

TOWN OF SOUTH HADLEY

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② MAR 08 2013 401p

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OFFICE OF THE PLANNING BOARD

116 Main Street, Room 204
South Hadley, MA. 01075-2896
Telephone: (413) 538-5017 Ext 206* Fax: (413) 538-7565
www.southhadleyma.gov
Email: rharris@southhadleyma.gov

NOTICE OF PLANNING BOARD DECISION ON AN APPLICATION FOR SITE PLAN REVIEW AND STORMWATER MANAGEMENT PERMIT

- APPLICANT:** Town of South Hadley
Board of Library Trustees
27 Bardwell Street
South Hadley, MA 01075
- OWNER:** Town of South Hadley
116 Main Street
South Hadley, MA 01075
- PROJECT LOCATION:** West side of Canal and West Main Streets
South Hadley, MA 01075
Assessor's Map #4D, Parcels #17, #18, #19, & #20
- PUBLIC HEARING:** A public hearing was conducted on January 23,
2013, continued on February 25, 2013, and
concluded on March 4, 2013 in accordance with the
South Hadley Zoning By-Law and the Massachusetts
General Laws.

OVERVIEW: Applicant requests a Site Plan Review under Section 12 of the South Hadley Zoning By-Law to construct a new two-story building to be operated as a municipal library. As part of the project, the applicant intends to remove two existing structures on the property. Since the project involves disturbance of an area greater than one acre, the project also requires a Stormwater Management Permit.

The subject property is a 2.02-acre tract located on the westerly side of Canal and West Main Streets. The subject property is zoned Industrial A which permits the proposed use subject to Site Plan Review.

PROJECT DESCRIPTION: Applicant proposes to construct a new two-story building to be operated as a municipal library. As part of the project, the applicant intends to remove two existing structures on the property. The project site is partially within the 'riverfront' but is presently very developed. Among the project elements are landscaping, improved stormwater management and other utilities, lighting, and parking areas.

COMMENTS: The public hearing began January 23, 2013, continued on February 25, 2013, and concluded on March 4, 2013. Abutters to the property were notified of the date, time, and location of the public hearing. A few abutters attended the public hearing.

Project plans were submitted to the various departments for review and comment with a January 9, 2013 deadline for comments. Written and verbal comments were received from the following departments/officials

- ***Sharon Hart, Board of Health***

1. In reviewing the library plan, she noticed that soil borings were done but she noted she had not witnessed the borings and inquired if the Town Engineer had done so.
2. Contractor needs to use some method for dust control including having water available onsite
3. No standing water onsite (temporary or permanent structure) longer than 72 hours.
4. She offered some specific comments on the notes on the plans

General notes:

#9. The contractor shall remove from the site by a Board of Health licensed hauler all rubbish and debris found thereon and shall be legally disposed of to an approved off-site facility.

Sedimentation and Erosion Control Notes.

#11. All debris generated during site preparation activities shall be legally disposed of by a Board of Health licensed hauler to an approved off-site facility.

Demolition Notes:

#16 All items requiring removal shall be removed to full depth to include base material and footings or foundations as applicable, and legally disposed of by Board of Health licensed hauler to an approved off-site facility

Only Sanitary Fill may be used on-site.

: Clean, coarse washed sand or other clean granular material essentially FREE OF clay, fines, dust, organic matter, large stones, masonry, stumps, frozen clumps of earth, wood, branches, and ALL WASTE construction materials.

..where it states 'public land' should it say 'public or private land'

- ***Dan Murphy, Town Engineer***

Mr. Murphy provided a sketch depicting an updated alignment for Canal Street. He noted the following comments:

1. All of the crosswalks should be in front to a 4 way rather than having the entrances offset as shown on the plan.
2. The north parking island (and the rest of the parking area as well) would need to rotate a bit and move 6-9 feet north allowing the existing trees to remain if they are worth keeping. Moving the sidewalk and island allows the green belt to basically remain in the same location as it is now.
3. It may be good to have the additional 6-9 feet on the south end of the parking lot to extend the sidewalk from the old loop road to the eventual park entrance.

However, as a stand alone project without the Fibermark building being demolished and the Canal Street realignment, he offered the following comments:

1. The north island curbing should be parallel with the curb on the north side on W Main St
2. The west parking entrance should be located directly opposite of High St to allow for a 4 way crosswalk

- ***Jeff Cyr, District One Water Superintendent***

Mr. Cyr submitted documents directly to the Library Director which detailed the District's water system requirements.

- ***Robert Authier, District One Fire Chief and Thomas Stark, District One Captain***

Chief Authier inquired if there were any revised plans and commented on the impact of the Canal-West Main realignment project on the library.

Chief Authier and/or Captain Stark expressed the following comments/questions:

1. The Department needs at least 25' in work area on the riverside of the building in order to raise ground ladders for rescue
2. A fire hydrant needs to be no more than 50' from the fire department connection
3. No overhead wires would be on the west side of canal street (if overhead wires were placed on that side of the street it would impede aerial roof/rescue operations)
4. What is the height on the roof overhangs?
5. Need for fencing between the building and the river/canal

- ***Janice Stone, Conservation Commission Administrator***

The Conservation Commission required a third party review of the stormwater management plan proposed for the new library. Because the site is so developed the main focus of the Conservation Commission was on the stormwater management. She provided various copies of reviews by their third party reviewer and the library consultant's responses. On February 27, 2013, the Conservation

Commission closed their hearing and approved the project as revised with conditions.

- **David Labrie, Police Chief**

Chief Labrie expressed concern about three aspects of the project:

1. Location of the motor vehicle entrance/exit to the facility. Encouraging visitors to EXIT the parking area at the sharp curve will allow for good visibility of traffic on both Canal and Main Street. Encouraging visitors to ENTER the parking area at the entrance across from Cottage Avenue will give motor vehicle operators "better" visibility of oncoming traffic from Canal Street then if they attempted to enter the parking area just prior to the sharp curve.
2. The outside lighting and security. Presently there is very little cause for pedestrian or motor vehicle traffic to venture into that area of town. The adjacent isolated river front park has been a location police have responded to for reports of malicious damage and underage drinking. He requested sufficient outside lighting and security camera coverage be installed to deter, detect, and record any unlawful activity that may occur at the library site.
3. Fencing along the river/canal to provide for public safety.

- **Brenda Church, Building**

Ms. Church stated that the site plan appears to meet current code requirements.

- **Wayne Doerpholz, SHELD Manager**

Mr. Doerpholz noted that the plans and specifications for the project do not include SHELD's scope of work for the project.

RESPONSES TO COMMENTS: The applicant prepared and transmitted various addenda in response to comments. These addenda included hard copy and digital responses. Among the changes provided by the applicant were:

- a. Revised drainage plan
- b. Proposal to install a 42" high fence
- c. Relocation of the proposed "stage"
- d. Revisions to the lighting plan
- e. Revised utility plan

The various addenda were transmitted to the respective departments who have advised that the addenda address their concerns.

DECISION: At a meeting held on March 4, 2013 following conclusion of the public hearing, by a vote of **Five (5)** out of **Five (5)** members present, the Planning Board voted to approve the above-described application for Site Plan Review and grant the Stormwater Management Permit subject to the following conditions/waivers:

1. **Limit of Scope and Usage.** This Site Plan Approval is to allow for the construction of the building and use of the premises as described herein and shown on the plans

submitted as part of the Application filed December 3, 2012 including subsequent revisions which were submitted during the course of the public hearing and referenced herein and subject to further revision as required by conditions of this decision.

2. Signage Illumination and Placement. No sign shall be illuminated unless approval for such illumination is granted pursuant to Section 8(F) 7 of the Zoning Bylaw. Review and approval by the Town Planner and Building Commissioner prior to issuance of a sign permit is required to ensure compliance with the Zoning By-Law specifications and to assure that the sign does not impede motorists' visibility.
3. Security Lighting and Cameras. The "riverside" of the building is to be equipped with motion sensor lights to illuminate the area in the event persons are in the area. Of particular concern is the "nook" on the southern end of the building (highlighted on the attached plan excerpt). Either an additional light is to be placed in this area or the other lights on the riverside portion of the building are to be shifted such that one of the lights is placed in this "nook" area. Placement of the light fixtures is to be approved by the Chief of Police. While cameras are not required to be installed at this time, the conduit is to be provided such that infrared security cameras can be placed in proper locations to address the Police Chief's concerns if security problems develop.
4. Sewer and Water Line Replacements. The existing municipal sewer and water lines traversing the site which have been identified by the DPW Superintendent/Town Engineer or the District 1 Water Superintendent as being in need of replacement are to be replaced as shown on the plans as part of this project. This will avoid the need to dig up the parking area shortly after the project is completed to undertake these projects.
5. Stormwater Management Permit Waivers/Substitutions.
 - a. In lieu of the oil separator specifically referenced in the General Bylaw, the project includes a proposed hooded catch basin and the Stormceptor unit. The Conservation Commission's Third Party Reviewer stated that this system will meet the need of containing spills in the parking lot. The Town Engineer has indicated that this system meets the Bylaw requirements. Therefore, the Planning Board has approved this system as a substitution for the oil separator under the provision of Section 16-6.3H of the General Bylaws.
 - b. The General Bylaw requires filing of an O&M Plan in the Registry. Such a requirement is based on the expectation that a developer will be transferring the property. Such is not the case with the Town's Library project. Therefore, the Town Engineer has recommended that this item be waived. Accordingly, the Planning Board waives filing of the O&M Plan but notes that any future transfer of the property is to include filing of the O&M Plan.
 - c. The General Bylaw requires the applicant to post a Performance Guarantee. Such a Performance Guarantee on a private project is to ensure that the work gets completed and the community is not left to fund such work if left uncompleted. In this case, this is a community project and any necessary work that is not

completed would already be a community responsibility. Requiring the applicant to post a Performance Guarantee would merely increase the project cost and not benefit the community. Therefore, the Planning Board waives the posting of a Performance Guarantee for this project.

6. Railing. The railing proposed for the “bench area” south of the building is not required to be installed as discussed in the public hearing.
7. Application Materials and Revisions Incorporated. All application materials (including subsequent revisions thereto) submitted to, and received by the Planning Board as part of the applicant’s “Site Plan Review Application” received by the Town on December 3, 2012 are hereby incorporated into and made part of this Decision. Furthermore, related materials are also hereby incorporated into and made part of this Decision. The following are among, but not necessarily all of, the materials incorporated into this decision (where plans have been revised, the most recent revision show govern where there are conflicts with prior plans):
 - a. South Hadley Library Layout and Materials Plan (Site Plan submittal set Sheet C-1) dated 11/21/2012 as revised 02/15/2013 and 03/04/2013
 - b. South Hadley Library Stormwater Pollution Prevention Plan (Site Plan submittal set Sheet C-2) dated 11/21/2012 as revised 02/15/2013 and 03/04/2013
 - c. South Hadley Library Grading Plan (Site Plan submittal set Sheet C-3) dated 11/21/2012 as revised 02/15/2013 and 03/04/2013
 - d. South Hadley Library Site Utility Plan (Site Plan submittal set Sheet C-4) dated 11/21/2012 as revised 02/15/2013 and 03/04/2013
 - e. South Hadley Library Details (Site Plan submittal set Sheet C-5) dated 11/21/2012 as revised 02/15/2013 and 03/04/2013
 - f. South Hadley Library SWPPP Details (Site Plan submittal set Sheet C-6) dated 11/21/2012 as revised 02/15/2013 and 03/04/2013
 - g. South Hadley Library Details (Site Plan submittal set Sheet C-7) dated 11/21/2012 as revised 02/15/2013 and 03/04/2013
 - h. South Hadley Library Details (Site Plan submittal set Sheet C-8) dated 11/21/2012 as revised 02/15/2013 and 03/04/2013
 - i. South Hadley Library Planting Plan (Site Plan submittal set Sheet L-1) dated 05/30/2012 as revised 02/15/2013
 - j. South Hadley Library Building Elevations (Site Plan submittal set Sheet A3.1)
 - k. South Hadley Library Building Elevations (Site Plan submittal set Sheet A3.2)
 - l. South Hadley Library Exterior Details (Site Plan submittal set Sheet A7.4)
 - m. South Hadley Library Site Lighting Layout & Illumination Values (Site Plan submittal set Sheet LC.1) dated 02/14/2013
 - n. South Hadley Library Lighting Fixture Schedule (Site Plan submittal set Sheet EO.2) dated 12/17/2012
 - o. South Hadley Library Electrical Site Plan (Site Plan submittal set Sheet EO.3) dated 12/17/2012
 - p. South Hadley Pergola/Stage Relocation Exhibit (Site Plan submittal set Sheet EX-1) dated 02/25/2013 – transmitted via email from Tim McGivern except as revised by the 03/04/2013 revised plans C-1 through C-8

- q. South Hadley Fence Exhibit (Site Plan submittal set Sheet EX-3) dated 02/26/2013 – transmitted via email from Tim McGivern except as revised by the 03/04/2013 revised plans C-1 through C-8
 - r. Memorandum from John Roberts Associates, Inc. dated March 1, 2013 regarding site lighting at river side of the South Hadley Library
 - s. Stormwater Management Report by Nitsch Engineering, Inc. – Tim McGivern, P.E. dated November 21, 2012 as revised February 15, 2013
8. Minutes. Minutes of the following hearings and meetings regarding this project are also incorporated into and made part of this Decision:
- a. Planning Board public hearing on the Site Plan Review held January 23, 2013, February 25, 2013, and concluded on March 4, 2013.
 - b. Planning Board meeting held March 4, 2013.
9. Comments. Department review comments are also incorporated into and made part of this Decision. Included as part of the Department review comments are the Third Party Review reports from Greg Newman and the Conservation Commission Order of Conditions for this project.

The applicant shall comply with the comments and conditions of the departments.

FINDINGS:

1. ***Site Plan Review.*** Following review of the plans, application materials, and department and public hearing comments, the Planning Board found the proposed project, subject to the conditions of this approval, compatible with existing use of the property and other uses permitted in the Industrial A zoning district and with the surrounding area. Accordingly, subject to the conditions herein as approved, the Planning Board found that the project reasonably fulfills the objectives specified in Section 12(E) of the Zoning By-Law.
2. ***Stormwater Management Permit Review.*** The Planning Board has evaluated the proposed project in relation to the Standards for Stormwater Management Permits provided in Section 16-4 of Article XVI of the South Hadley General Bylaws (the Stormwater Management Bylaw). Based on their review of the applicant's plans and the comments from the departments, the Board found that:
 - a. The Stormwater Management and Erosion and Sediment Control Plan are consistent with the Purposes and Objectives of Section 16-1 of the Bylaw;
 - b. Provisions for stormwater management meet the Performance Standards described in Section 16-6;
 - c. Provisions for erosion and sediment control meet the Design Requirements in Section 16-7.

APPEAL: Copies of this decision have been filed with the Town Clerk and Building Commissioner. Appeals, if any, shall be made pursuant to Massachusetts General Law, Chapter 40-A, Section 8.

STATUS: This Notice of Decision shall constitute an approved site plan for the above-described project. Failure of the applicant to adhere to the provision of this Decision shall constitute a violation of the Zoning By-Law, and is punishable by a fine of up to \$200.00 for each violation. Each day that such violation continues shall constitute a separate offense.

This Notice of Decision is filed with the Town Clerk and Building Commissioner.

ATTESTED AND AFFIRMED

S/ Joan Rosner
Joan Rosner, Chair
South Hadley Planning Board

RECEIVED March 8, 2012
TOWN OF SOUTH HADLEY Date

Cc: Town Clerk (Date Filed: MAR 08 2013) P 401 p
Selectboard CLERK - TREASURER
DPW Superintendent
Building Commissioner
Conservation Commission
Library Board of Trustees