

FORM SP

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Date October 15, 2015

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the South Hadley Zoning By-Laws, the undersigned herewith submits the accompanying application for a Special Permit as described below and detailed in the supporting documentation which is incorporated into and made part of this application.

NATURE OF REQUEST (Check and Describe as Appropriate):

- a. Alteration/expansion/change of a nonconforming use and/or structure
- b. Home occupation
- c. Professional business
- d. New/second hand car dealer
- e. Flag lot
- f. Two-family dwelling/Three-family dwelling
- g. Multifamily dwellings for more than three families
- h. Flexible development
- i. Wireless communications facility
- j. Major earth removal, extraction, and/or fill activity
- k. Other (Describe _____)

GENERAL DESCRIPTION OF REQUEST:

The Special Permit is being applied for the renovation of the existing library Building into six (6) residential units.

APPLICABLE SECTIONS OF THE ZONING BYLAW:

Under Section9(c) of Zoning By-Laws Use Regulation and Residence-B Zoning.

1. Applicant Orange Park Management LLC

Address 13 Center Street

Chicopee, MA 01014

Telephone 413 374-1674

Email Address: patg54@hotmail.com

2. Owner (if not applicant) Town of South Hadley

Address 116 Main Street, South Hadley, MA

Email Address: _____

3. Site Plan Preparer Anderson Associates

Title or License Licensed Land Surveyors

Address 375 Walnut Street Ext., Agawam, MA 01001

Telephone 413 525-4145

Email Address: ronfrma@gmail.com

4. Deed of property recorded in the Hampshire County Registry of Deeds,
Book ___790 Page _27

5. Location and description of property (street and number if any) _____
Corner od Bardwell Street & Gaylord Street

Assessors Map # _____5A_____ Parcel # _____0024_____

6. The subject property is presently in zoning district(s): Residence B

7. Is the subject property located within one or more of the Master Plan's Land Use Area
Districts? __NO__ If so, in which of the districts or areas? _____

8. Is the subject property located in a National Historic District or listed as a Priority
Heritage Landscape? _Yes_____ If so, which one? _Falls_____

9. Does the subject property abut a designated Scenic Roadway? _____No_____

10. Is the subject property within the designated South Hadley Falls Economic Opportunity
Area? _____Yes_____

I, as applicant, certify that the application and all attachments are correct and complete.

Signature of Applicant

FOR PLANNING BOARD OFFICE USE:

11. Amount of Application Fee: _____ 12. Fee Paid? Yes ____ No ____

FOR TOWN CLERK (indicate date and time received:

Submission received on (Date) _____
at (time) _____

Signature _____

SPECIAL PERMIT REQUEST

Under Section 9 (C) of the South Hadley Zoning By-Laws Use Regulation Schedule and Residence B Under Zoning District & Multi-Family for More than Three (3) Families.

TOWN OF SOUTH HADLY PUBLIC LIBRARY

CONVERSION INTO 6 RESIDENTIAL LIVING UNITS BARDWELL STREET SOUTH HADLEY, MA

PREPARED BY
ANDERSON ASSOCIATES
375 WALNUT STREET EXT.
AGAWAM, MA 01001

Narrative Addendum Supporting Documentation

Narrative Description of the Proposed Use

EXISTING SITE CONDITIONS

The site consists of 23,723 s.f. of land. It has an existing building that formerly housed the South Hadley Public Library which is currently vacant. It has paved parking and is landscaped with grass and shrubs. It is located in the Residential B zone and is surrounded by multi-family and single-family use. It is also within the South Hadley Falls Economic Opportunity Area.

Proposed Project

The proposed project will be to convert the existing building into six (6) residential units. The exterior of the building will not be changed in order to maintain the integrity of its former use as a public library.

The existing driveway will be expanded to provide for 12 parking spaces. Also, the existing grass areas and surrounding shrubs and trees will remain or be relocated as is possible. Additional arborvitae trees will be installed along the abutting easterly property line as a visual barrier.

This project is being proposed under Section 9 (C) of the Town of South Hadley Zoning Regulations, which provides for the development of “multi-family dwellings for more than three families”.

Photographs:

Attached is an aerial view of the property and elevation views of all sides of the building of existing conditions.

Materials required by, or needed to demonstrate compliance with, applicable standards in Section 7 and Or Section 8 of the South Hadley Zoning Bylaw.

South Hadley Zoning Bylaw Section 7

Subsection (A) through (I)	N/A
Subsection (J)	Please see plans
Subsection (K)	Please see proposed plan
Subsection (L)	N/A
Subsection (M)	N/A
Subsection (N)	Water Supply Protection District. The Site is not within the Water Supply Protection District. See attached Overlay plan.
Subsection (O) through (W)	N/A
Subsection (X)	This project falls within the South Hadley Falls Overlay District. It is in harmony with the Master Plan vision to revitalize the Falls Area.
Subsection (Y)	N/A
Subsection (Z)	Is compliant as this use is allowed within the Falls Overlay District.

South Hadley Zoning Bylaws Section 8

Subsection (A), (B)	N/A
Subsection (C), (D)	Compliant
Subsection (E)	N/A
Subsection (F)	N/A
Subsection (G)	Off-street parking will provide for twelve (12). (see plan) Each space will be a minimum of 9' wide and (180s.f.) in area.
Subsection (H) through (J)	N/A
Subsection (K)	Compliant (See attached plan).
Subsection (L) through (O)	N /A

Master Plan Consistency Statement

The following narrative summarizes the project's consistency with the Town's "Land Use Area Vision Statements" in the adopted Master Plan.

The Master Plan objective is to provide a variety of housing to meet residential needs. The proposed project is in The Falls area of town, close to the recently build Library and is within walking distance to the Town Hall. The old Library building property was bough in the 1930's and a library was constructed with an addition built in the 1970's which is now vacant. The project is also in the National Historic District of Town, while the existing building will be converted in residential units (6) the exterior of the building with retain is aesthetic quality.

The project will address a specific housing need of town residents wishing to downsize from larger homes to a more manageable residence. The neighborhood consists of a mix of single family and multi-family.

Special Permit Standards Consistency Statement

The following narrative summarizes this project's consistency with the Town's Zoning Bylaw Section 9 (C) Standards for Special Permit

The following addresses the nineteen (19) mandatory standards for a special permit as well as several additional standards that are currently incorporated in the existing site.

1. Comply with all applicable land use overlay districts, and other specific requirements of this and other by-laws and regulations, and be consistent with the purpose and intent of this bylaw and of the land use district in which it is located.

The existing building is in the South Hadley Falls Economic Opportunity Area, and will comply with intent and land use bylaws in which it is located.

2. Be suitable to the surrounding neighborhood and the "Land Use Area" in which it is located. Land Use Area are identified and described in the section of South Hadley's Master Plan entitled "Land Use Area Vision Statements (pages 1-10 through 1-19).

The project is in step with the vision statement of the Master Plan and will be consistent with revitalization of the Falls area.

3. Be compatible with existing uses and uses allowed by-right in the neighborhood. Land Use Area, and Zoning.

The current use is a vacant building. The project will convert this use to a six family residential unit which is consistent with the local use of single and multi-family residences. The use as a multi-family is allowed under this zoning area.

4. Be compatible with the existing character of the neighborhood and Land Use Area, and/or zoning district.

This project is compatible with current neighborhood with houses that were all built in the same time period. Since no changes are currently being planned to the exterior the aesthetic value of the property will not change. The addition of arborvitae trees to the easterly border (see plan) will serve as additional screening to adjoining properties.

5. Be suitable property on which it is proposed, considering the property's scenic, cultural and historic significance, and its ability to be buffered or screened from neighboring properties and public roads.

The building is of historic and cultural significance and will be preserved. The addition of screening on the easterly border will enhance the neighboring properties and add privacy to the yard area.

6. Provide safe access for fire, police, and other emergency vehicles.

Main access to the property is from Gaylord Street and a driveway along the easterly border exists on Bardwell Street which makes for safe access to the building in case of an emergency.

7. Provide adequate water, drainage and waste disposal systems without causing significant harm to any natural water system or overloading any public water, drainage, or sewer system, or any other municipal facility.

The project already has existing sewer and water to the building. The conversion of the building use will have no adverse effects on existing utilities. The project does not have to meet the town's storm water management plan as it does not disturb over and acre of land.

8. Not cause significant traffic congestion, impair pedestrian or bicycle safety, or overload existing roads, sidewalks and trails, considering their current width, surfacing, and condition, and any improvements proposed to be made by the applicant.

The addition of six residential units will not impact the traffic flow or safety of bicycle movement in this area. Both Bardwell and Gaylord Streets are paved roads with adequate width and the pavement is in good condition.

9. Not result excessive air, water, noise, or high pollution, or create any public or private nuisance.

Since this is an existing building and site that is already developed the only construction to the building will be to renovate the interior which should have minimal impact to the neighborhood. The additional parking will be made in the early spring time and should only take a few weeks to construct.

10. Not degrade the scenic, rural, or historic character of the town with structures or other lot features which are deemed visually objectionable in light of prevailing community as reflected in the goals articulated in South Hadley's Master Plan.

This a is an historical building and renovations will not degrade the scenic or historical character of this town structure, and is in compliance with the goals of the South Haley Master Plan.

11. Be consistent with the South Hadley Maser Plan, provided that the Comprehensive Plan provides legally sufficient guidance and that the applicable provision of the Master Plan is not inconsistent with any specific provision of this Bylaw.

This project is consistent with the South Hadley Master Plan. All proposed modifications to the interior of the building is allowed under the Zoning Bylaw.

12. Comply with applicable criteria for site plan under Section 12E.

This project is compliant with section 12E

13. For projects involving the removal of existing housing, not adversely affect the availability of affordable housing in the Town.

No buildings to be removed.

14. Not have an overall off-site impact that is significantly greater than the overall off-site impact that would be caused by full development of the property with uses permitted by right, considering relevant environmental, social, visual, and economic impacts.

There will be no off-site impact of this project.

15. The adequacy and configuration of off-street parking and loading areas, including their nuisance impact on adjoining properties and on properties generally in the district.

The project provides for twelve (12) parking spaces. There will be a screening of arborvitae on the easterly property line to minimize the impact on abutting properties.

16. Harmony of signs and exterior lighting, if any, with surrounding properties

No signs are proposed at this time. No additional lighting is proposed at this time.

17. The location of the site, and proposed buildings or structures thereon, with respect to flood plains and floodways of rivers or streams.

This property is not in the flood plain nor are there any streams or rivers adjacent to the property.

18. The absence of any other characteristics of the proposed use that will be hazardous, harmful, offensive or will otherwise adversely affect the environment or value of the neighborhood or community.

This project will not adversely affect the characteristic of the neighborhood nor will it have any environmental, harmful or offensive uses.

19. Provisions for energy conservation, for the use of renewable energy sources, and for protection of solar access.

The interior construction will be mindful of using energy efficient appliances and lighting and conform the Mass Energy Code during construction.

OTHER CRITERIA ADDRESSED

The project has access from Gaylord Street and exiting on Bardwell Street which will allow for the safe access in case of fire or other emergency.

The site location provides a direct pedestrian walkway to the post office, library, public transportation, shopping, banking, churches, restaurants and the village Commons in general.

a.) The availability of public services, facilities and utilities

Sewer, water and electric services are already present to the building. The architect will provide details on how these utilities will be supplied to each dwelling.

b.) Statement of Proposed Development's Historical and Cultural impacts relative to the National Register of Historical Places.

The project is in a Historic District of the Falls District. The fact that the original look of the building will not change and that use is allowed in this area there will be no adverse impact on this District.

c.) Background on the Historic Nature of the Existing Building on the Property.

The property was acquired by the Town in 1933 and subsequently a library was built and in 1973 a proposal to expand the existing building was designed and a new addition constructed. The use remained until a new Library was erected a few years ago and now the building is vacant.

d.) Address South Hadley Stormwater Management Bylaw.

The stormwater management Permit is not required since the total area of disturbance will be less than one (1) Acre.

e.) Project Schedule

The proponent would like to begin work as soon as possible. Most of the work to be done is inside the existing building and could be done over the winter and construction of the additional parking area to be done in the spring when the weather would allow for paving to be done and new grass and the addition of arborvitaes screening can be installed.

f.) Statement of the Proposed Development's Impacts on the Town's Scenic Roadways

N/A

g.) Statement of Proposed Development's Impacts on the Town's Agricultural Lands and Uses

N/A

III. Plans to Accompany Application

a.) Size and Scale of Project Plans

The project plans have been developed at a scale of 1"=20'

b.) Submission Format Copy

Digital copies of the project plans in pdf format have been emailed to Town Planner.

IV. Plan Content

Existing & Proposed Site Plans submitted.

1. All applications

Plans attached with details as follows:

Subsections “a” through “i” see plans by Anderson Associates

2. Applications for Special Permit with Site Changes:

Plans attached with details as follows:

Subsections “a” through “m” see plans by Anderson Associates

3. Application for Special Permit-Involving New Structures

N/A

4. Legend Required

Subsections “a” through “g” on Plans by Anderson Associates

V. Additional Requirements for Application for Special Permit for Multifamily development.

a.) Management Plan

The project will be managed through a Condominium Association.

b.) Signage

N/A

c.) Map of all Properties within 300 feet of the Subject Property

See aerial map and Assessors map.

d.) Description of Architectural Styles of All Principal Structures within 300 feet of Subject Property.

There are 28 principal structures within 300 feet of the subject property. All structures are for residential use and are a mix of single-family, two and three story buildings as constructed since the 1930’s.

e.) Plans for Promoting/Non-Motorized access to/from the Project Site

The location of this project in relation to the Town Common, its convenience, its array of shops, restaurants, and many other activities connected by existing sidewalks encourages for the most part a pedestrian orientation and access over vehicular access.

f.) An Analysis of Public Transit Access to/from the Project Site

N/A

g.) An Analysis of Vehicular Access to/from the Project Site

The subject property is located on the corner of Bardwell Street and Gaylord Street. Going east on Gaylord Street leads to Lamb Street (Rt116) where going north leads to Mt Holyoke College and south on Lamb Street going to the Town Hall and Holyoke. North on Bardwell Street leads to Lathrop Street towards Brunelle's Marina passing Ledges Golf Course and McCray Farm. South on Bardwell Street leads to West Main Street, turning west leads to the new Library and turning east leads towards the Town Hall and Rt 116.

h.) Comparison of this Project with Development of Single family Subdivision

There is no comparison to single family as this is unique in that we are giving a new life to an old building while maintaining the character for which it was originally built to serve.

i.) Estimated Number of Dwelling Units Under Flexible Development

The number of units proposed for this project is six (6). This number is allowed within the Designated South Hadley Falls Economic Opportunity Area.

j.) Multifamily Development – Intergration and Compatibilty with Surrounding Properties within Same Land Use Area

The surrounding area is a mix of single family and multi-family homes, some owner occupied others rentals units. These homes along with the existing building for this project were built in the 1930's to 1990's . This project is consistent with the "vision" set forth in the Land Use and Community Design section of the Master Plan.

VI. Management Plan

See Management Plan

VII. Preparation of Plans

Preparation of the attached plans prepared by Anderson Associates complies with this section of the Filing Rules and Regulations.

VIII. Other Permits

Applicant will provide Planning Board with ongoing permit status.

IX. Supplemental Application Requirements

N/A

X. Waiver of Application Requirements

N/A

XI. Filing

All plans and associated materials will be filed according to this section.

XII. Review Process

For Planning Board action.

XIII. Fees

Fees are submitted with the Application Package.

ATTACHMENTS

DESINATED SOUTH HADLEY FALLS ECONOMIC OPPORTUNITY AREA

TOWN OF SOUTH HADLEY ZONING MAP

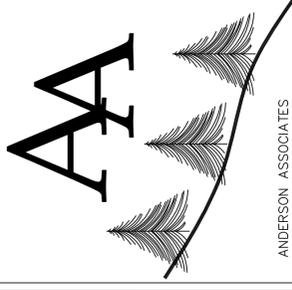
WATER SUPPLY PROTECTION OVERLAY DISTRICT

SOUTH HADLEY HISTORIC AREAS

ASSOSSORS MAP- SUBJECT PROPERTY AND PROPERTY WITHIN 300'

PROPOSED INTERIOR LAYOUT BY HERVIEUX DESIGN

PICTURES OF EXTERIOR OF THE EXISTING BUILDING



ANDERSON ASSOCIATES
LAND SURVEYOR, LAND
PLANNING CONSULTANT,
SITE DESIGN

375 WALNUT STREET EXTENTION
P.O. BOX 382
ACAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145
Fax 413 273-1776

SITE PLAN IN SOUTH HADLEY, MA

PREPARED FOR:

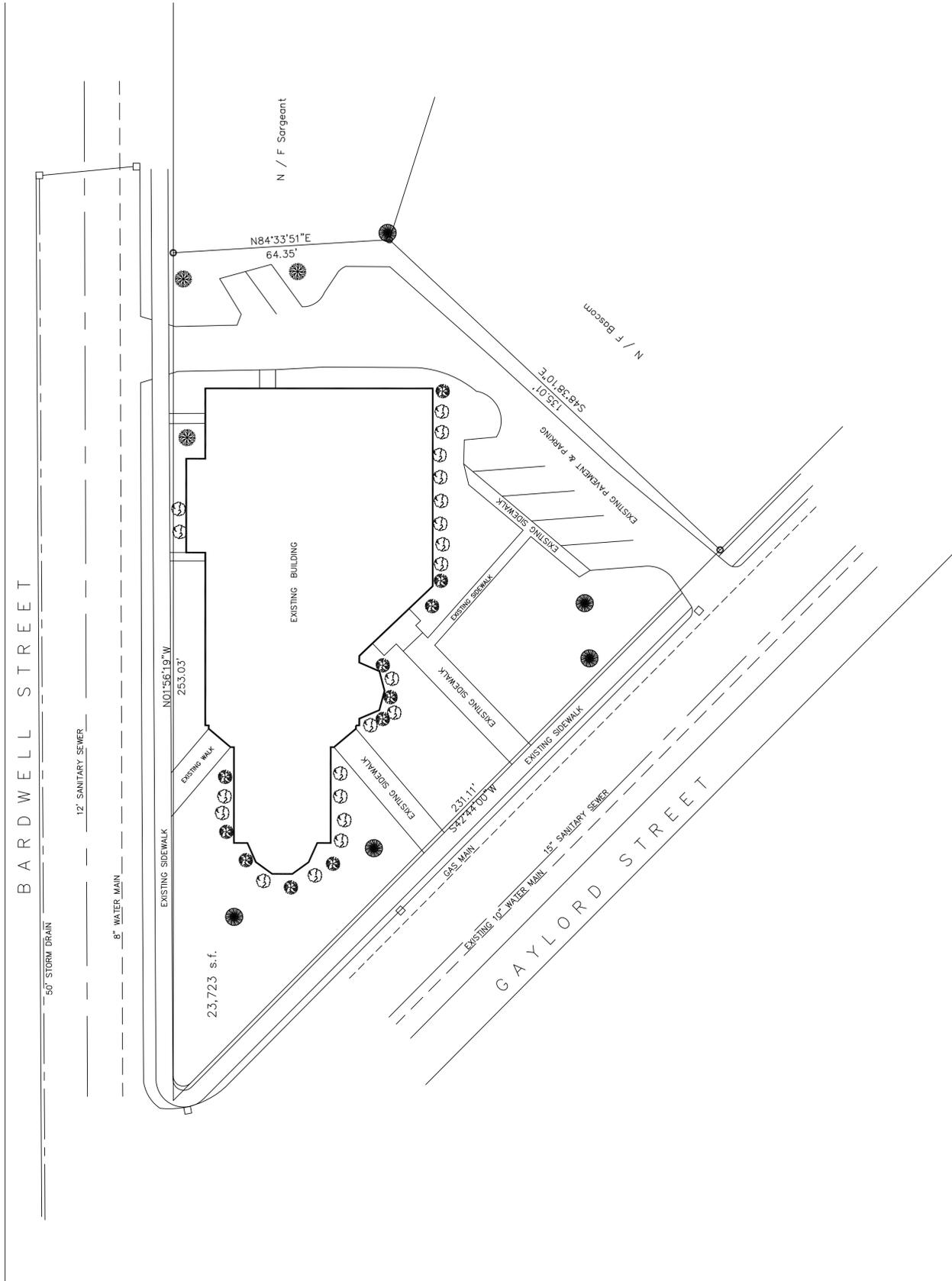
South Hadley Library
Gaylord Street
South Hadley, MA

NO.	DATE	DESCRIPTION

This plan prepared in accordance
with the rules and regulations of
the Registry of Deeds.

Date: _____

DRAWING NO.



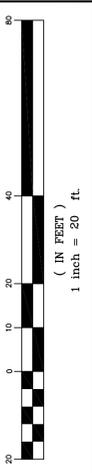
This plan does not constitute a
subdivision therefore approval
under the Subdivision Control
Law is not required.

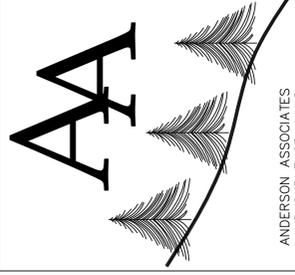
Date: _____
South Hadley Planning Board

EXISTING CONDITIONS

SCALE: 1" = 20' DATE: Sept., 2015

GRAPHIC SCALE





ANDERSON ASSOCIATES
LAND SURVEYOR, LAND
PLANNING CONSULTANT,
SITE DESIGN

375 WALNUT STREET EXTENSION
P.O. BOX 382
AGAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145
Fax 413 273-1776

SITE PLAN IN
SOUTH HADLEY, MA

PREPARED FOR:

South Hadley Library
Gaylord Street
South Hadley, MA

NO.	DATE	DESCRIPTION

This plan prepared in accordance with the rules and regulations of the Registry of Deeds.
Date: _____

DRAWING NO.

BARDWELL STREET

50" STORM DRAIN

12" SANITARY SEWER

8" WATER MAIN

EXISTING SIDEWALK

EXISTING WALK

EXISTING SIDEWALK

EXISTING SIDEWALK

23,723 s.f.

101°56'19"W
253.03'

EXISTING BUILDING

EXISTING SIDEWALK

EXISTING SIDEWALK

EXISTING SIDEWALK

231.11'
S42°24'00"W

EXISTING SIDEWALK

EXISTING 12" WATER MAIN

EXISTING 12" SANITARY SEWER

GAYLORD STREET

New Arborvitae to be planted
5-6' in height 4' apart

64.35'

N84°33'51"E

N / F Sargeant

PROPOSED PARKING

EXISTING TREE
to be removed
to be moved

EXISTING TREE
to be removed
to be moved

New Arborvitae to be planted
5-6' in height 4' apart

S49°38'10"E

N / F Bascom

This plan does not constitute a
subdivision therefore approval
under the Subdivision Control
Law is not required.

Date: _____
South Hadley Planning Board

PROPOSED

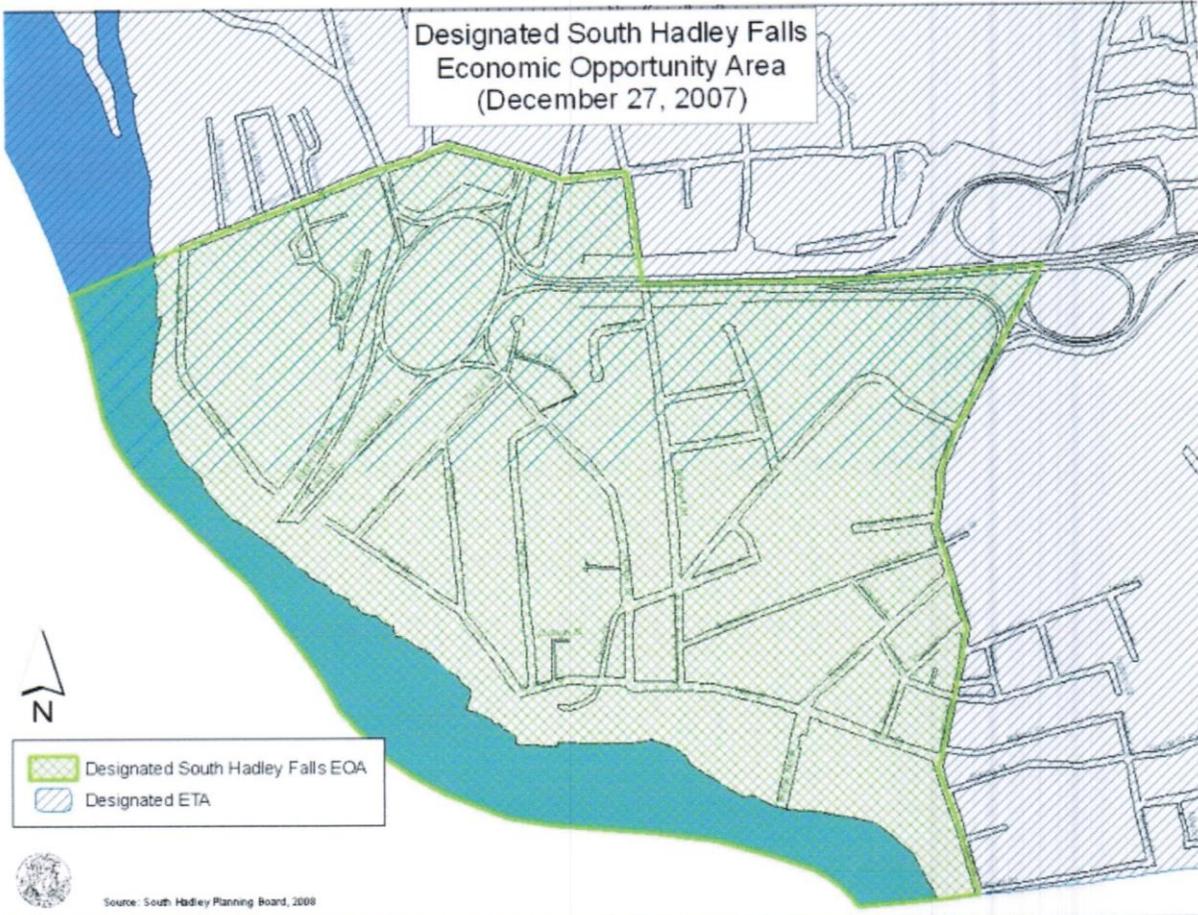
SCALE: 1" = 20'

DATE: Sept., 2015

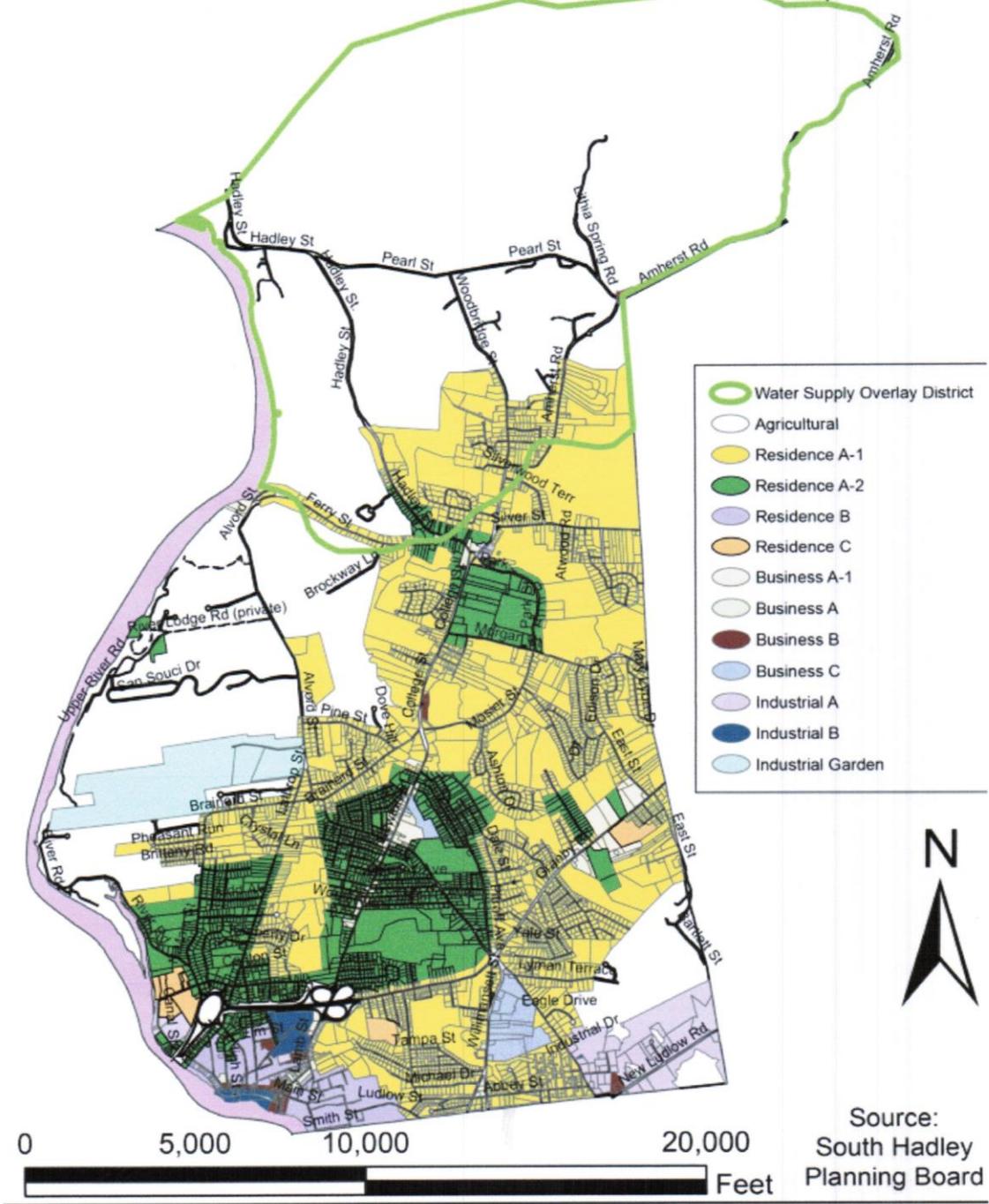
GRAPHIC SCALE



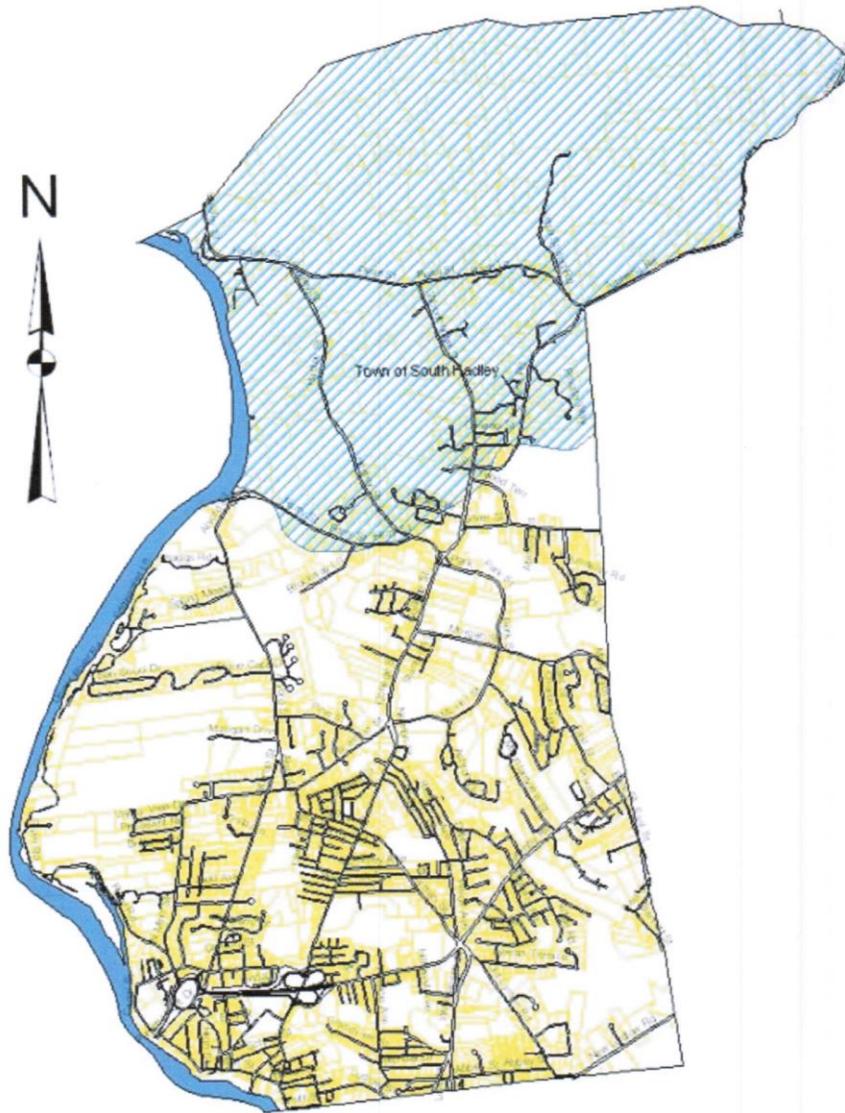
(IN FEET)
1 inch = 20 ft.



Town of South Hadley Zoning Map, March 2013



Water Supply Protection Overlay District

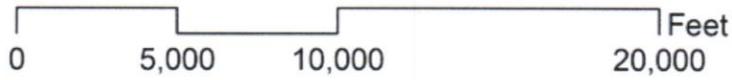
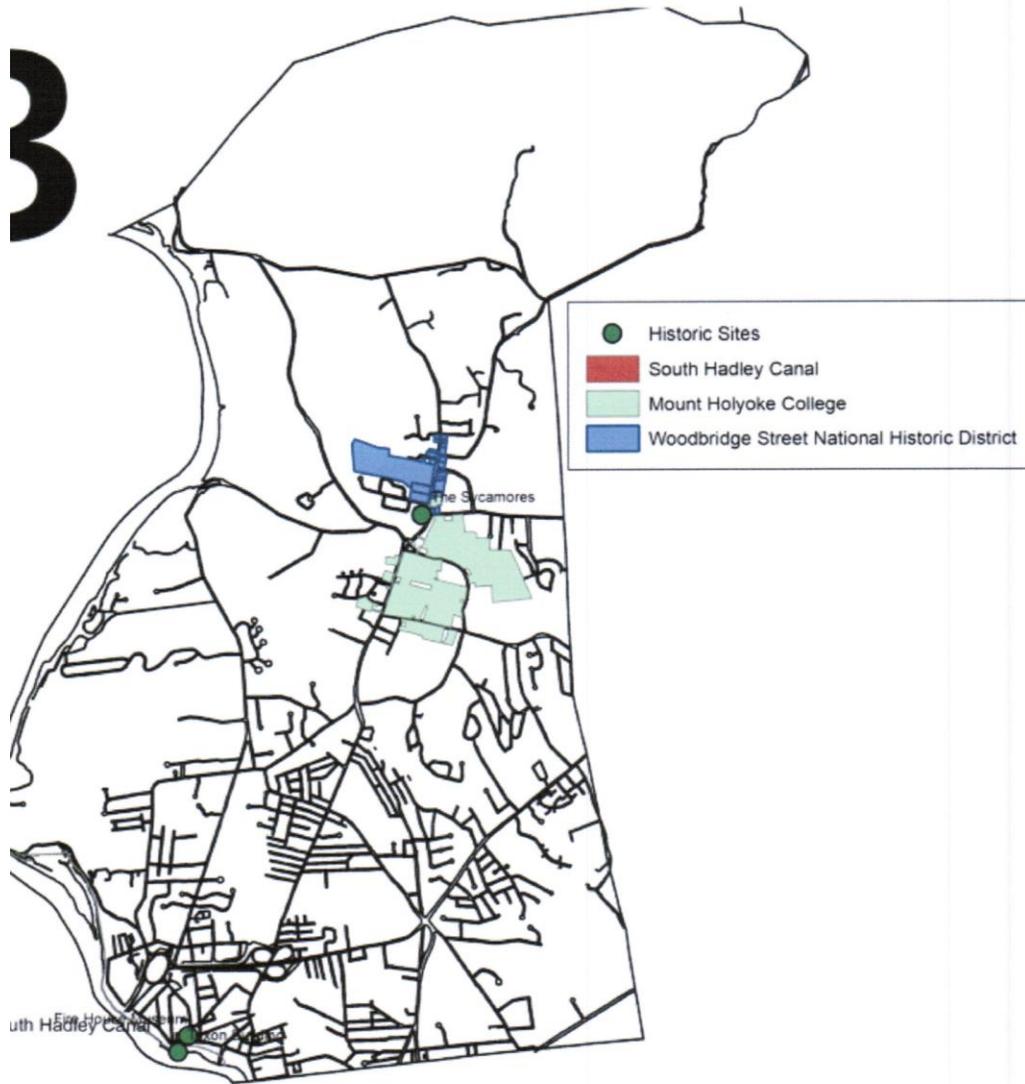


 Water Supply Protection Overlay District
 PARCELS

0 2,500 5,000 10,000 Feet

Source: South Hadley Planning Board, 2008

3



Sources: South Hadley Planning Board, 2008

South Hadley Selected History



PAGE

S-1

SHEET 1 OF 1

TITLE SITE PLAN

SCALE 1"=20'-0"

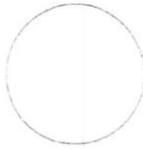
DATE 5/7/15

REV.1

REV.2

REV.3

REV.4



Project name:
OPOL LIBRARY COMMISSION
SOUTH HAVLY MASS.
SCHEMATIC DESIGN

HERVIEUX
DESIGN
ARCHITECTURE · INTERIORS · EXHIBITS · EVENTS
18 ANANDA BATA SPRINGFIELD MASSACHUSETTS 01103
413.731.2110 herveuxdesign@gmail.com 413.223.2088



















