

**Development Review Team: October 19, 2009**

***Planning Board Projects – Post-Meeting***

A. Projects under development

1. Adam and Eve Estates – Lyman Terrace – ***No Change since July 2009 meeting***

Number of Building Lots: 9

Percent Infrastructure Completed: 78%; Percent Housing Units Completed: 22%

Significant Issues: ***None known at this date***

**Performance Guarantee:** \$59,000 Letter of Credit – expires November 8, 2009

***Description/Comment:*** The subdivision involves 9 new single-family building lots with 1 lot addressed to Lyman Terrace and 8 lots addressed to a new street “Apple Road”. The developer has installed the drainage, water lines, and sewer lines. The base of the road has been completed. A sidewalk is to be installed on one side of Apple Road, but not on Lyman Terrace.

The Planning Board is holding a Letter of Credit in the amount of \$59,000. This amount was based on an estimate of approximately \$53,000 from the DPW, notification by District One Water Superintendent that a fence has yet to be restored, an estimate of the street tree costs, and a contingency.

Three (3) houses have been completed and appear to be occupied.

The Conservation Commission and DEP have noted that there are sediment control issues which must be addressed by the developer. These have apparently been partially addressed.

The Conservation Commission Order of Conditions was extended through 2011.

***With the pending expiration of the Letter of Credit, a determination needs to be made as to what remains to be completed beyond the sidewalk, street trees, and “As-Built” plans.***

***Comments at October 2009 meeting:*** The Town Engineer indicated he would provide the Town Planner with an estimate of what needs to be completed by October 23<sup>rd</sup>. The Water Superintendent for Fire District #1 noted that the fence which was removed to construct the water line improvements has not been replaced.

2. Mountainbrook – Mountainview Street and Westbrook Road - ***No Change since July 2009 meeting***

Number of Building Lots: 52

Percent Infrastructure Completed: 45%; Percent Housing Units Completed: 23.1%

Date Special Permit Expires: ***February 8, 2010***

Significant Issues: ***None known at this date***

**Performance Guarantees:** The Planning Board holds several Performance Guarantees on this project:

- a Letter of Credit for the detention basins,
- a \$300,000 Tri-Party Agreement on Phase 1,
- a \$132,000 Tri-Party Agreement on a portion of Phase 2, and
- two Covenant Agreements on differing portions of Phase 2

**Note:** The Covenant Agreements do not permit any construction on the lots in Phase 2.

**Description/Comment:** The subdivision involves two new roadway systems: Red Bridge Lane and Lyon Green. Red Bridge Lane (with 33 single-family building lots) is located and accessed off Westbrook Road while Lyon Green (with 19 single-family building lots) will be located and accessed off Mountainview Street. Phase 1 of the development incorporates all of the Red Bridge Lane roadway system and is currently the site of all of the house construction. Phase 2 will incorporate all of the Lyon Green roadway system.

The developer has installed all of the utilities inclusive of drainage for Phase 1. Only a preliminary clearing of the right of way and some utility work has been undertaken on Phase 2.

The Planning Board has extended the Special Permit for two (2) years in accordance with the original decision adopted by the Board.

***As of October 19, 2009, twelve (12) houses appear to be completed and occupied. Three (3) houses (including the house at 37 Westbrook Road) are at various stages of construction, all appear to be nearing completion. Two lots are being cleared for development, but no construction has begun on those lots.***

The Tree Warden identified three pre-existing trees which were “declining/dead” in late August and recommended that the trees be removed. According to the developer, they have removed those trees and plan to plant trees in front of all “completed” houses in the Spring 2009. The delay until Spring 2009 for planting of the trees was on the advice of their arborist.

The “bridge” from Westbrook Road sustained a “wash out” on the sideslope over the weekend of October 25-26, 2008. Marion Excavating restabilized the slope and made drainage improvements. They indicated that the problem was caused by a substantial blockage of the inlet by leaves.

The Town Engineer has stated that “the repair is acceptable. However, DPW will perform final inspection for all substructures and utilities including sewer, drain, culvert and bridge. At which point, DPW will notify Planning Board of any corrective action or third party review that is required prior to placement of final top course pavement.” The Conservation Commission Administrator has indicated that the Commission will need to approve a revised plan for the bridge.

**Comments at October 2009 meeting:** The Conservation Commission Administrator inquired as to who is the contact person for this project. The Town Planner noted that Scott Nielsen is still the person of record with the Planning Board.

3. Shadowbrook Estates – Baker Street - **No Change since July 2009 meeting**

Number of Dwelling Units: 36

Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 94%

Date Special Permit Expires: **The project has been substantially completed; therefore, the expiration provision does not apply.**

Significant Issues: **Retention Basin**

**Description/Comment:** This development involves the addition of 36 new condominium dwellings (in 18 duplexes) to the Shadowbrook Estates development which began in the 1980's. No additional dwellings are anticipated to be added to Shadowbrook Estates once this phase is completed.

The developer has installed all of the utilities inclusive of the drainage system. Thirty-two (32) units are completed and four (4) are substantially finished (Certificates of Occupancy are still pending).

**Issues regarding this project:** More plantings may be necessary to address the Conservation Commission's concerns. Additionally, the retention basin is not draining as it should.

The developer provided a revised drainage report which is based on the actual soils of the site as opposed to the original study which relied upon the Hampshire County Soils Survey. This new report showed that the "pre-development" drainage volumes were significantly higher than the original estimate.

The Conservation Commission has approved the developer's request to modify the Order of Conditions. These modifications are to rectify the retention basin drainage issues. Given the nature of the modification, there is no reason for the Planning Board to consider a modification of the Special Permit.

**Comments at October 2009 meeting:** The Building Commissioner noted that another unit was completed and sold. Thus, only 2 units remain to be finished. The Conservation Commission Administrator stated the Commission extended the Order of Conditions through August 3, 2010. While the project appears substantially complete and the Commission has accepted the basin as working, she noted that there remains some disagreement as to the adequacy of the vegetation in the basin, permanent monumentation, etc. work which need to be completed.

4. Pettengill Office/Condominium Project – Newton, Camden, and Lyman Streets – **No Change since July 2009 meeting**

Number of Dwelling Units: 6 and an office building

Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 67%

Date Special Permit Expires: With the bank/office building and 2/3 of the dwelling units completed and occupied, the project has been substantially completed; therefore, the expiration provision does not apply. However, the Special Permit may lapse due to lack of continued work on the project.

Significant Issues: *None known at this date*

**Description/Comment:** This project included construction of 6 new condominium dwellings (in 3 duplexes) and a new bank/office building. To date, the developer has installed the entire infrastructure including the utilities and drainage. The bank/office building has been completed. Four of the condo units appear to be completed and occupied. It is unknown whether the developer will build the additional 2 dwellings.

**Comments at October 2009 meeting:** None.

5. Oakley Estates – Dino Marinello – Lathrop Street – ***No Change since July 2009 meeting***

Number of Building Lots: 6

Percent Infrastructure Completed: 95%; Percent Housing Units Completed: 83%

Significant Issues: *None known at this date*

**Performance Guarantee:** \$19,000 Letter of Credit.

**Description/Comment:** This project includes development of 5 new single-family building lots (a pre-existing house was renovated and left on a separate lot) and construction of Oakley Drive. To date, the developer has installed all of the utilities, drainage, and completed the base course of the roadway. Four (4) new houses have been completed and the renovations of the existing house have been completed. ***A house appears to be substantially completed on the one remaining lot.***

**Comments at October 2009 meeting:** None.

6. Stonybrook Village Residential – Phase I & II – Newton Street opposite White Wing (32 new condominium units in Phase I and 4 new condominium units in Phase II) – ***No Change since July 2009 meeting***

Number of Dwelling Units: 36

Percent Infrastructure Completed: 60%; Percent Housing Units Completed: 17%

Date Special Permit Expires: ***March 31, 2011 (extended in March 2009).***

Significant Issues: *None known at this date*

**Performance Guarantee:** The Planning Board holds an Irrevocable Standby Letter of Credit in the amount of \$95,000 for the drainage improvements.

**Description/Comments:** This development consists of 36 condominium dwellings, to be constructed in either in a “quad” arrangement or duplexes. Some of the utilities and roadway improvements have been completed.

To date, the developer has completed and sold all four units in one of the quads. The second quad is substantially constructed and a duplex is also substantially constructed.

*The developer has indicated a desire to change from a “quad” to two duplexes due to changes in the Fire Code which would significantly increase the cost of constructing a quad. The Planning Board, at a Special Meeting held on October 6, 2009, indicated through consensus (but no motion was made) that they had no objection to the change. However, the Board wants to review and approve the landscaping plan for the new “6 foot separation” prior to occupancy or completion of the duplexes. The Board members indicated they would not object provided 1.) there is not an increase in the amount of impervious surface area and 2.) neither building is nearer to the single-family properties located north of the site than was proposed for the quad.*

**Comments at October 2009 meeting:** Another unit sold recently.

7. Annafield Estates – Stewart Street– **No Change since July 2009 meeting**

(4 new building lots)

Number of Building Lots: 4

Percent Infrastructure Completed: 80%; Percent Housing Units Completed: 0%

Significant Issues: None.

**Performance Guarantee:** The Planning Board holds an Irrevocable Letter of Credit in the amount of \$21,700 which expires November 13, 2009 based on the following figures from the various departments:

|                    |                              |
|--------------------|------------------------------|
| DPW -              | \$18,471                     |
| SHELD              | \$ 0                         |
| Water Department - | \$ 0                         |
| Tree Warden -      | \$ 1,200                     |
| Contingency -      | \$ 2,029 (approximately 10%) |

**Description/Comments:** This subdivision involves the extension of Stewart Street by creation of 4 new single-family building lots around a new cul-de-sac. **The one house under construction appears to be substantially completed in terms of exterior work.** All of the utilities and drainage systems have been installed and the base course of the roadway has been completed.

SHELD provided a street lighting plan which was referred to the Town Administrator for approval.

The Conservation Commission Administrator has indicated that the builder encountered substantial, high ground water in excavating for the first house. Therefore, the builder will have to drain towards the wetlands which feed into Buttery Brook.

*One of the developers has indicated that they have met with the Town Engineer and anticipate completing all of the improvements shortly. They have inquired if they could change the form of guarantee (eliminate the Letter of Credit). If all of the physical improvements (street trees, paving, etc.) are completed, the Board would require a Financial Guarantee for the “As-Built” plans until such plans are approved and the Board releases the development.*

**Comments at October 2009 meeting:** Another prospective purchaser is exploring one of the other lots. The DPW and Fire District #1 Water Department are undertaking work within the existing portion of Stewart Street which will result in a significant patching of the roadway.

8. Granby Road Condominiums – Jacob’s Edge/Home Improvement Associates, LLC – Granby Road @ Lorraine Avenue – Special Permit/Form H Plan– **No Change since July 2009 meeting**

Number of Dwelling Units: 25

Percent Infrastructure Completed: 10%; Percent Housing Units Completed: 0.00%

Significant Issues: **Status of the Buffer along the western portion of the property.**

**Performance Guarantee:** The Planning Board holds a Letter of Credit in the amount of \$155,000 for the drainage and related improvements. The amount of the LOC is 10% above the amount recommended by the Town Engineer. The LOC is limited to drainage work.

**Description/Comments:** This project involves construction of 25 new condominium dwellings in a combination of duplex and triplex arrangements. The developer has “cut” the driveway for a portion of the development and installed a portion of the utilities including a detention basin. The Special Permit for this project was granted (subject to numerous conditions) on March 3, 2008 and the decision was filed with the Town Clerk on March 19, 2008. No appeal was filed.

Construction is underway for the first two duplexes. Concerns and objections were voiced by abutters regarding work in the “buffer” zone adjoining the houses on Lorraine Avenue.

At their December 8, 2008 meeting, the Planning Board approved a “timing/clarification” plan regarding the installation of the buffers. This plan includes immediate installation of some pvc fencing as part of the western buffer. Pursuant to this plan, the developer has installed the 140 feet of fencing along a portion of the western buffer.

The developer does not expect to obtain the first Certificate of Occupancy until Spring 2009.

**Status:** Planning Board granted Special Permit approval at its March 3, 2008 meeting subject to various conditions including a reduction from 28 units to 25, increased

buffers, and increased setbacks. A decision was filed with the Town Clerk on March 19, 2009. No notice of appeal was filed within 20 days.

The plans were revised to remove all utilities and drainage work from the required buffer area. At its July 14, 2008 meeting, the Planning Board approved the revised plans including the buffer and landscaping plans.

The “access drive” will be known as “Jacob’s Way”.

In response to a discussion with several residents along Lorraine Avenue as part of the February 23, 2009 Planning Board meeting, the Planning Board sent a letter to the developers requesting information regarding the concerns that were voiced. Subsequently, the Board received a letter by the developers’ surveyor which indicates that the surveyor reviewed the site, specifically, the newly installed sewer structures, drainage structures, and east-west driveway. They concluded that the newly installed structures are not within the 25 foot buffer.

During the early part of March 2009, the Town Planner received emails from several abutters expressing concerns about vibration impacts on their homes, the status of the sediment control measures enacted by the developers, and the security lighting for the trailer. The developer indicated that the vibrations were due to the work on the “roadway”. It appears that the developers have also addressed the sediment control issues and the security lighting.

During the early part of April 2009, several concerns were voiced by several abutters as to the sand blowing onto their properties. The Public Health Director worked with the developers to have the surface stabilized, initially with daily application of water and then with loaming and seeding of the site.

The developer largely cleared the site of trees and loam. ***However, the developer has hydroseeded the site and installed landscaping on the site.***

***Several abutters have voiced concerns that the western buffer has not been landscaped even though considerable landscaping has been done elsewhere.***

***The Town Planner has been approached about the possibility of a duplex being constructed on the “out parcel”. This would require a Special Permit since the Zoning Bylaw only allows two-family dwellings in the Residence A-1 and A-2 districts by Special Permit. The existing Special Permit for Jacob’s Edge may also have to be amended since the applicants had indicated their intent to construct a single-family residence on this parcel at the time of the Special Permit application.***

***Comments at October 2009 meeting:*** None.

9. Mount Holyoke College Kendall Hall Expansion – Silver Street - Site Plan Review–  
***No Change since July 2009 meeting***

Size of Building Addition: 6,000 square feet

Percent Infrastructure Completed: \_\_%

Significant Issues: **None at this time.**

**Performance Guarantee:** None required.

***Status:*** The Planning Board granted the plan review approval subject to conditions at its September 5, 2007 meeting. There is not an appeal period on Site Plan Review. Construction has continued on the structure.

***Comments at October 2009 meeting:*** The Building Commissioner reported that the project has been completed.

10. Park Avenue Extension – Murphy Subdivision – western terminus of Park Avenue –  
Definitive Subdivision (1 new building lot)

Number of Building Lots: 1

Percent Infrastructure Completed: **50%**; Percent Housing Units Completed: **0%**

Significant Issues: **None at this time.**

The developer has connected the detention basin drain line to the Town’s stormwater system. The Town Engineer has noted additional grading was to be undertaken to ensure that ponding does not occur on the property or the abutting properties as a result of the work on the detention basin.

**Performance Guarantee:** The Planning Board holds a Covenant Agreement which regulates the timing of the improvements and precludes occupancy until all improvements are completed. ***However, the Board has agreed to release the Covenant Agreement upon receipt of an acceptable financial security which has not been submitted as of September 10, 2009.***

***Status:*** Planning Board granted approval with conditions on **September 27, 2006.** The applicant and an abutter appealed the cases to Land Court. However, the cases were resolved by all parties.

In response to resolution of the Land Court cases, the Planning Board granted approval of several minor modifications of its September 27, 2006 decision as they relate to the ownership, use, and maintenance of the proposed roadway extension. The most recent modifications were granted at the November 19, 2007 Planning Board meeting.

The Planning Board endorsed the revised plans which have been recorded at the Registry in Northampton.

The developer has stated that the “roadway” was built in accordance with the plans and conditions. However, an “as-built” plan has not been submitted for review.

A builder has indicated an interest in purchasing the lot and constructing a ranch house (2,800 +/- square feet) on slab. At the Planning Board meeting on July 14, 2009, he inquired about waiving or modifying 2 of the conditions for building on this lot: a.) the requirement for a perimeter drain and b.) limitations on the extent to which the house can be elevated and the way drainage must be handled. ***The builder indicated he decided to install the perimeter drain and the other condition was previously modified by the Planning Board; therefore, no further Planning Board action is required.***

***A copy of the utility easement has been provided to the Water Superintendent for Fire District #1.***

***Site grading work has been undertaken and the foundation for the house appears to be complete.***

***Comments at October 2009 meeting:*** None.

11. Knight's Machine and Tool Expansion – Industrial Drive– ***No Change since July 2009 meeting***

Size of Building: 7,440 square feet (addition)

Percent Infrastructure Completed: 0%

Significant Issues: **None at this time.**

**Performance Guarantee:** None required.

***Status:*** The Planning Board granted approval of the Site Plan on August 11, 2008. No appeal is provided for a Site Plan Review.

***Status:*** ***The project appears to be substantially completed. However, several piles of dirt/materials remain on the southern and western sides of the property.***

***Comments at October 2009 meeting:*** The project is nearly complete – some site grading work remains to be finished.

12. Faginski Flag Lot Special Permit – 63 Washington Avenue

Number of Building Lots: 1

Percent Infrastructure Completed: 0%; Percent Housing Units Completed: 0%

Date Special Permit Expires: **September 5, 2010**

Significant Issues: **Strict conformity to the endorsed plans due to the litigation** ***Status:***

**Performance Guarantee:** None required since this project involves construction of a single-family residence and does not involve a subdivision. However the Board's approval was conditioned upon certain landscaping plantings to be installed prior to occupancy of the residence.

***Status:*** The Planning Board granted approval of the Special Permit with conditions on September 22, 2008. No appeal has been filed. At the January 5, 2009 meeting, the Planning Board endorsed the ANR Plan which created the new lot.

The house is substantially constructed.

*A question has been raised regarding the height of the structure relative to the Planning Board's special restriction limiting the house to 1 story (except for a bonus room over the garage). While the structure appears to have a second story, it does not. The plans, confirmed by the Assessor, show that the space above the first floor is significantly open and is not living space and has limited storage space.*

*The house appears to be complete; however, landscaping work appears to remain incomplete.*

*Comments at October 2009 meeting:* None

13. Mount Holyoke College Boat House – Ferry Street – Section 3 Plan Review

Size of Building: 4,500.

Percent Infrastructure Completed: 0 %

Significant Issues: *None known at this time.*

**Performance Guarantee:** None required.

***Status:*** The Planning Board granted the plan review approval based on a revised site plan. The drainage plan was changed to provide a “rain garden”. Calculations by the project consultant indicate that the “rain garden” will drain in 52 hours.

The applicant and HG&E filed with the Federal Energy Regulatory Commission to exclude the subject property from the Project Boundary. The Town supported this request. FERC issued an order amending the Project Boundary and approving this project without requiring any compensatory addition to the Project Boundary.

Mount Holyoke College has installed temporary trailers for use on the property. ***The permanent structure is being erected.***

*Comments at October 2009 meeting:* None.

14. Stony Brook Child Care Center Expansion – Stanton Avenue – Site Plan Review

Expand the existing facility and convert it into the Gorse Child Center.

***Status:*** The Planning Board granted the Site Plan Review on December 22, 2008.

***Comments at October 2009 meeting:*** The Water Superintendent for Fire District #2 reported that this project was completed.

15. Pocket Wireless – 3 applications for Special Permits at the following locations:

- Fire District #1 water tank at 10 Industrial Drive,
- Fire District #1 water tank at 14 Mulligan Drive, and
- Mount Holyoke College Library

Date Special Permit Expires: **February 9, 2010**

***Status:*** The Planning Board granted the Special Permits at its February 9, 2009 meeting.

**Comments at October 2009 meeting:** It was reported that these projects have been completed.

**B. Projects approved by Planning Board, but not initiated**

1. Stonybrook Village Commercial – Newton Street opposite White Wing – ***No Change since July 2008 meeting***

**Status:** (See “Stonybrook Village Residential” above.) No progress has been made on the commercial component. The developer has indicated that the commercial component is being marketed and several parties have expressed interest in the site.

**Comments at October 2009 meeting:** Questions were raised as to whether this part of the project would be undertaken. The Town Planner stated that the Zoning Bylaw requires a commercial component, but does not specify a time frame for completing this portion.

2. Dry Brook Village – Hadley Street and Sullivan Lane opposite Pearl Street - (36 new condominium units) – ***Conservation Commission Order of Conditions and Planning Board Special Permit expired in April 2009***

**Status:** This project must be repermited before any work can begin.

**Comments at October 2009 meeting:** None.

3. Lower Riverside Park/HG&E – Main Street – Earth Removal – ***No Change since January 2009 meeting***

**Status:** Planning Board granted approval on **September 27, 2006**. An earth removal permit was required for this project since the project involves alteration of grades and no building permit is involved with this project.

While the applicant submitted a revised plan and Mass. NHESP approved the project, that plan and approval did not address vista pruning. The Intervenor Status Committee reviewed the revised plan and met with the project consultant to clarify aspects of the plan.

The Conservation Commission approved the plans at its December 17, 2007 meeting.

HG&E has filed an appeal of the Commission’s Order of Conditions. DEP initiated a MEPA review as part of their consideration of the appeal. An on-site MEPA meeting was undertaken on Wednesday August 20, 2008. Subsequently, the EOEEA determined that a formal Environmental Impact Report was not required. However, HG&E must undertake additional studies to address concerns raised during the MEPA review.

DEP is awaiting final comments from the Massachusetts Historical Commission (MHC) before finalizing action on the appeal. MHC requested some additional

information which was provided by HG&E's consultant during mid-April 2009. There is also some indication that the MHC has merged this project with the Texon Building review and incorporated the Corps of Engineers into the review process.

HG&E submitted a request to FERC to extend the deadline for completion of the Lower Riverside Park and Gatehouse Park until the end of 2009 due to delays in the State permitting of the Lower Riverside Park and delays in the Texon Building. The FERC has granted the request by HG&E.

An informal meeting was held with HG&E representatives on July 13, 2009. The results of this meeting indicated that:

- HG&E anticipates an approval order from DEP within the next 4 weeks
- HG&E is proceeding with revising plans for bidding of the Lower Riverside Park and Upper Gatehouse Park in time to begin construction in September 2009
- HG&E is also proceeding to finalize the bid specifications for demolition/deconstruction of the Texon Building – however, that project could be delayed if a bonafide developer funds stabilization efforts

*On September 10, 2009, an HG&E representative informed the Town Planner that*

- *The Lower Riverside Park is being put out to bid with a contract award expected later September, 2009. Site work is to be performed in October/November 2009.*
- *The Upper Gatehouse Park project's landscaping and fencing components are to be bid with the Lower Riverside Park project. This work is expected to be completed in 2009.*
- *HG&E will pursue "potential demolition" of the Texon Building during the fourth quarter of 2009.*

*When requested to clarify the status of the Texon Building, HG&E representatives indicated that they "do not anticipate any delays with demolition of the building, provided that the MOA process can be expedited and no new issues will arise that will extend the schedule. (MHC adding new and expanded conditions)." [HG&E] "are currently reviewing, internally, the schedule of activities and hopefully will be able to provide [the Town Planner] with an update shortly."*

**Comments at October 2009 meeting:** It was reported that the project bid has been awarded. The Town Planner indicated he would request verification of the contractor and the schedule for undertaking the work.

4. Ethan Circle Subdivision – Hadley Street – Preliminary Subdivision Plan – **No Change since July 2009 meeting**

**Status:** The Planning Board granted approval of the Preliminary Plan at its May 9, 2007 meeting. The decision was filed with the Town Clerk on May 11, 2007. There is no appeal period for a Preliminary Subdivision Plan. The developer is to prepare a

Definitive Plan submittal based on the conditions stated in the Preliminary Plan. A Definitive Plan submittal is anticipated in the near future.

The prospective developer has apparently been doing soils tests on the site. It was noted at a previous DRT meeting that District #2 Water Department will require that the water system be looped. Apparently, the developer has had trouble getting an engineer to design the looped water system.

The Town Planner met with the developer briefly in early December and was informed that the developer is intending to proceed with the project, but not at this time due to the market conditions.

**Comments at October 2009 meeting:** None.

5. Pat Springs ANR Plans – Riverlodge Road– **No Change since July 2009 meeting**  
Number of Prospective Building Lots: 18  
Significant Issues: As an Approval Not Required (ANR) Plan pursuant to State Law – Chapter 41, Sections 81L and 81P, the Board was limited to reviewing and determining whether the prospective lots have adequate frontage on a public way.

**Status:** At its January 26, 2009 meeting, the Planning Board voted 4-0 to endorse the two ANR plans. The Board members determined that the applicant had sufficiently demonstrated that the existing roadway is suitable and adequate for the proposed development.

**Comments at October 2009 meeting:** It was reported that 3 lots are under contract. While water service is located in Riverlodge Road, no such sewer service is available.

6. Edward Lemelin-Joshua Generation Church – 616 Amherst Road  
Request for Site Plan Review approval to construct an addition to the rear (north side) of the church.  
Date Site Plan Approval Expires: **May 11, 2010**  
Significant Issues: This is a church which is subject only to “reasonable regulations” under Chapter 40A, Section 3, MGL. There are no significant issues related to the limited matters which the Planning Board may regulate. However, District #2 Fire Chief and the Public Health Director have raised issues regarding the possible presence of a “kitchen” and the septic system.

**Status:** Application was approved with conditions on May 11, 2009 by the Planning Board. There is not any appeal period.

**Comments at October 2009 meeting:** No work has begun.

7. **David Levreault – 26 Lyman Street**  
Request to operate a home occupation (office in the home with parking for employees)  
Date of Decision: **August 10, 2009**

Significant Issues: None at this time.

**Status:** Application was approved with conditions on August 10, 2009 by the Planning Board. There was no appeal filed.

**Comments at October 2009 meeting:** None.

**8. Holyoke Sanitary Landfill, LLC – Granby Landfill off Bartlett Street**

Request for a Special Permit and Site Plan Review approval to construct and operate a 100,000 gallon leachate tank as an accessory to the Granby Landfill.

Date of Decision: **September 14, 2009**

Significant Issues: None at this time.

**Status:** The Planning Board concluded the public hearing and made a decision approving the proposed facility subject to various conditions at their meeting on September 14, 2009. The decision was recorded in the Town Clerk's Office on September 16, 2009. No appeal has been filed.

**Comments at October 2009 meeting:** None.

C. Projects pending before Planning Board

**1. Illuminated signs for Big Wide Smiles (in Chicopee Savings Bank building)**

**2. Illuminated sign for Pioneer Financial (next to Dunkin Donuts in the Big Y Plaza on Newton Street)**

D. Projects anticipated to be submitted for Planning Board Review

1. **Multi-family/apartment units (Special Permit) – Lyman Street.** Brian McClafflin has indicated he may submit an application to add some additional units to his Lyman Street development on property located north of the existing development. (Mr. McClafflin met with the members of the DRT at the conclusion of the July 20, 2009 meeting to determine if there were any particular concerns or questions which he needs to address in the Special Permit submittal. He indicated his intention is to replace the 3-family building with a 2-family structure and add 2 more duplexes. Access will be through his existing property. The Town Engineer inquired about the use of the leaching catch basin. It was the consensus of the members present that the Stormwater Management Bylaw will not apply to this project.)
2. **Multi-family/condominium units (Special Permit) – Route 33 @ Granby Road.** Planning Board held Informational meeting with prospective applicant as part of the October 20, 2008 Planning Board meeting. – It was reported at the March 2009 meeting that the site was apparently being surveyed in mid-February 2009. A second informational meeting was held on this matter with the prospective applicant as part of the May 11, 2009 Planning Board meeting.
3. **Self-Storage Facility Expansion – East Carew Street – Ken LeBlanc – Site Plan Review –** It was reported at the March 2009 meeting that this potential project is not proceeding at this time.

4. ***Duplex in front of Jacob's Edge condominiums. A prospective purchaser of this lot has indicated an interest in constructing a duplex on this site as noted previously.***

E. Other Projects of Interest

1. South Hadley landfill expansion – The DPW Superintendent stated that the possible expansion of the landfill (vertical and lateral) is under negotiation. If the vertical expansion is granted, the life of the landfill could be extended 3 years. The lateral expansion could extend the life of the landfill for 13 years. As noted previously, the lateral expansion would require a Special Permit as a “Major Excavation/Fill Activity”. At the July 2009 meeting, questions were raised regarding the status of the wetlands delineation, gas recovery possibilities, and relationship to any recent property transfers. ***At the October 2009 meeting, the Board of Health Director indicated that their public hearing on the vertical expansion is scheduled for October 21<sup>st</sup>.***
2. South Hadley Falls development interest (concerns about the floodplain impacts, Texon, Michael's Market, local expansions) – At the July 2009 meeting, some positive comments were made regarding the recent beautification of the former Michael's Market site. Also, the Conservation Commission Administrator noted that there was some dumping occurring on the “Egg & I” municipal parking lot. ***At the October 2009 meeting, there was discussion as to possible locations for the new library and plans for expansion of “E Inc” in the former InteliCoat building.***
3. Earl Bagg Property on Ferry Street – ***In litigation***
4. New Community Development Block Grant application. – ***Status: The Town was notified in August that its application for \$800,000 in funding was approved. A preliminary planning meeting was held on September 16, 2009. Priority for initiating work on the project is focused on the Canal Street water line and related public improvements. Second level of priority is the design for the Council on Aging roof. Rehabilitation of the duplex on School Street is anticipated to be undertaken during the Spring/Summer 2010. However, removal of debris in the building and on the site needs to be undertaken. No further discussion regarding this matter.***
5. East Street (311-317) – Drainage issues. – The Conservation Commission Administrator noted that she recently drove past the site and did not observe any of the high water conditions which previously existed on the properties.
6. ***351 East Street*** – Housing Authority is interested in developing this property for affordable housing. There have been some comments that the site may have contamination issues. ***Therefore, the Town submitted an application for \$25,000 to MassDevelopment for a grant to undertake a Phase 2 Environmental Assessment. MassDevelopment has conditionally awarded the Town \$22,500 to undertake the Environmental Assessment.***

F. New Regulations

1. ***Proposed amendment to Zoning Bylaw – by Christine Archambault, et al. This amendment would clarify/impose screening and parking requirements for businesses in the Industrial A zoning district.***

H. Other Topics:

1. *61 College Street. At the October 2009 meeting, the Conservation Commission Administrator inquired as to the status of the “fire lane” and the proposal to allow parking spaces to be accessed solely from the “fire lane”.*

| <b>Department/Board/Agency</b> | <b>Representative</b>       | <b>10-19-09 Attendance</b> |
|--------------------------------|-----------------------------|----------------------------|
| Board of Health                | Sharon Hart                 | Present                    |
| Building Commissioner          | Steve Reno                  | Present                    |
| Conservation Commission        | Janice Stone                | Present                    |
| DPW                            | Jim Reidy                   | <i>Absent</i>              |
| DPW Town Engineer              | Yem Lip                     | Present                    |
| Fire District 1 – Fire         | Bill Judd                   | Present                    |
| Fire District 1 - Water        | Jeffrey Cyr                 | Present                    |
| Fire District 2 - Fire         | David Keefe                 | <i>Absent</i>              |
| Fire District 2 - Water        | Mark Akin                   | Present                    |
| SHELD                          | Wayne Doerpholz or Andy Orr | <i>Absent</i>              |
| Town Planner                   | Richard Harris              | Present                    |
| Town Administrator             | Jennifer Wolowicz           | Excused                    |