

SOUTH HADLEY PLANNING BOARD REGULAR MEETING

MINUTES OF MARCH 14, 2016

As Approved March 28, 2016

Present: Jeff Squire, Chair; Mark Cavanaugh, Vice-Chair; Helen Fantini, Clerk; Joan Rosner, Member (arrived at 6:34 p.m.); Melissa O'Brien, Member; Dan Dodge, Associate Member; and Richard Harris, Town Planner

Mr. Squire called the meeting into session at 6:30 p.m. Mr. Harris suggested that the Board wait for Ms. Rosner to arrive before proceeding with the meeting with Mr. Falcone. Therefore, the Board proceeded with other items.

3. Bills and Correspondence

Mr. Harris noted that there was a list of correspondence and additional correspondence provided to the Board. Three bills are ready for payment:

- Turley Publications, Inc. Legal Ad Stormwater Application – SHHS Athletic Fields
\$76.23
- Turley Publications, Inc. Legal Ad – Berkshire Hills Music Academy
\$83.16
- Turley Publications, Inc. Legal Ad – Recreation Dept.
\$83.16

Mr. Harris noted that since the latter two notices had to be rerun due to an error in the notices, he informed the Berkshire Hills Music Academy that the Board would cover the cost of the ad.

Motion - Ms. Fantini moved and Ms. O'Brien seconded the motion to approve payment of the three bills for Turley Publications, Inc. as listed by the Town Planner. The Board voted **Four (4)** out of **Four (4)** members present in favor of the motion.

2. Minutes

a. February 29, 2016 Planning Board meeting minutes

Mr. Harris referenced the draft minutes which he distributed. The Board members reviewed the draft minutes.

Motion - Ms. O'Brien moved and Ms. Fantini seconded the motion to approve the February 29, 2016 Planning Board Meeting minutes as submitted. The Board voted **Four (4)** out of **Four (4)** members present in favor of the motion.

- b. *February 29, 2016 Planning Board Public Hearing (S. H. H. S. Athletic Fields) minutes*
Mr. Harris referenced the draft minutes which he distributed. The Board members reviewed the draft minutes.

Motion - Mr. Cavanaugh moved and Ms. O'Brien seconded the motion to approve the February 29, 2016 Planning Board Public Hearing (SHHS Athletic Fields) minutes as submitted. The Board voted **Four (4)** out of **Four (4)** members present in favor of the motion.

(Ms. Rosner arrived at 6:34 p.m.)

- c. *February 29, 2016 Planning Board Public Hearing (BHMA Expansion) minutes*
Mr. Harris referenced the draft minutes which he distributed. The Board members reviewed the draft minutes.

Motion - Mr. Cavanaugh moved and Ms. O'Brien seconded the motion to approve the February 29, 2016 Planning Board Public Hearing (BHMA Expansion) minutes as submitted. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion.

1. Consider request from James Falcone regarding zoning of 577 Granby Road.

James Falcone, a principal partner in the ownership of the property and business at 577 Granby Road, used an aerial photo to depict the size of the parcel and the portion he would like to develop situated behind the existing business. Using several photographs, James Falcone described the site as being isolated and screened from view from other properties and roadways. He indicated he would like to use the property for solar arrays, utility rental, or similar uses.

Mr. Harris noted that this item was on the agenda based on James Falcone's interest in having the property rezoned or otherwise to accommodate self-storage warehousing. He suggested that the Building Commissioner and himself could sit down with Mr. Falcone and discuss the allowed uses for the site – including those he mentioned at this meeting.

James Falcone stated he was interested in having the site rezoned. He emphasized that such zoning resulting in the self-storage development would increase taxes and would not be visible from the surrounding areas. His neighbors have indicated to him that they are supportive of his request.

Mr. Squire, Mr. Cavanaugh, and Ms. Fantini indicated that they would not be inclined to support a change in zoning as suggested by James Falcone since it would be "spot" zoning. Ms. Fantini commented that the Master Plan strongly objected to such "spot zoning".

Mr. Squire suggested that James Falcone meet with Mr. Harris and the Building Commissioner as was suggested by Mr. Harris.

Mr. Squire recessed the meeting for the public hearing at 6:45 p.m.

4. PUBLIC HEARING: Site Plan Review Application for Whispering Pines at Root Road, LLC; Property Location: Newton Street in front of Stonybrook Village Condominiums (Assessor's Map Number #28 - Parcel #246).

The Public Hearing was held. (See minutes of Public Hearing.)

The meeting reconvened at 7:22 p.m.

5. DECISION: Site Plan Review Application for Whispering Pines at Root Road, LLC; Property Location: Newton Street in front of Stonybrook Village Condominiums (Assessor's Map Number #28 - Parcel #246).

Mr. Squire asked if there were a motion to approve the Site Plan Review. He noted the conditions the Board discussed in the Public Hearing.

Mr. Harris repeated the conditions which had been suggested.

Motion - Mr. Cavanaugh moved and Ms. Rosner seconded the motion to find that the application by Whispering Pines at Root Road, LLC Site Plan Review satisfied the Site Plan Review Standards and to approve Site Plan Review for the project subject to the conditions all as stated in the draft Planning Board decision and modified during the discussion in the Public Hearing. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion.

6. Consider Endorsement of Approval Not Required Plan for Whispering Pines at Root Road, LLC. Property Location: Newton Street (Assessor's Map #28 - Parcel #246). WITHDRAWN

Since this item was withdrawn, no action was taken.

Mr. Harris suggested that though the Minor Site Plan Review is not subject to a public hearing, that the next two items be considered during the public hearing (item #8). All Board members indicated that they concurred given the interrelationship of the Site Plan and Stormwater Management Plan.

Mr. Squire recessed the meeting for the public hearing at 7:26 p.m.

7. MINOR SITE PLAN REVIEW: Proposed Centralized Dining and Community Center Facility for Mount Holyoke College. Property Location: Mount Holyoke College Campus - Lower Lake Road and Blanchard Circle (Assessor's Map Number #48 - Parcels #18, #21, & #35).

8. PUBLIC HEARING - STORMWATER MANAGEMENT PERMIT: Proposed Centralized Dining and Community Center Facility for Mount Holyoke College. Property Location: Mount Holyoke College Campus - Lower Lake Road and Blanchard Circle (Assessor's Map Number #48 - Parcels #18, #21, & #35).

The Public Hearing was held. (See minutes of Public Hearing.)

The meeting reconvened at 8:01 p.m.

- 9. DECISIONS: Stormwater Management Permit and Minor Site Plan Review. Proposed Centralized Dining and Community Center Facility for Mount Holyoke College. Property Location: Mount Holyoke College Campus – Lower Lake Road and Blanchard Circle (Assessor’s Map Number #48 - Parcels #18, #21, & #35).**
Since the public hearing on the Stormwater Management Permit application was not closed, no action was taken on this item.

Mr. Squire recessed the meeting for the public hearing at 8:01 p.m.

- 10. PUBLIC HEARING - STORMWATER MANAGEMENT PERMIT: South Hadley High School Athletic Fields Renovations. Proposed South Hadley High School Athletic Field Renovations. Property Location: 153 Newton Street and off Taylor Way and off Lincoln Avenue (Assessor’s Map Number #17 - Parcel #15).**

The Public Hearing was held. (See minutes of Public Hearing.)

The meeting reconvened at 8:24 p.m.

- 11. DECISION: Stormwater Management Permit. South Hadley High School Field Renovations. Property Location: 153 Newton Street and off Taylor Way and off Lincoln Avenue (Assessor’s Map Number #17 - Parcel #15).**

Motion - Ms. Rosner moved and Mr. Cavanaugh seconded the motion to find that the application by the Recreation Department for a Stormwater Management Permit for redevelopment of the South Hadley High School Athletic Field satisfied the conditions of the Stormwater Management Bylaw and to approve the Stormwater Management Permit for the project subject to the conditions all as stated in the draft Planning Board decision. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion.

Mr. Harris suggested that though the Minor Site Plan Review is not subject to a public hearing, that the next two items be considered during the public hearing (item #12). All Board members indicated that they concurred given the interrelationship of the Site Plan and Stormwater Management Plan.

Mr. Squire recessed the meeting for the public hearing at 8:27 p.m.

- 12. PUBLIC HEARING - STORMWATER MANAGEMENT PERMIT: Proposed Performance Center/Classroom/Office building for Berkshire Hills Music Academy. Property Location: 48 Woodbridge Street (Assessor’s Map Number #52 - Parcel #180).**

- 13. MINOR SITE PLAN REVIEW: Proposed Performance Center/Classroom/Office building for Berkshire Hills Music Academy. Property Location: 48 Woodbridge Street (Assessor’s Map Number #52 - Parcel #180).**

The Public Hearing was held. (See minutes of Public Hearing.)

The meeting reconvened at 8:38 p.m.

14. DECISIONS: Stormwater Management Permit and Minor Site Plan Review. Proposed Performance Center/Classroom/Office building for Berkshire Hills Music Academy. Property Location: 48 Woodbridge Street (Assessor's Map Number #52 - Parcel #180).

Motion - Mr. Cavanaugh moved and Ms. O'Brien seconded the motion to find that the application by the Berkshire Hills Music Academy for a Stormwater Management Permit for expansion of the facility satisfied the conditions of the Stormwater Management Bylaw and to approve the Stormwater Management Permit for the project subject to the conditions all as stated in the draft Planning Board decision. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion.

Motion - Mr. Cavanaugh moved and Ms. Rosner seconded the motion to find that the application by Berkshire Hills Music Academy for Minor Site Plan Review satisfied the limited standards applicable to the project due to its exempt status and to approve Minor Site Plan Review for the project subject to the conditions all as stated in the draft Planning Board decision. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion.

15. Development Update and Planner's Report

Mr. Harris reviewed the status of various developments and recent Planning Department activities:

a. Development Report

- One Canal Street (no change)
- Mountainbrook Street Acceptances (no change)
- Rivercrest Condominiums (no change)
- Ethan Circle (no change)
- Annafield Estates and Adam & Eve Estates subdivisions (waiting for the surveyor to submit the required materials).
- Western Mass Yacht Club (the club is considering applying for a Special Permit to replace their nonconforming facility on Cove Island – public hearing is likely to occur in May)

b. Other Projects

- Mr. Harris noted he continuing to participate in the effort to update the Town's Hazard Mitigation Plan – this plan will qualify the Town for FEMA grants.
- Mount Holyoke College Intern Opportunity (Mr. Harris stated a student intern from the Environmental Sciences department is to undertake some work for us. She will be working approximately 3 hours per week next semester – primarily on a GIS project related to creating shape files necessary to make the online zoning map complete.)
- Mr. Harris is continuing to work on the Permitting Guide and monitor the work on the General Code codification project.
- Health Impact Assessment. They held their first project team meeting last Friday.

- South Hadley Falls Smart Growth District. The public hearing on the Design Guidelines is scheduled for March 28th.
- c. *Workshops/Training Opportunities*
 - Mr. Harris stated that the CPTC Annual Conference is being held on March 19th at Holy Cross. Unfortunately, he stated he will not be able to attend.

16. Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

Mr. Harris made note that a flyer about Senator Rosenberg's annual spring meeting was received today. The event is scheduled for Saturday, April 9, 2016.

17. Adjournment

Motion – Ms. Rosner moved and Ms. O'Brien seconded the motion to adjourn. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion.

The meeting was adjourned at 8:08 p.m.

Respectfully submitted,

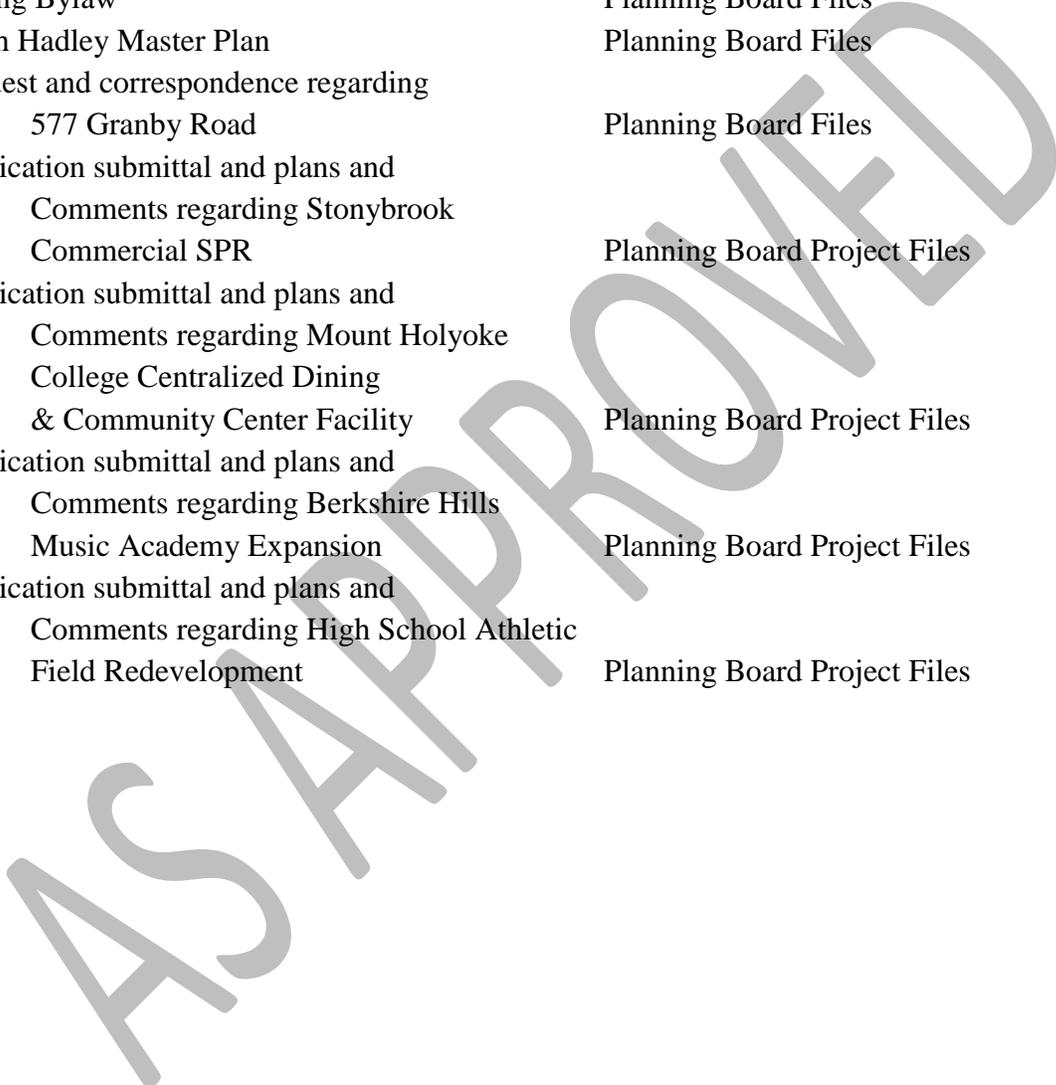
AS APPROVED

Richard Harris, Recorder

Attachment A

List of Documents Reviewed in March 14, 2016 Planning Board Meeting

<u>Document</u>	<u>Record Location</u>
Planning Board Meeting Agenda and Background Information	Planning Board Agenda Packet Files
Zoning Bylaw	Planning Board Files
South Hadley Master Plan	Planning Board Files
Request and correspondence regarding 577 Granby Road	Planning Board Files
Application submittal and plans and Comments regarding Stonybrook Commercial SPR	Planning Board Project Files
Application submittal and plans and Comments regarding Mount Holyoke College Centralized Dining & Community Center Facility	Planning Board Project Files
Application submittal and plans and Comments regarding Berkshire Hills Music Academy Expansion	Planning Board Project Files
Application submittal and plans and Comments regarding High School Athletic Field Redevelopment	Planning Board Project Files



SOUTH HADLEY PLANNING BOARD PUBLIC HEARING
ON APPLICATION FOR SITE PLAN REVIEW – STONYBROOK
COMMERCIAL SITE

NEWTON STREET

BY WHISPING PINES AT ROOT ROAD

MINUTES OF MARCH 14, 2016

As Approved March 28, 2016

Present: Jeff Squire, Chair; Mark Cavanaugh, Vice-Chair; Helen Fantini, Clerk; Joan Rosner, Member; Melissa O'Brien, Member; Dan Dodge, Associate Member; and Richard Harris, Town Planner

Mr. Squire called the public hearing to order at 6:45 p.m.

Helen Fantini read the notice of the Planning Board public hearing:

The South Hadley Planning Board, in accordance with the provisions of Chapter 40-A, Section 11, Massachusetts General Laws and the provisions of Article XVI, Section 1604 of the Town of South Hadley General Bylaws, will hold a public hearing on Monday March 14, 2016 at 6:45 p.m. in the Selectboard Meeting Room of the Town Hall to discuss the applications of Whispering Pines at Root Road, LLC; 1421 Granby Road; Chicopee, MA 01020 for Site Plan Review under Section 5(E) and Section 12 of the Town of South Hadley Zoning By-Law.

The applicant is seeking Site Plan Review approval to allow construction and operation of a 2,450 +/- square foot office/retail facility on the subject property. Other elements of the project include provision of 23 +/- parking spaces, stormwater management, utilities, landscaping, and related improvements. The subject property consists of a 0.79 acre portion of a 9.8 +/- acre parcel located off the east side of Newton Street (most of the larger parcel is developed as Stonybrook Village Condominiums – the subject site occupies most of the Newton Street frontage of the parcel) and identified on Assessor's Map Number #28 as a portion of Parcel #246.

Plans and the application may be viewed at the Office of the Planning Board during normal office hours (8:30 a.m. to 4:30 p.m.). Any person interested in, or wishing to be heard regarding, this application should appear at the time and place designated.

Published: Friday, February 19, 2016
 Friday, February 26, 2016

Mr. Squire asked the applicant to present their proposal.

Rob Levesque, representing the applicant and using a copy of the site plan, reviewed the project and the background. He noted that the applicant is proposing to construct a 2,450 square foot building with 23 parking spaces. By comparison, the original Site Plan Review in 2006 was for a 4,800 square foot building and approximately 28 parking spaces. The current proposed tenant for the 2,450 square foot building is Ameriprize Financial Services.

Rob Levesque, described the location of the proposed parking noting that it will conform to the current Zoning Bylaw by being located to the north and behind the building with no parking or asphalt installed in front of the building. He reviewed the proposed landscaping around the building and the property. The developer will extend the arbor vitae screening presently to the rear of the proposed building. In terms of drainage, the new project will have less impervious surface than what was approved in 2006 which will result in less runoff. The storm drainage system was constructed 10 years ago based on the original proposed amount of impervious surface.

Rob Levesque reviewed responses to the review conducted by Fuss and O'Neill.

- In terms of the grade of the parking area, he suggested that a 0.5% grade is very feasible to achieve with a good contractor and that to raise the grade to 1.0% would result in reduction in coverage of pipes.
- The Board could condition their approval upon cleaning of the drainage system. The existing detention basin serves the area of the entire commercial site and from the first condo unit towards Newton Street.

Ms. Fantini questioned the number of spaces being proposed and the need for so many spaces. Rob Levesque stated that the Zoning Bylaw would only require 8 or so spaces. In his opinion, no commercial space of 2,450 square feet would function with so few spaces. The business has indicated that they need the 23 spaces. There was further discussion regarding the appropriateness of the proposed and required parking spaces.

Ms. Rosner inquired about having some pervious parking. Rob Levesque responded that no such parking is proposed.

Mr. Squire suggested that the sidewalk proposed for the building be extended to Newton Street – where sidewalk currently exists. There was discussion regarding this issue. Rob Levesque suggested that the Board could condition their approval upon such sidewalk extension. Steve Duval, the owner of the proposed business, stated he has never had walk in customers.

Mr. Squire asked about the site lighting. Rob Levesque reviewed the lighting plan details.

Mr. Squire/Mr. Cavanaugh queried about the proposed sign. Rob Levesque stated that they do not have any details for the sign at this time. Mr. Harris noted that, if the sign is

to be illuminated in any way, then the applicant will need to come back to the Planning Board for approval.

Ms. Fantini expressed concern that there is not an elevation of the proposed building. Steve Duval, owner of the proposed business responded that it is intended to look like the residential buildings in the area. There was further discussion and Steve Duval clarified that it is to be compatible with the Stonybrook Condos style.

Mr. Cavanaugh asked about the electric meters, mechanical, HV AC items noting that they are not to be visible from Newton Street. Rob Levesque suggested that the equipment will likely be on the southside of the building but it will be screened with landscaping.

Roger Blood, 164 Stonybrook Way, queried whether the lighting for the commercial site will be part of the Stonybrook Condos lighting? He noted that the condo owners pay for their lighting. Rob Levesque responded that the lighting will be separate.

_____, inquired whether the commercial “property” is to be separate from the condominiums. She also asked as to the duration of parking at the commercial site – noting that the 23 spaces is a large number right behind the condos.

Rob Levesque responded that they do intend to separate the commercial “parcel” from the condo portion. They had intended to that tonight but need to resolve other issues first. Steve Duval commented that they will not be open late at night.

Joanna Brown, __ Charon Terrace, commented that the parking area looked congested and questioned whether there was sufficient maneuvering space and how would the snow removal be handled Rob Levesque responded

- 1) The driveway at the roadway is 26 feet wide
- 2) There is plenty of sight distance at the driveway
- 3) Snow will be stockpiled but trucked off site.

There was further discussion regarding the snow. It was noted that during most snow storms the snow will be plowed onto the grass area with no more than a few of the parking spaces being left unusable by the piled snow. In the situations where there is inadequate space in which to stockpile the snow, the snow will be trucked off site.

Patrice Buxton, 120 Stonybrook Way, commented that the sidewalk should not be eliminated. Rob Levesque clarified the discussion about the sidewalk. He noted that the existing sidewalk along Newton Street is not proposed to be eliminated and the Board is suggesting that the proposed sidewalk adjoining the building be extended to Newton Street.

Patrice Buxton, 120 Stonybrook Way, inquired as to the timeframe for the project and whether the building is to be split into two businesses. Steve Duval, representing the

applicant, stated that he is intending to build the project this summer and has no intention of dividing the building into 2 businesses.

Patrice Buxton, 120 Stonybrook Way, questioned if the orientation of the parking means that there will be a “blank” wall facing Newton Street. Mr. Squire stated that this is a concern which relates to the Board wanting to review and approve the building elevations. There was further discussion regarding the architectural style and the need to ensure that the Newton Street side looks like a “front” – not a solid masonry other wall. Landscaping will not suffice to address the issue.

Martha Terry, 25 Brainard Street asked about the distance from the Newton Street. Rob Levesque explained the building setback distances.

Mr. Harris reviewed some draft proposed conditions and findings for approval. Board members also identified additional conditions regarding:

- Building Style - Elevations. The building is to be constructed in “residential style” compatible with that of the Stonybrook Village condominiums. Planning Board to review and approve elevations.
- Bicycle Storage Racks. Provide bicycle storage racks.
- Utility Connections and Mechanical Equipment Screening. Utilities and the mechanical equipment must be screened.
- Sidewalk Connection. Connected to the existing sidewalk along Newton Street.
- Easterly Side Screening Buffer. Maintain a healthy, dense vegetated buffer along the easterly side.

Mr. Squire asked if there were further comments. There being no further public comment, Mr. Squire closed the hearing at 7:22 p.m.

Respectfully submitted,

AS APPROVED

Richard Harris, Recorder

SOUTH HADLEY PLANNING BOARD PUBLIC HEARING

ON APPLICATION FOR STORMWATER MANAGEMENT PERMIT – MOUNT HOLYOKE COLLEGE CENTRALIZED DINING AND COMMUNITY CENTER

**50 COLLEGE STREET
(BLANCHARD CIRCLE AND LOWER LAKE ROAD)**

BY MOUNT HOLYOKE COLLEGE

MINUTES OF MARCH 14, 2016

As Approved March 28, 2016

Present: Jeff Squire, Chair; Mark Cavanaugh, Vice-Chair; Helen Fantini, Clerk; Joan Rosner, Member; Melissa O'Brien, Member; Dan Dodge, Associate Member; and Richard Harris, Town Planner

Mr. Squire called the public hearing to order at 7:26 p.m.

Helen Fantini read the notice of the Planning Board public hearing:

The South Hadley Planning Board, in accordance with the provisions of Article XVI, Section 1604 of the Town of South Hadley General Bylaws, will hold a public hearing on Monday, March 14, 2016 at 7:15 p.m. in Selectboard Meeting Room of the Town Hall to discuss the application of Mount Holyoke College; 50 College Street; South Hadley, MA 01075 for a Stormwater Management Permit for the proposed Centralized Dining & Community Center project under Article XVI of the Town's General Bylaws. The subject property is located on the Mount Holyoke College campus adjoining Blanchard Hall along at Lower Lake Road and Blanchard Circle and identified on Assessor's Map Number **#48** as Parcels **#18**, **#21** & **#35**.

Plans and applications may be viewed at the office of the Planning Board during normal office hours (8:30 a.m. to 4:30 p.m.). Additionally, the plans and application are posted on the Planning Board's "Project Plans" page on the Town's website www.southhadley.ma.gov. Any person interested in, or wishing to be heard regarding, this application should appear at the time and place designated.

Published: Friday, March 4, 2016

Paul Breen, Mount Holyoke College Director of Facilities Management introduced the project team. He provided an overview of the project noting that the College has 6 residence hall dining facilities and this project will consolidate those into one center with nearly 1,000 seats.

Matt Hyatt, project architect stated that the proposed facility will have slightly less than the number of seats in the 6 dining halls combined. However, this will be a more efficient and effective arrangement. This is also a “green” approach to delivering the services. He noted the additional spaces and services which will be available including an area which can be converted for small music performances, student government offices, etc.

Luke Boucher, project engineer noted that this project is being undertaken with no anticipated increase in student enrollment – serving the existing levels of students. Using a copy of the plan submitted for review, he described the proposed drainage system including the underground detention facilities and the existing water quality controls.

Ms. Fantini inquired as to what is being proposed for reuse of the existing residence hall dining facilities. Paul Breen responded that they are exploring options – at this point, the reuse is uncertain. Ideas have been explored about study areas, converting to dorm rooms which would allow restructuring of existing dorm rooms to be more spacious, etc.

Mr. Harris asked about the “concert venue”. Paul Breen stated that the space is an existing dining space which is actually a multipurpose room.

Mr. Dodge queried about the water quality structure and how the system works. Luke Boucher identified the structure and explained the operation.

Mr. Squire inquired about the catch basins and the Peer Review. Luke Boucher responded to the question about the catch basins. Mr. Harris stated that Fuss & O’Neill, Inc. are conducting the Peer Review and Mount Holyoke College has put up a deposit to cover the cost.

Ms. Rosner asked how many persons Chapin Hall holds. Paul Breen suggested the capacity is in the neighborhood of 1,100 to 1,300 persons.

Joanna Brown, Charon Terrace, noted she is an alumnus of Mount Holyoke College. She inquired as to whether this facility will be an “emergency gathering place” and where will the employees park. Paul Breen stated that the facility will have emergency back-up supply. Employees will continue to park where they have been parking.

Joanna Brown, Charon Terrace, queried as to how snow removal will be managed and the provisions for handicapped parking. Paul Breen stated that there is ample space to move the snow. As to parking, Matt Hyatt noted that no additional parking spaces are being planned. The facility is within 5-7 minutes of walking from the existing facilities.

Ms. Fantini asked about the staff parking. Paul Breen stated that it is dispersed. There was further discussion as to the parking considerations.

Mr. Squire noted that it would seem that we are waiting for the Peer Review. Mr. Harris stated that only began late last week. He suggested continuing the public hearing until March 28, 2016 at 6:45 p.m.

Motion - Mr. Cavanaugh moved and Ms. Rosner seconded the motion to continue the Planning Board public hearing to Monday March 28, 2016 at 6:45 p.m. for the purpose of allowing the Peer Review to be completed and provide the applicant an opportunity to respond to the Town's Engineer Review and resolving the final issues. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion.

There being no further public comment, Mr. Squire stated that the hearing will be continued. With concurrence from the other members, Mr. Squire recessed the hearing at 8:01 p.m.

Respectfully submitted,

AS APPROVED

Richard Harris, Recorder

AS APPROVED

SOUTH HADLEY PLANNING BOARD PUBLIC HEARING
ON APPLICATION FOR STORMWATER MANAGEMENT PERMIT –
HIGH SCHOOL ATHLETIC FIELDS REDEVELOPMENT

153 NEWTON STREET

BY SOUTH HADLEY RECREATION DEPARTMENT

MINUTES OF MARCH 14, 2016

As Approved March 28, 2016

Present: Jeff Squire, Chair; Mark Cavanaugh, Vice-Chair; Helen Fantini, Clerk; Joan Rosner, Member; Melissa O'Brien, Member; Dan Dodge, Associate Member; and Richard Harris, Town Planner

Mr. Squire called the public hearing to order at 8:01 p.m.

Helen Fantini read the notice of the Planning Board public hearing:

The South Hadley Planning Board, in accordance with the provisions of Article XVI, Section 1604 of the Town of South Hadley General Bylaws, will hold a public hearing on Monday, March 14, 2016 at 8:00 p.m. in the Selectboard Meeting Room of the Town Hall to discuss the application of the Town of South Hadley Recreation Department; 116 Main Street; South Hadley, MA 01075 for a Stormwater Management Permit for the proposed High School Athletic Fields Renovation/Redevelopment project under Article XVI of the Town's General Bylaws. The subject property is located at 153 Newton Street and identified on Assessor's Map Number #17 as Parcel #15.

Plans and applications may be viewed at the office of the Planning Board during normal office hours (8:30 a.m. to 4:30 p.m.). Additionally, the plans and application are posted on the Planning Board's "Project Plans" page on the Town's website www.southhadleyma.gov. Any person interested in, or wishing to be heard regarding, this application should appear at the time and place designated.

Published: Friday, March 4, 2016

Mr. Harris noted that there was a flaw in the public hearing notice for February 29th (the wrong meeting room was identified); therefore, the public hearing is being redone in its entirety.

Mr. Squire asked the applicant to present their proposal.

Peter Spanos, engineer with Gale Associates, was present to represent the applicant. Using a copy of the plans, he reviewed the site and location of the project. He noted that the field is planned to accommodate a variety of sports.

Peter Spanos, project engineer, described how a turf field functions relative to drainage compared to an artificial field. He noted that a turf field has a 2% grade to allow sheet flow of stormwater runoff. However, stormwater permeates vertically on an artificial field as being proposed. He described the technique for construction of the proposed field and its drainage system and the overall drainage pattern.

Ms. Fantini inquired about Janice Stone's comments. Mr. Harris stated that the Background had an error. Janice Stone's comments were resolved on February 29, 2016 in a meeting with Andy Rogers and Peter Spanos.

Mr. Cavanaugh asked about the potential for tracking mud onto Taylor and who was responsible. Peter Spanos stated that the contractor is responsible for ensuring tracking does not occur. If it does, the contractor is responsible for all clean up.

Joanna Brown, Charon Terrace, referred to a New York State Health Report regarding heat stress caused by artificial turf fields. Andy Rogers, Recreation Director stated that there will be access to irrigation. Peter Spanos responded further on this matter.

Mr. Harris noted that the Board's review is limited to the criteria for Stormwater Management Permits.

There was further discussion about mud being tracked onto Taylor and how the Town will control that issue.

Mr. Squire asked if there were further comments. There being no further public comment, Mr. Squire closed the hearing at 8:24 p.m.

Respectfully submitted,

AS APPROVED

Richard Harris, Recorder

SOUTH HADLEY PLANNING BOARD PUBLIC HEARING
ON APPLICATION FOR STORMWATER MANAGEMENT PERMIT –
BERKSHIRE HILLS MUSIC ACADEMY EXPANSION

48 WOODBRIDGE STREET

BY BERKSHIRE HILLS MUSIC ACADEMY

MINUTES OF MARCH 14, 2016

As Approved March 28, 2016

Present: Jeff Squire, Chair; Mark Cavanaugh, Vice-Chair; Helen Fantini, Clerk; Joan Rosner, Member; Melissa O'Brien, Member; Dan Dodge, Associate Member; and Richard Harris, Town Planner

Mr. Squire called the public hearing to order at 8:27 p.m.

Helen Fantini read the notice of the Planning Board public hearing:

The South Hadley Planning Board, in accordance with the provisions of Article XVI, Section 1604 of the Town of South Hadley General Bylaws, will hold a public hearing on Monday, March 14, 2016 at 8:15 p.m. in Selectboard Meeting Room of the Town Hall to discuss the application of Berkshire Hills Music Academy; 48 Woodbridge Street; South Hadley, MA 01075 for a Stormwater Management Permit for the proposed Berkshire Hills Music Academy expansion project under Article XVI of the Town's General Bylaws. The subject property is located at 48 Woodbridge Street and identified on Assessor's Map Number #52 as Parcel #180.

Plans and applications may be viewed at the office of the Planning Board during normal office hours (8:30 a.m. to 4:30 p.m.). Additionally, the plans and application are posted on the Planning Board's "Project Plans" page on the Town's website www.southhadleyma.gov. Any person interested in, or wishing to be heard regarding, this application should appear at the time and place designated.

Published: Friday, March 4, 2016

Mr. Harris noted that there was a flaw in the public hearing notice for February 29th (the wrong meeting room was identified); therefore, the public hearing is being redone in its entirety.

Mr. Squire asked the applicant to present their proposal.

Derek Noble, project architect with Steffian Bradley Architects noted that Tom Hogan with Doucet & Associates and Michelle Theroux Director of Berkshire Hills Music Academy were also present to address any questions. He reviewed the status of the project and noted that since the last meeting, they have conducted more test pits, made some revisions to the stormwater management plan, and met with Fuss & O'Neill, Inc. staff regarding the Peer Review and the revisions.

Tom Hogan, project engineer with Doucet & Associates reviewed the details of the stormwater management plan using a copy of the revised plans.

Mr. Harris inquired about the changes which have been made, specifically the rain garden.

Tom Hogan, project engineer identified the location of the rain garden. He noted that the system is largely taking roof runoff through the water quality swale and then the rain garden with final disposal being via a level spreader onto the ground.

Mr. Squire asked about the presence of ledge. Tom Hogan, project engineer, stated it was 7 feet down; thus, they have ample room to meet the 3 foot separation requirement. But, the rain garden allows the project to meet the standards.

Richard Matteson, stated that his son and daughter in law live on Meadow Lane and asked about the location of the rain garden. Michelle Theroux stated that it will be on the main part of the property owned by Berkshire Hills Music Academy.

Jo-Ann Instrum, 14 Sycamore Parc, stated that she has had water issues on her property. Thus, she wanted to know how it will impact her property. Tom Hogan, project engineer identified her property relative to the project site and stated that it will not impact her property.

Mr. Squire asked if there were further comments. There being no further public comment, Mr. Squire closed the hearing at 8:24 p.m.

Respectfully submitted,

AS APPROVED

Richard Harris, Recorder