Total frontage with additional parcels is 437.45 feet



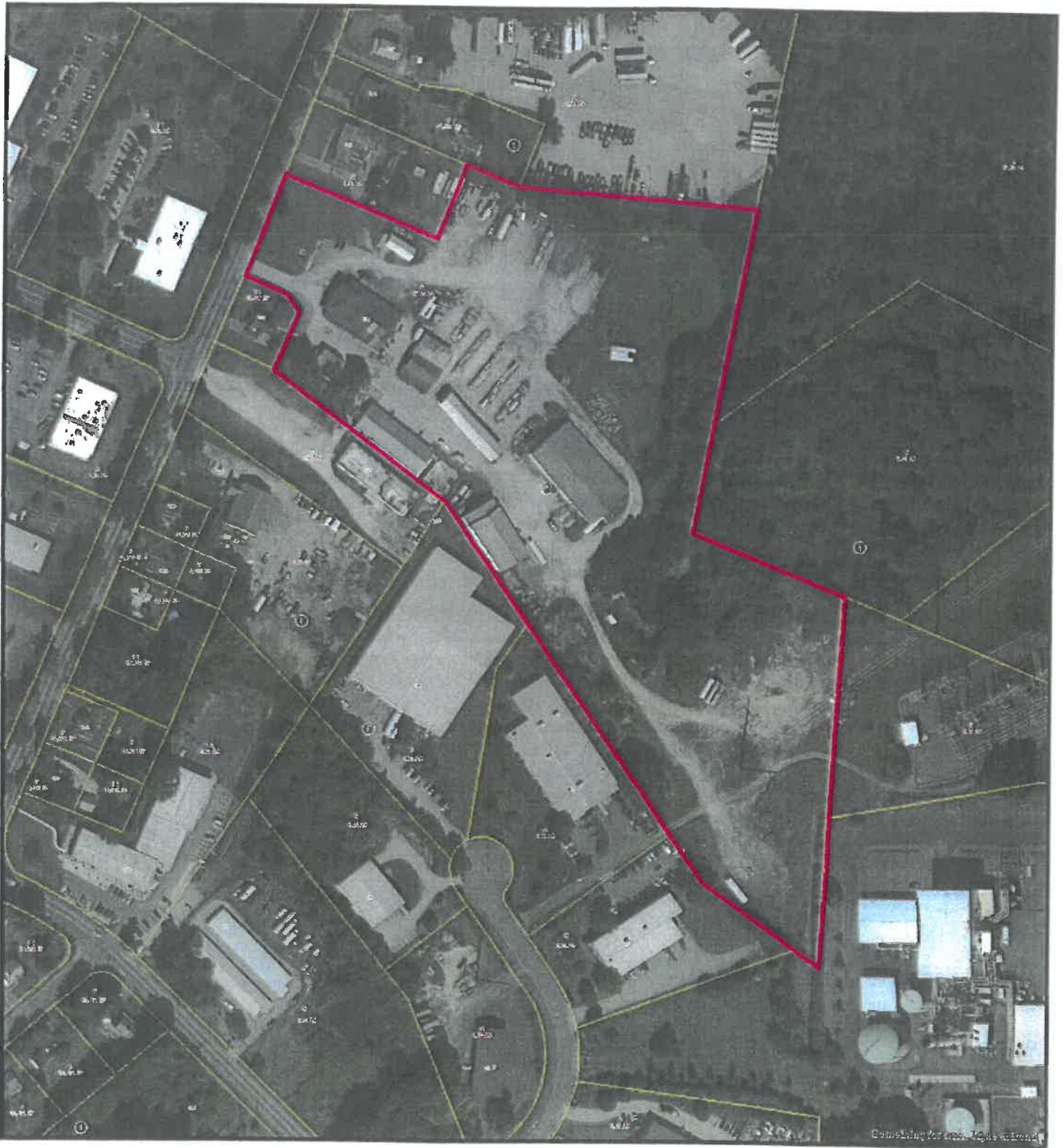
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Scale: 1"=400'

Scale is approximate

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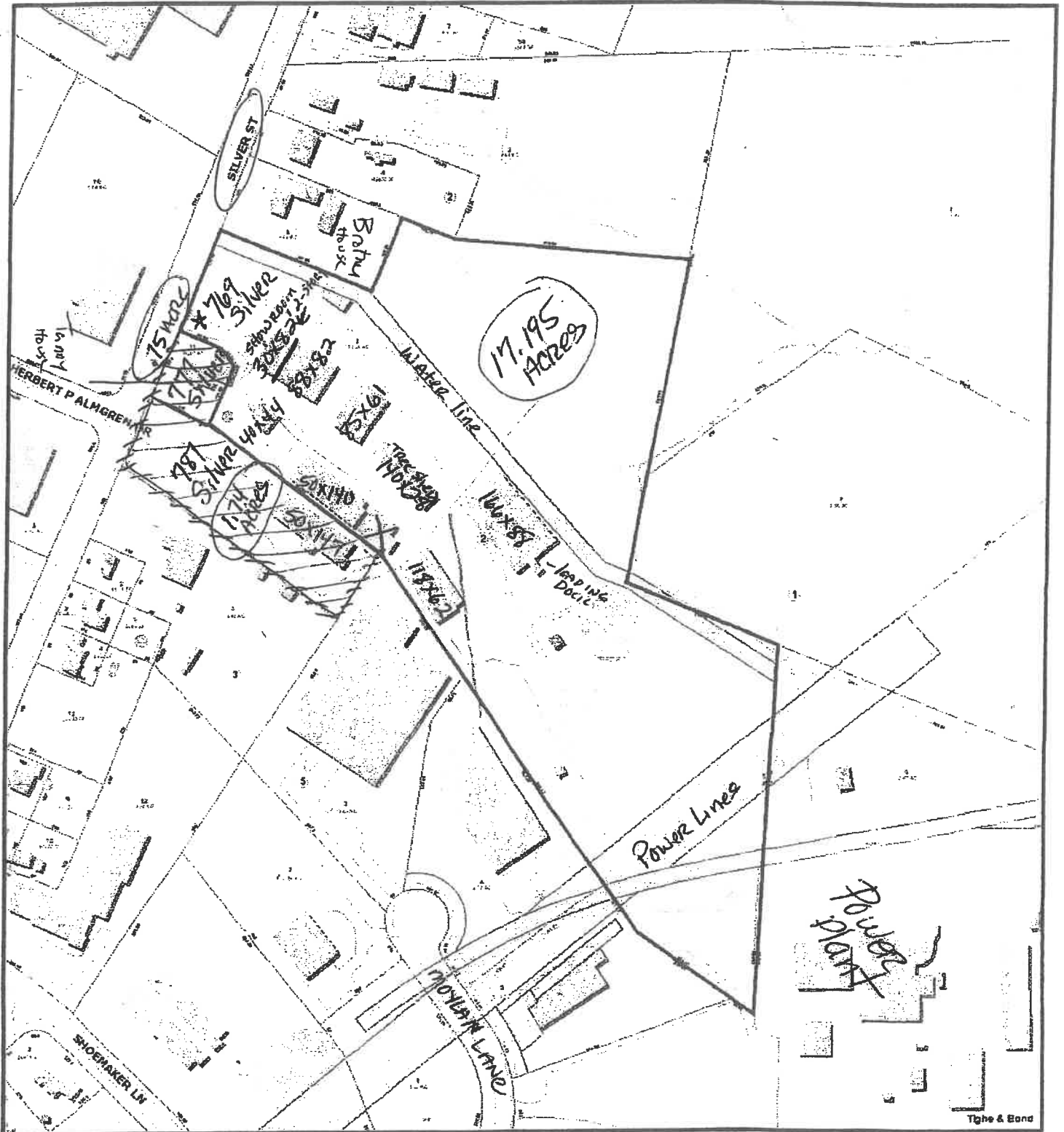
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Scale: 1"=250'

Scale is approximate

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**LUCIA LUMBER**

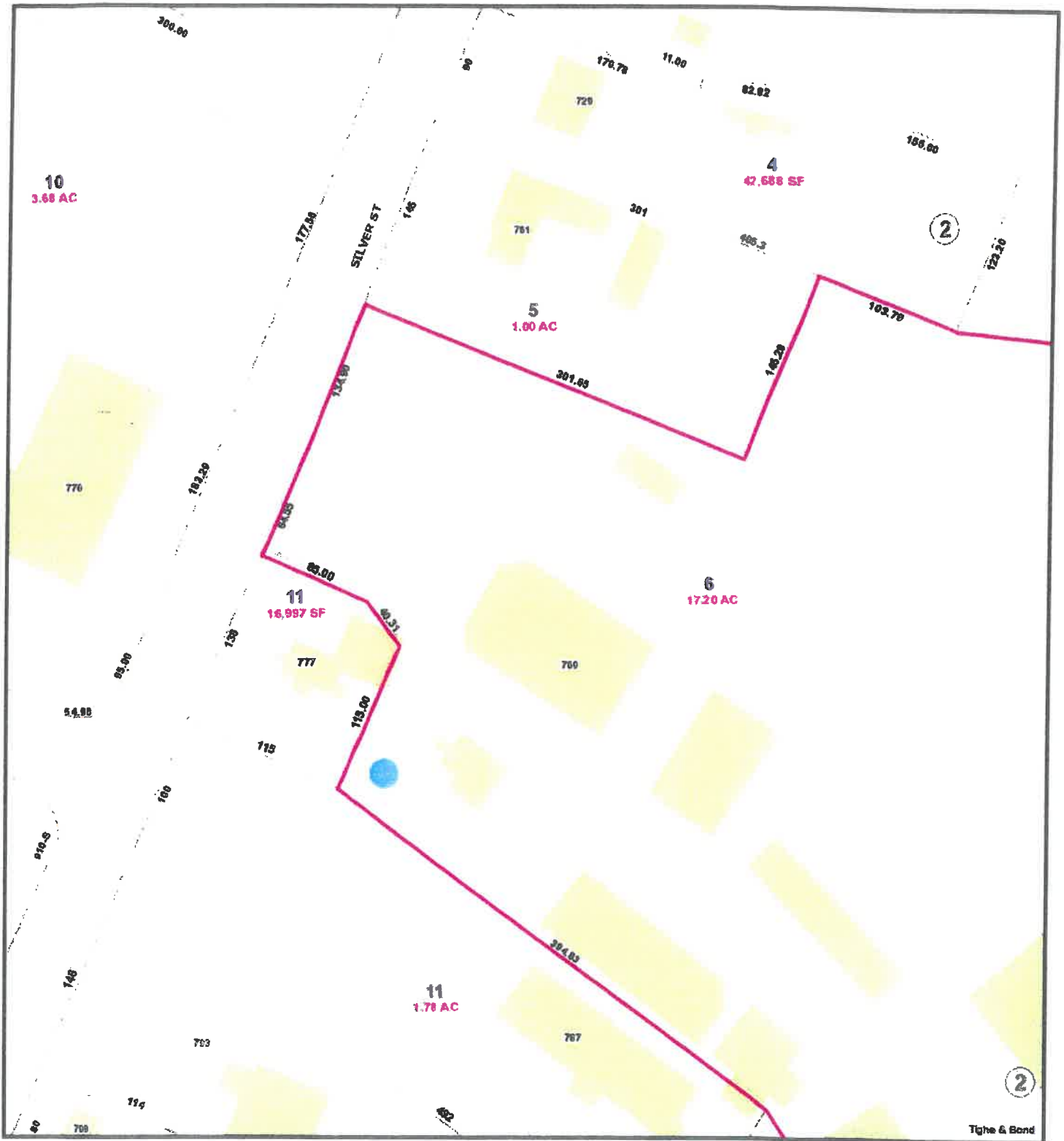
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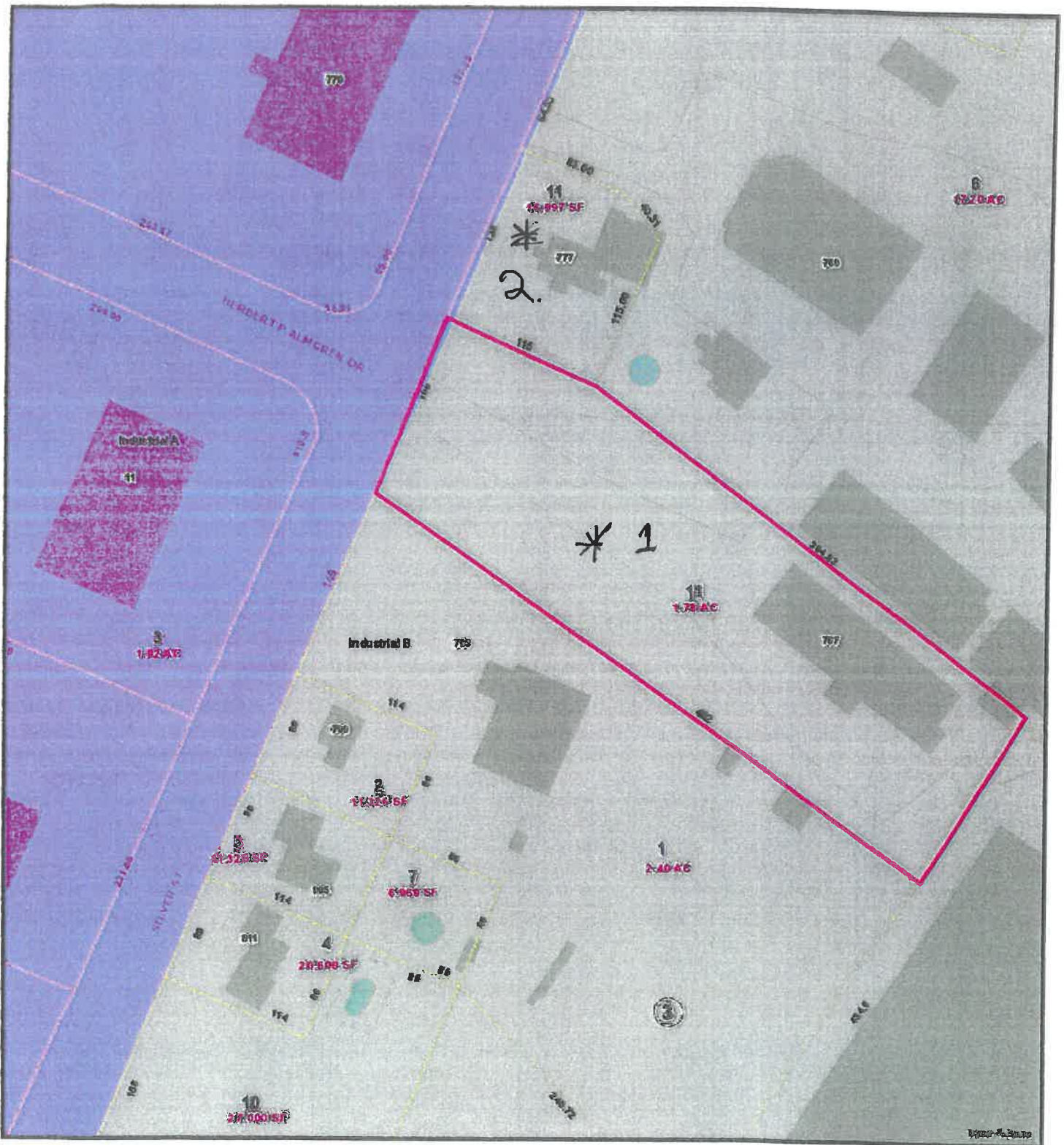
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Tight & Bond



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Scale: 1"=100'

Scale is approximate

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## Chapter 180. Zoning

### Article XI. Industrial District B

#### § 180-61. Boundaries.

Industrial B Districts shall be that area bounded by Suffield Street, Silver Street and Shoemaker Lane zoned Industrial at the Town Meeting of December 10, 1957, and those areas zoned Industrial B on or after the Town Meeting of December 10, 1957.

#### § 180-62. Permitted uses.

Permitted uses shall be all uses permitted in Industrial District A.

#### § 180-63. Height regulations.

Industrial buildings shall not exceed two stories, 40 feet in height, except with approval of the Board of Appeals after a public hearing. These provisions shall not apply to required equipment appurtenant to industrial buildings, except that smokestacks, water tanks, grain elevators and the like are not permissible except after approval of the Board of Appeals after a public hearing.

#### § 180-64. Yards; setbacks; loading areas.

- A. Back and side yards shall be a minimum of 25 feet.
- B. Front setback shall be a minimum of 75 feet.
- C. Loading platforms and employee parking areas shall be at the rear and side of all buildings.

#### § 180-65. Lot size; lot coverage.

- A. No lot shall have an area less than 43,560 square feet, one acre, on which a building may be constructed for industrial use, except with approval of the Board of Appeals relative only to previously filed lots whose area is less than one acre; provided that the file lot does not abut an additional parcel owned by the same owner which if combined would meet with the one-acre requirement of this section.
- B. Except for office, professional or administrative buildings, no building shall be less than 5,000 square feet in area.
- C. No lot shall have frontage of less than 100 feet on a street line; however, this frontage requirement shall not apply to lots established by a deed or plan recorded in the Hampden County Registry of Deeds prior to the first notice of the public hearing on this subsection amendment (March 3, 1994)



if, and only if, said parcel of land was not held in common ownership with sufficient adjoining parcels of land on the date of the first notice of public hearing on this subsection amendment (March 3, 1994) to satisfy, in combination, the required 100 feet of frontage on a street line.  
[Added 5-2-1994 by TOR-94-5]

## § 180-66. Landscaping; residences; gasoline stations.

- A. To assure that structures in industrial districts shall be reasonably attractive in appearance, the builder or his representative shall submit to the Planning Board, in addition to other requirements, an architect's rendering or comparable illustration of the planned construction, including landscaping, prior to applying for a building permit. Unless such a drawing approved by the Planning Board is submitted to the Inspector of Buildings, no permit for an industrial building shall be issued, nor shall an occupancy permit be granted unless and until the finished structure conforms in appearance to the drawing submitted.
- B. (Reserved)<sup>[1]</sup>  
[1] *Editor's Note: Former Subsection B, which provided that the front of the building must be faced with either brick masonry exterior walls, curtain walls of decorated colored aluminum, enameled colored steel, stainless steel walls or glass wall construction and have an attractive appearance, was repealed 11-19-2018 by TOR-2018-14.*
- C. All buildings in an industrial zone shall be appropriately landscaped with lawns, shrubs and trees.
- D. All residential development is prohibited, except that alteration, reconstruction, extension or structural change to any existing residential structure is permitted.  
[Amended 11-9-1994 by TOR-94-7]
- E. Not more than one unregistered motor vehicle shall be allowed on any parcel of land used as a gasoline filling station; provided, however, that any such gasoline filling station having an automobile dealer's permit shall be governed by the provisions of such permit.

## Chapter 180. Zoning

### Article X. Industrial District A

#### § 180-55. Permitted uses.

[Amended 11-9-1994 by TOR-94-7 <sup>(1)</sup>]

In any Industrial District A as indicated on the Building Zone Map, no building or other structure shall be erected, altered or used and no land shall be used or occupied for any purpose except one of the following:

- A. Any business or agricultural use permitted in an Agricultural, Business A or Business B District.
- B. Any industrial purpose, except those contained in the following list, which may be allowed, by special permit, only after a public hearing before the Board of Appeals:  
[Amended 5-5-2014 by TOR-2014-1]
  - (1) Acetylene gas, cyanide compound or oxygen manufacture.
  - (2) Asphalt manufacture or refining.
  - (3) Chlorine or bleaching powder manufacture.
  - (4) Creosote manufacture.
  - (5) Distillation of coal or wood.
  - (6) Drop forge shop.
  - (7) Explosives, fireworks or ammunition manufacture.
  - (8) Fertilizer manufacture.
  - (9) Fumigation plants.
  - (10) Glue or size manufacture from fish or animal offal.
  - (11) Gypsum, cement, plaster or plaster of paris manufacture.
  - (12) Incineration or reduction of or dumping of offal, garbage or refuse on a commercial basis, except where controlled by the Town.
  - (13) Junkyards, storage, scrapping of autos and parts and the salvage thereof.
  - (14) Linoleum manufacture.
  - (15) Match manufacture.
  - (16) Paint and lacquer manufacture.

- (17) Petroleum refining and the bulk storage of petroleum products.
- (18) Plastic manufacture.
- (19) Rest homes.
- (20) Rubber, natural or synthetic or gutta-percha manufactured from crude or scrap material.
- (21) Secondhand lumberyards and secondhand material yards.
- (22) Sewage disposal plant, except where controlled by the Town.
- (23) Soap, tallow, grease or lard manufacture.
- (24) Slaughterhouse.
- (25) Sulfurous, sulfuric, nitric or hydrochloric acid manufacture.
- (26) Tannery.
- (27) Tar or asphalt roofing manufacture.
- (28) Tar products manufacture.
- (29) Tire recapping or retreading.
- (30) Trucking terminals.
- (31) All other enterprises or uses commonly regarded as hazardous or offensive.
- (32) Assisted living facilities as defined in MGL c. 19D.  
[Added 3-20-2006 by TOR-2006-1]
- (33) Registered marijuana dispensary.
- (34) Off-site medical marijuana dispensary.

[1] *Editor's Note: This ordinance provided for the repeal of former Subsection A and the renumbering of former Subsections B and C to A and B, respectively.*

## § 180-56. Height regulations.

Industrial buildings shall not exceed two stories or 40 feet in height, except with approval of the Board of Appeals after a public hearing. These provisions shall not apply to required equipment appurtenant to industrial buildings, except that smokestacks, water tanks, grain elevators and the like are not permissible except after approval of the Board of Appeals after a public hearing.

## § 180-57. Setbacks; yards.

[Amended 4-7-1986 by TOR-86-6]

- A. Setbacks shall be at least 40 feet wide in their least dimension.
- B. Side yard and rear yard requirement shall be a minimum of 25 feet. However, there shall be a side yard and a rear yard between a street and the parts of a building nearest to such street to be no

less than 40 feet, but facilities shall be provided for loading and unloading all materials, equipment and merchandise on the premises and entirely off the traveled way.

## § 180-58. Lot coverage.

[Amended 4-7-1986 by TOR-86-6]

No business or industrial building shall be erected or altered so as to cover more than 50% of the area of the lot on which it is located.

## § 180-59. Lot size.

[Added 4-7-1986 by TOR-86-6]

No lot shall have a frontage of less than 100 feet on a street or an area of less than 40,000 square feet.

## § 180-60. Landscaping; residences; gasoline stations.

- A. To assure that structures in industrial districts shall be reasonably attractive in appearance, the builder or his representative shall submit to the Planning Board, in addition to other requirements, an architect's rendering or comparable illustration of the planned constructions, including landscaping, prior to applying for a building permit. Unless such a drawing approved by the Planning Board is submitted to the Inspector of Buildings, no permit for an industrial building shall be issued, nor shall an occupancy permit be granted unless and until the finished structure conforms in appearance to the drawing submitted.
- B. All residential development is prohibited, except that alteration, reconstruction, extension or structural change to any existing residential structure is permitted.  
[Amended 11-9-1994 by TOR-94-7]
- C. Not more than one unregistered motor vehicle shall be allowed on any parcel of land used as a gasoline filling station; provided, however, that any such gasoline filling station having an automobile dealer's permit shall be governed by the provisions of such permit.