

Background Materials for November 09, 2015

Agenda Items #1 through #12

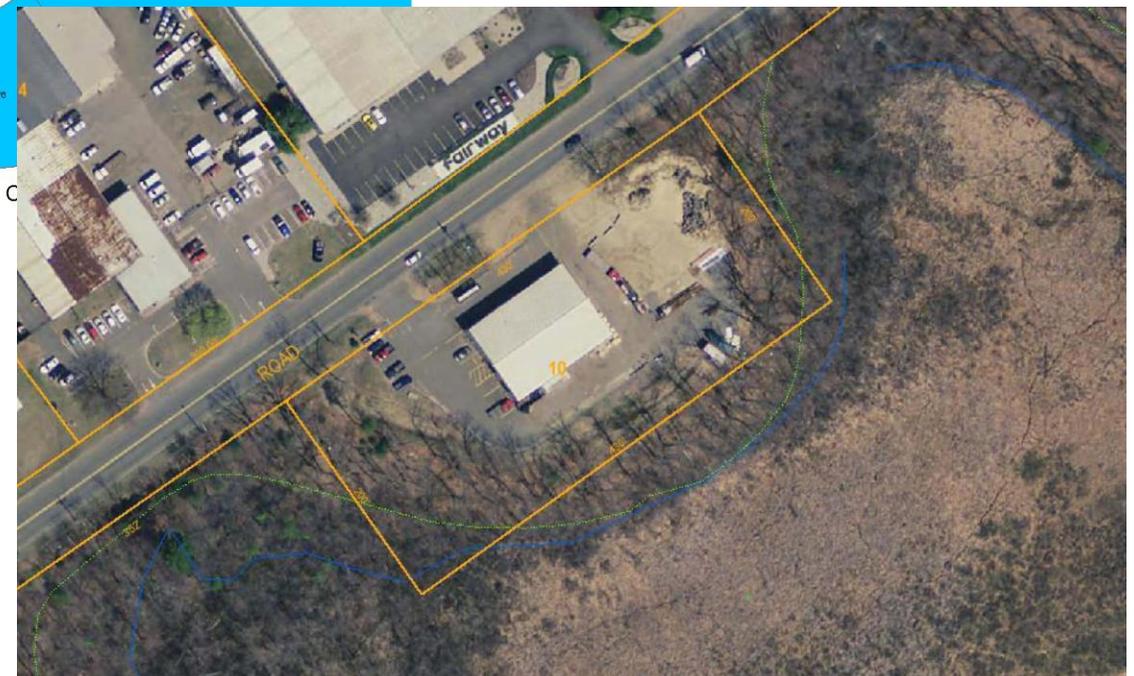
Agenda Item #1 – Public Hearing – 785 New Ludlow Road

6:45 P.M.

Gerry Geoffrion has submitted applications for Site Plan Review and a Stormwater Management Permit to construct a 7,030 square foot addition to his existing facility to be used as part of GG's Custom Metals business. Other elements of the project include provision of a total of 14 parking spaces (existing and new), stormwater management, utilities, landscaping, and related improvements. The site was approved for the existing 7,400 square foot building in 2006 as an application by Dwight Pearl. Much of the stormwater management system was constructed as part of the earlier project and much of the site was graded for that project as well. The subject property consists of a 1.97 acre parcel located off the south side of New Ludlow Road at 785 New Ludlow Road and is presently zoned Industrial A (see map and aerial photo below) .



Source: South Hadley Planning Board



Comments have been solicited from the various departments pursuant to the Planning Board's Rules and Regulations. To date, comments/responses have been received (either via email and/or the ViewPermit program) as noted below:

- Police Chief David Labrie indicated he approved the site plan without comments.
- Conservation Commission Administrator noted that the project has been approved by the Conservation Commission.
- Fire District #1 Fire Department offered the following comments as a conditional approval:
Lt. Houle spoke with Sage Engineering on 10/23/2015 about the project. Fire Dist #1 requires a Fire Hydrant within 50ft of the buildings FDC. (Fire Department Connection). New and existing building will have to have Fire Sprinkler System installed.
- Director of Public Health Sharon Hart indicated she approved the site plan based on the prior approval of the earlier project for Dwight Pearl.
- Fire District #1 – Water Department Water Superintendent Jeff Cyr noted his approval of the project but added the following comments:
I have been in touch with the designer of this project in reference to the addition of a fire line to the property. There will be no domestic use changes according to the designer. We approve this project.
- Building Commissioner Charlene Baiardi indicated approval of the project but offered the following comments:
Received large site drawings. / Site Review Only: need to maintain 20 feet around building for fire access (snow storage cannot be located in back as indicated, should be away from building) / drawings have to have correct indication listed of weight of fire equipment and compaction listed / No indication of amount of people to determine parking amounts, nor if need for public Handicap space / exits not clear on this phase of project, will have to be noted / other than this, the site is approved

No comments were received from SHELD or the DPW. The Town's consulting engineer, Fuss & O'Neill, is reviewing the plans for both departments and has informed me they will have a status report on their review on Monday.

In an email Thursday evening, the Building Commissioner stated that "two construction people from Sage Engineering stopped in her office on Tuesday and stated that the existing building has a mezzanine and will have the public coming to a showroom/store. She questioned whether the parking calculations accounted for the "showroom/store". I have raised this question with the applicant and their consultant.

I have provided the comments from the Building Commissioner, Fire Department, and Water Department to the applicant and their engineer. I understand that the engineer will provide some

revised materials at the hearing to address the comments. The project engineer has informed me that he will provide supplemental information by Monday to address the latest questions raised by the Building Commissioner.

The application and plans submittal have been posted on the Town's website at:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/1809>

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/1810>

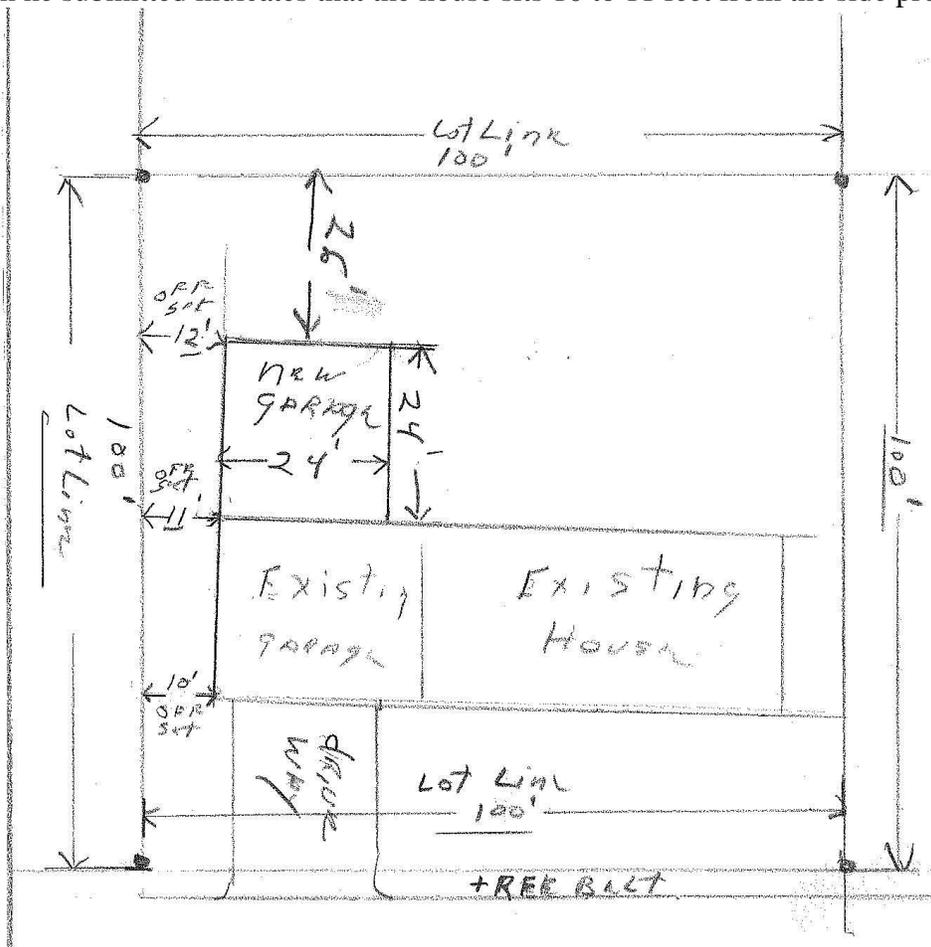
ACTION NEEDED: The public hearing should be held as scheduled. Given the nature of the comments and the Conservation Commission's approval, I think the public hearing could be closed Monday night. A copy of the Site Plan Review Criteria is attached.

Agenda Item #2 – Decisions – GG's Custom Metals

If the public hearing is closed, the Board could render a decision Monday night. I will have a draft decision for the Board's consideration.

Agenda Item #3 – Expansion of Nonconforming Structure 137 Abbey Street

Tom Taylor owns the single family residence at 137 Abbey Street. He has indicated he has 5 automobiles for personal use which he would like to shelter. However, the existing structure is already within the side setback to the east of the house (and likely on the west as well). The plot plan he submitted indicates that the house sits 10 to 11 feet from the side property line:



This request is very similar to many others which the Board has approved.

ACTION NEEDED. The Board needs to make a finding that the addition will not be substantially more detrimental to the neighborhood than the existing nonconformity. Additionally, the Board should determine whether or not a waiver of the Special Permit requirement is appropriate.

Agenda Item #4 – Easthampton Savings Bank Illuminated Signs

Graphic Impact Signs has submitted a request to replace the free-standing pylon sign at the Easthampton Savings Bank facility on Granby Road. The existing sign is currently illuminated through internal means.

The application submittal has been posted on the Town’s website at the following link:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/1826>

The subject property is zoned Business A-1 which allows such signs but requires Planning Board approval of the illuminated sign. (See the map and aerial photo below)



This property was previously a gas station which closed and was converted into the existing Easthampton Savings Bank. The Planning Board approved the Site Plan and a Special Permit for utilizing the existing sign structure in 2001. It was noted at the time that the existing sign structure was nonconforming but the bank wished to retain the sign pole at that time. I recall several Planning Board members suggested a monument sign similar to what is now being proposed but it would have had to be shifted further from the roadway than the existing sign.

One of the conditions of the 2001 Site Plan Review approval related to placement of new signs:

4. Signage. Prior to erection of any signs or obtaining permits to erect or install signs, the applicant is to submit plans for all such signs to the Planning Board for review and approval. This review and approval is to ensure compliance with the Zoning By-Law specifications and to assure that the sign does not impede motorists' visibility.

While the face of the new sign is approximately the same as the existing sign face, the applicant notes that the total area of illumination will be significantly reduced – from 32 square feet to approximately 14 square feet.

In reviewing and acting upon illumination of signs, Section 8(F)7 of the Zoning Bylaw provides the following;

7. Illumination of Signs. No illuminated signs shall be permitted unless first approved by the Planning Board. Prior to approving an illuminated sign, the Planning Board must make a determination that the sign will not be adverse to the character of the surrounding neighborhood or the community. The Planning Board shall notify, by mail, abutters of the date, time, and place of the Planning Board meeting at which the request for an illuminated sign is to be considered.
 - a. Exception. Traffic control and directional signs by Municipal, State and Federal agencies shall be excepted from this requirement.
 - b. Adverse to surrounding neighborhood or community. Signs which illuminate more than what is necessary to convey the message or name being promoted or create glare which may impact motorists are generally considered to have an adverse impact on the community. Such adverse impact arises from excessive light pollution. Therefore, in determining whether to approve the illumination of a sign, the Planning Board shall:
 - 1). consider and minimize the illumination impact of the signage illumination on the surrounding properties; and,
 - 2). only approve internally-illuminated signs where only the lettering or logo of the enterprise or message being promoted are illuminated; and,
 - 3). ensure that the illuminated sign does not illuminate adjoining or nearby residential properties or pose a danger to motorists on adjoining or nearby roadways which might arise from glare from the illumination source; and,
 - 4). not approve exposed or illuminated neon signs; and,
 - 5). require that illumination sources not illuminate the background or field of a sign except to the extent that the background or field (due to the shape of the sign area) is clearly a logo of the company or enterprise being advertised.

Therefore, the question for the Planning Board is whether or not the illumination of the new sign proposed for Easthampton Savings Bank will be “adverse to the character of the surrounding

neighborhood or community”. This determination is to include consideration of the 5 standards outlined in item 7b above.

Additionally, in accordance with Condition #4 from the 2001 Site Plan Review decision, the Board needs to determine that its size and placement is in compliance with the Zoning By-Law specifications and to assure that the sign does not impede motorists’ visibility.

I would note that the applicant has submitted a survey showing the placement of the new sign being at least 10 feet from the property line. A free standing sign must be at least 10 feet from the street line. Additionally, it may not exceed 1 square foot for each lineal feet of frontage.

A notice of the meeting has been mailed to each of the abutters to the property as certified by the Board of Assessors.

ACTION NEEDED: Determine whether or not the illumination of the new sign will be “adverse to the character of the surrounding neighborhood or community” and whether the new sign will conform to the size and setback restrictions of the Zoning Bylaw.

Agenda Item #5 – Minutes

I have distributed the October 19, 2015 Planning Board meeting and public hearing minutes for your review.

ACTION NEEDED: Review, edit and approve the minutes.

Agenda Item #6 – Bills and Correspondence

A list of the bills and correspondence are attached – there are no bills to be paid at this time.

ACTION NEEDED: Review the list of correspondence.

Agenda Item #7 – Public Hearing - 27 Bardwell Street

6:45 P.M.

Orange Park Management, LLC has submitted an application for a Special Permit to convert the former library building at 27 Bardwell Street into a multifamily use with 6 dwelling units. Other aspects of the project include landscaping, drainage, utilities, and parking on the subject property. The subject property is located on the east side of Bardwell Street and northwest side of Gaylord Street with frontage on both streets and known as 27 Bardwell (see map and aerial photo below) .



Comments have been solicited from the various departments pursuant to the Planning Board's Rules and Regulations. To date, comments/responses have been received (either via email and/or the ViewPermit program) as noted below:

- Police Chief David Labrie indicated he approved the application without comments.
- Conservation Commission Administrator indicated the Commission's approval of the project without comments.
- Fire District #1 Fire Department indicated they had the following concerns/comments:
 - 1). *The Fire Dept. has concerns over Fire Apparatus access to the building.*
 - 2). *The plans do not indicate whether the turning radius into the parking lot is adequate for the fire trucks.*
 - 3). *Ladder Truck access is already limited due to overhead power lines on Gaylord St and Bardwell Street.*
 - 4). *The building will be required to be protected with a residential sprinkler system.*

- Fire District #1 – Water Department Water Superintendent Jeff Cyr offered the following comments/questions/concerns:
 - 1). *Will the renovated facility need to be fully sprinkled? If so, will the proposed fire line come off of Bardwell St. or Gaylord St.? Typically, the Fire Dept. requires that the Siamese connection be located within 50 ft. of a fire hydrant.*
 - 2). *If a fire line will be required, the type of backflow prevention on that service must be a reduced pressure zone backflow preventer.*
 - 3). *The current 1” domestic service will not be sufficient to supply six units. (option 1) If this dwelling will remain under 1 owner as rental units, the service size will need to be increased and either install 1 meter for the entire building or split the service in the cellar to service each unit individually with separate lock out shut offs. (option 2) if these units are going to be separately owned, each unit must have a separate service from the street with curb stops located outside of the building and separately metered. Whatever option is chosen, due to the fact that the property will be increased from 1 unit to 6, there will be a \$1200.00 water improvement fee required for the additional 5 units.*

I hope the information provided is helpful to the developer in order to make this project a success. If there are any additional questions or comments, please feel free to contact me.

No comments were received from the Building Commissioner, Public Health Director, SHELD or the DPW. The Town’s consulting engineer, Fuss & O’Neill, is reviewing the plans for the latter two departments and has informed me they will have a status report on their review on Monday.

I have provided the comments from the Fire Department and Water Department to the applicant and their engineer.

The application and plans submittal have been posted on the Town’s website at:
<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/1808>

ACTION NEEDED: The public hearing should be held as scheduled. There are several key departments which have not provided comments as yet. Additionally, some of the comments received from the Fire District (both departments) could impact the project significantly. Therefore, the Board may wish to determine what additional information is needed and continue the public hearing to December 7, 2015 at 6:45 p.m. A copy of the Special Permit Standards is attached.

Agenda Item #8 – Decision –27 Bardwell Street

If the public hearing is closed, the Board could render a decision Monday night or December 7th.

ACTION NEEDED: A decision within 90 days of the public hearing.

Agenda Item #9 – Public Hearing on proposed Warrant Articles

I have advertised a Public Hearing for November 9th on articles regarding the following amendments/Town Meeting Warrant Articles:

- a. South Hadley Falls 40R District
- b. 43D Priority Development Districts – Expedited Permitting
- c. Conversion of Single-Family to Two-Family

We have received the Preliminary Approval on the South Hadley Falls 40R District. I have posted on the Town website the materials which the State has approved at the following link: <http://ma-southhadley.civicplus.com/726/Planning-Board-Town-Meeting-Articles>

The current draft of the Conversion Bylaw amendment is posted as the public hearing draft on the website at:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/1813>

As noted at the last meeting, following the October 7th meeting where, again, questions were raised as to the legality of the existing “written consent” requirement, I discussed the matter with Town Counsel Ed Ryan. In response, I received an email October 19th which states:

Richard: Last week I had the opportunity to speak with Margaret Hurley the Asst Attorney General who heads up the Municipal Division of that office regarding the current version of our by-law referred to above. After some discussion she expressed the same concerns that I had regarding that portion of the by-law that required written approval from three of an applicant's 4 abutters to even get to the table. Her concerns, like ours, were with the placing of regulatory powers in abutters and that it violates the "uniformity provisions" of the law and particularly our by law as no other Special Permit has any such requirement. She felt strongly that it would not pass the approval process of her office on constitutionality if it were submitted today and was in agreement that we should consider measures to change it.

Thus, as we discussed October 19th, I have deleted any provision for “Notice of Objection” from the draft proposal. It should be noted that deletion of this provision does NOT eliminate abutters from having a voice in the process; they will still have the opportunity through the Special Permit process to demonstrate how an application may or may not meet the Town’s Special Permit or special use standards.

ACTION NEEDED: Conduct the public hearing.

Agenda Item #10 - RECOMMENDATION TO TOWN MEETING:

Proposed Amendments to Zoning Bylaw and Priority Development Area

- a. Proposed 40R South Hadley Falls Smart Growth District***
- b. Proposed Priority Development Area for 43D Expedited Permitting***
- c. Conversion of 1-Family to 2-Family Dwellings***

The Board needs to determine which, if any, of the articles it wishes to take to the November 18th Special Town Meeting.

I have prepared draft reports on each of the articles involved with these matters and posted them on the Town’s website at the following:

40R District:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/1814>

40R District Boundaries:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/1818>

43D Priority Development Site:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/1819>

Conversion of 1-Family to 2-Family Dwelling:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/1811>

Additionally, an article is included which would provide for a special account for any State or Federal funds which result from the 40R and 43D districts. I have drafted a report on this matter as well and it is attached.

ACTION NEEDED: Decide which articles to continue to process for the STM. Also, advise as to any changes in the text of the amendments and the draft reports which should be made so that information can be conveyed to Town Meeting members.

Agenda Item #11 - Development Update and Planner's Report

I will provide a report on the following items:

a. *Development Report*

- *Annafield Estates Subdivision*
- *One Canal Street*
- *Mountainbrook Street Acceptances*
- *Rivercrest Condominiums*
- *Ethan Circle*

b. *Housing Studies*

c. *Special Town Meeting*

The Special Town Meeting is scheduled for November 18, 2015. Deadlines for the articles are:

- November 10th: Pre-Town Meeting forum on articles

d. *Other Projects*

- *Permitting Guide.*
- *General Code.*

e. *Workshops/Training Opportunities*

I attended the following workshops/conferences:

- “Economics of Downtown 101: Key Factors and the Steps to Economic Success” workshop at the Pioneer Valley Planning Commission on Tuesday, October 20th.
- “Moving Together Conference” in Boston on November 4, 2015.

CPTC Fall 2015 Workshops are beginning in early October and run through part of December. Some of these workshops are held in Western Mass. Registration for each of the workshops is \$30 per person. Several workshops being held in Western Mass may be useful for us –Special Permits & Variances and Writing Reasonable and Defensible Decisions. Therefore, I have copied the information for the workshops being held at the PVPC (Springfield), Franklin COG (Greenfield), and the Berkshire Regional Planning Commission (Pittsfield) offices:

Special Permits and Variances

Participants will hear the difference between special permits and variances; the issues and criteria for decision-making; timeliness; and procedural requirements. MIIA credit, Certificate II

- *Course #21. Special Permits & Variances, 11/12/2015, 7:00 pm at BRPC, 1 Fenn Street, Suite 201 Pittsfield. Sponsor; Berkshire Regional Planning Association*

Writing Reasonable and Defensible Decisions

This course covers some key points that will assist boards in writing clear and defensible decisions. It describes criteria that should be contained in local zoning regulations and how these regulations relate to the types of conditions a board may impose when approving a special permit or variance application. MIIA credit, Certificate I

- *Course#16. Writing Reasonable & Defensible Decisions, 11/4/2015, 6:00 pm at FRCOG, 12 Olive Street, 1st Floor Conference Room, Greenfield. Sponsor; Franklin Regional Council of Governments*
- *Course #27. Writing Reasonable & Defensible Decisions, 12/10/2015, 7:00 pm at BRPC, 1 Fenn Street, Suite 201 Pittsfield. Sponsor; Berkshire Regional Planning Agency*

Agenda Item #12 – Other New Business

I have included this agenda item for Board members to bring up new items (for discussion and future consideration) that are not on the agenda and which the Chair could not reasonably expect to be discussed/considered as of the date which the agenda was posted.

Section 12

SITE PLAN REVIEW

(As Amended through June 19, 2013 STM.)

(E) Site Plan Review Criteria

(As Amended June 19, 2013 STM.)

The Planning Board shall review the site plan and supporting data taking into consideration whether the proposed site plan reasonably fulfills the following objectives (as used in this subsection E, the word “shall” is mandatory and the words “should” and “may” are recommended but optional):

1. Compliance with all requirements of this bylaw, all other applicable regulations and bylaws, and consistency with the South Hadley Master Plan.
2. Integration of the site into the existing terrain, surrounding landscape and built environment so as to minimize disruptions to natural processes, existing land forms, architectural character, and significant vistas.
3. Site design that, to the extent feasible:
 - a. avoids wetlands, wetland buffers, rivers, river resource areas, vernal pools, sensitive habitats, steep slopes, floodplains, and hilltops;
 - b. minimizes obstruction of scenic views from publicly accessible locations;
 - c. preserves unique natural, scenic, cultural, or historical features;
 - d. minimizes tree, vegetation and soil removal and grade changes;
 - e. provides open space with a scale and character that is appropriate to the surrounding area; and
 - f. screens objectionable features from neighboring properties and roadways.
4. If the proposal requires a special permit, it must also conform to the special permit requirements in Section 9 of this By-Law.
5. Structures shall be compatible with the character and scale of structures in the neighborhood and zoning district.
 - a. Proposed structures shall be compatible in character and scale through the use of appropriate massing, roof and wall lines, façade proportions and detailing, fenestration, ornamentation, and other architectural techniques
 - b. Proposed building or buildings shall relate harmoniously to neighboring buildings and each other with adequate light, and air circulation and separation between buildings.
 - c. Where appropriate, buildings shall be arranged so as to define outdoor spaces, including streets and plazas.
 - d. The Planning Board may consider whether the location, size, and style of entrances are compatible with the neighborhood’s character.
 - e. Buildings shall be designed to avoid large expanses of undifferentiated facades, and long plain wall sections.

- f. The Planning Board shall consider whether fenestration is consistent with the neighborhood's and/or Town's character. The Planning Board may consider window type (double hung, casement, etc.), alignment, proportions, percent of glazing, and proportion to façade, but may not regulate building materials.
 - g. Electrical and mechanical equipment (whether rooftop, ground level, or wall-mounted) shall be screened from public view using materials harmonious with the building or shall be located where they are not visible from any public way.
 - h. Applicants are encouraged to locate and design buildings such that they maximize solar access during cooler months and control solar gain during warmer months.
6. Landscaping shall be an integral part of the proposed site design, and shall enhance the design and arrangement of structures, define usable public and private outdoor spaces, integrate the site into the surrounding landscape, as appropriate, and provide buffering from objectionable or noxious elements both within the site between the site and the surrounding area.
- a. Landscape plantings and other landscape elements shall be encouraged to create pedestrian scale spaces and to maintain landscape continuity within the community.
 - b. The need for irrigation, fertilization, and/or use of pesticides should be minimized through the selection of vegetation that thrives under the site's proposed conditions, including temperature, light, moisture, air circulation, soil type and quality, and stress from salt.
 - c. The preservation of mature plant species, hedgerows, and woodlots shall be encouraged and included as a design element in the development of the site and to serve as natural buffer.
 - d. Landscape buffers shall be provided between parking lots and public streets and between uses that may be incompatible, such as large-scale commercial uses and residences. Such buffers may include planted trees and shrubs, hedgerows, berms, existing forestland, or forest created through natural succession. The width of such buffer areas will depend upon the topography, scale of the uses, and their location on the property and nature of buffer composition, unless this bylaw indicates that specific widths are required for a particular situation. Where excessive noise contributes to the incompatibility, sound barrier fencing may be required.
 - e. Screening shall be required for loading docks, storage areas, dumpsters, utility buildings and similar features. Screening may include planted trees and shrubs, hedgerows, berms, existing vegetation, and fences.
 - f. The Planning Board may require that shade trees at least six feet tall and two-inch caliper be planted and maintained at 20- to 40-foot intervals along roads, at a setback distance acceptable to the Highway Superintendent.
 - g. The Planning Board may require that at least 30% of a new parking area be shaded by tree and vegetation canopies upon their full growth.

13. In order to create more walkable and pedestrian-friendly developments, minimum frontage occupancy requirements apply in certain locations to create a sense of enclosure in the streetscape. As used herein, “frontage occupancy” means the percentage of the lot width at the front of the building that must be occupied by the façade of a building.
- a. Minimum frontage occupancy requirements apply to the following use categories as shown on the Use Table in Section 5E:
 - i. Business
 - ii. Public and Institutional
 - iii. Multi-family dwellings
 - b. A minimum frontage occupancy of 80% is required in the South Hadley Falls area along Main Street from Carew Street to Pleasant Street and along Bridge Street from one parcel Main Street to Lamb Street.
 - c. A minimum frontage occupancy of 50% is required along Route 116, from Boynton Street to Camden Street and along Route 33 from Route 202 to the Chicopee Town Line
 - d. A minimum frontage occupancy of 50% is required along Route 116 from Camden Street to Route 202 and along Route 202 (Granby Road) from Easy Street to East St.

Before approval of a site plan, the Planning Board may require that the applicant make modifications in the proposed design of the project to ensure that the above objectives are fulfilled.

Section 9

SPECIAL PERMITS

(As Amended through June 19, 2013 Special Town Mtg.)

(C) Standards for Special Permits

(As Amended through June 19, 2013 Special Town Mtg.)

Except in the case of a special permit for changing a nonconforming use or structure, which is governed by Section 2F(2), the SPGA must make written findings on the following mandatory standards, requiring that a proposed use will:

1. Comply with all applicable land use district, overlay district, and other specific requirements of this and other bylaws and regulations, and be consistent with the purpose and intent of this bylaw and of the land use district in which it is located;
2. Be suitable to the surrounding neighborhood and the "Land Use Area" in which it is located. Land Use Areas 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). In making this determination the Planning Board shall take into consideration any guidance provided by the Land Use Goals articulated in South Hadley's Master Plan, goals articulated in South Hadley's Open Space and Recreation Plan, and input from relevant Boards, town officials, and the public.
3. Be compatible with existing uses and uses allowed by-right in the neighborhood, Land Use Area, and zoning district;
4. Be compatible with the existing character of the neighborhood and Land Use Area, and/or zoning district. "Character" shall be understood to include prevalent patterns of: site design; setbacks from property lines; amount and location of parking; amount, type, location and quality of open spaces and landscaped areas; amount, type, and location of impervious surfaces; distances and relationships between buildings; density of building(s) relative to land area; building massing; architectural style and detailing; materials; buffering from adjacent uses; traffic volume and timing; noise; odors; and light.
5. Be suitable for the 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.
6. Provide safe access for fire, police, and other emergency vehicles.
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.
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 to them by the applicant.

9. Not result in excessive air, water, noise, or light pollution, or create any other public or private nuisance;
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;
11. Be consistent with the South Hadley Master 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;
12. Comply with applicable criteria for site plans under Section 12E.

In addition, the SPGA may include in its written findings, where applicable, consideration of any or all of the following criteria to be satisfied by the proposed use, building or structure:

13. For projects involving the removal of existing housing, not adversely affect the availability of affordable housing in the Town.
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.
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;
16. Harmony of signs and exterior lighting, if any, with surrounding properties;
17. The location of the site, and proposed buildings or structures thereon, with respect to flood plains and floodways of rivers or streams;
18. The absence of any other characteristic of the proposed use that will be hazardous, harmful, offensive or will otherwise adversely affect the environment or the value of the neighborhood or the community; or
19. Provisions for energy conservation, for the use of renewable energy sources, and for protection of solar access.



575 Dalton Avenue, Pittsfield, MA 01201

ph. 800.458.2376 fax. 413.443.0034
gisigns.com

October 29, 2015

Planning Department
Richard Harris, Town Planner
Town of South Hadley
116 Main Street, Suite 110
South Hadley, MA 01075

RE: Easthampton Savings Bank
605 Granby Road
South Hadley, MA

Dear Mr. Harris:

Easthampton Savings Bank is upgrading their logo. They are doing this in all locations. They would like to replace their pylon sign with a monument sign. The reason for replacement is the old sign does not meet required setback. The new sign will be setback ten feet from the property line, as shown in the site plan we have provided.

The current sign has internal illumination which shines out from the entire face, and that's 32 square feet in total. The new sign only has internal illumination from the letters "bankESB" and the total square footage of this illumination is 14. (we have included a side by side comparison). The current sign has old technology of lamps. The new sign will have LED's which are much more energy efficient, U.L. approved. The new sign also embraces the current colors of green and white, with a earth tone faux stucco decorative base.

The new sign will be 51" H X 90" W and will be supported by two steel poles and a decorative base, for a total height of 96". (renderings are attached). The new sign will be fabricated out of aluminum.

I have included the following items with this application that you requested:

1. This letter and description of the proposal
2. \$50 application fee
3. Sign renderings of the proposed sign
4. Site plan marked with existing sign and proposed sign placement
5. Photos of existing illumination and proposed illumination

If you need anything else, don't hesitate to call or e mail me and I will expedite getting the items to you.

Thank-you for your guidance,

Vicki White, Graphic Impact Signs
800-458-2376 vwhite@gisigns.com



**graphic
impact
signs**

800.458.2376
fax 413.443.0034

275 Dallas Ave. Pittsford, NY 14534

gisigns.com



Sales Rep: A. Bruscia
Job Name: ESB Bank
Job Location: S.Hadley, MA
Sheet: 1 of 5
Date: 8/25/15
Job #: _____
Scale: as noted
Drawn by: LH

ESB Bank
605 Granby Rd.
S.Hadley, MA
Rev 10/30/15

APPROVED: _____
APPROVED AS NOTED: _____
CLIENT SIGNATURE: _____
DATE: _____

NOTICE OF COPYRIGHT
This design shall remain the property of graphic impact signs. All rights reserved. No part of this design may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of graphic impact signs.

110.0"

90.0"

aluminum fabricated decorative sign cap
...painted to match ESB green

aluminum fabricated sign cabinet w/ CAM routed
aluminum sign faces...1/2" thick push-thru acrylic copy/
logo faced with translucent green and grey vinyl film...
internal white LED module illumination

aluminum fabricated trim...painted
to match ESB green

aluminum fabricated base abroad....
faux stucco painted finish pale
yellow to match Gobi Desert 710C-3

1/2" thick raised PVC address...
painted to match aluminum bronze

605 GRANBY ROAD

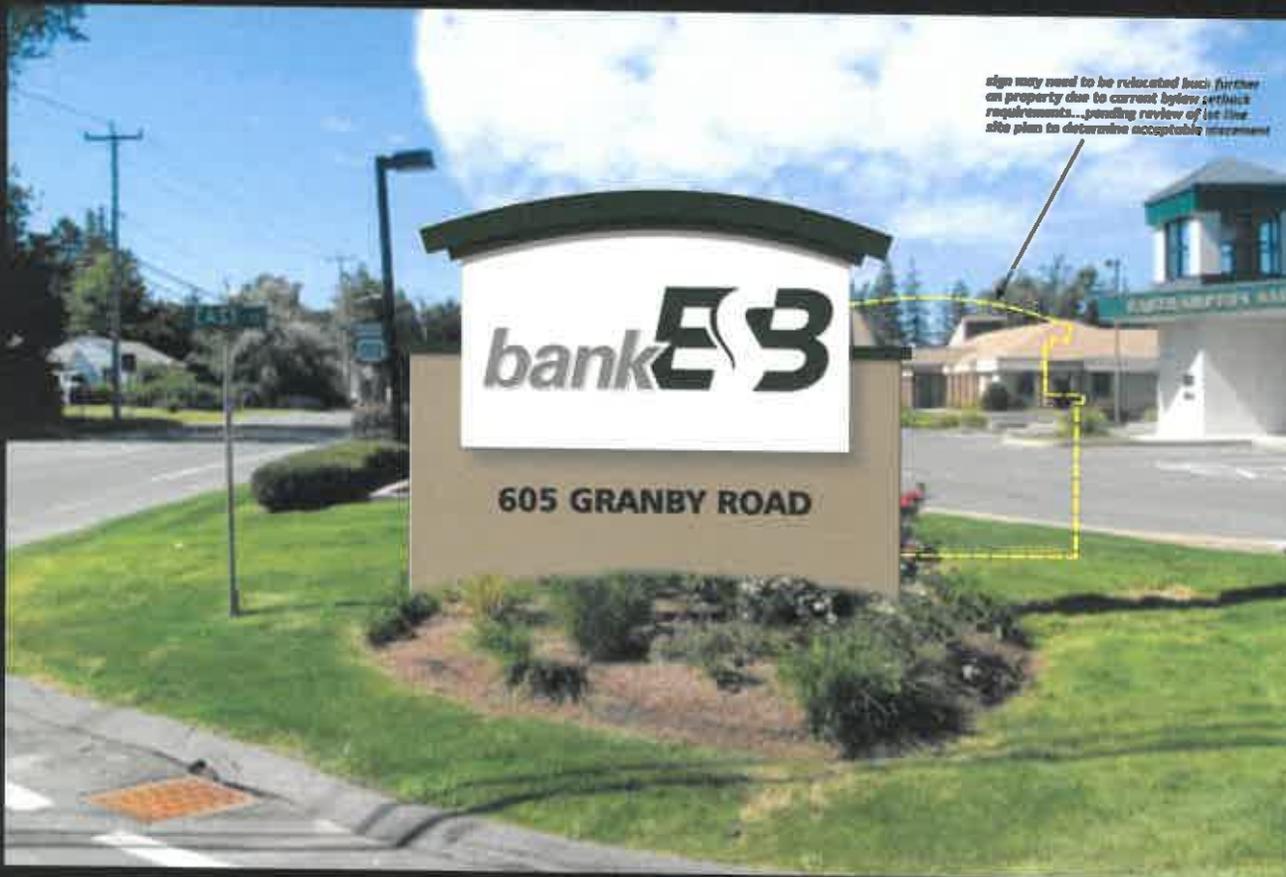
90.0"

51.0"

18.0"

14.0"

(1)...Option A...DF Internally Illuminated Monument Sign...5/8"=1'-0"



sign may need to be relocated back further on property due to current bylaw setback requirements...pending review of lot line site plan to determine acceptable placement



**graphic
impact
signs**

800.458.2376
fax 413.443.0034
375 O'Brien Ave., Pittsfield, MA 01201
gisigns.com

bank E3

Sales Rep: M. Brazner
Job Name: ESB Bank
Job Location: S.Hadley, MA
Sheet: 2 of 5
Date: 8/25/15
Job #:
Scale: as noted
Drawn by: LH

**ESB Bank
605 Granby Rd.
S.Hadley, MA
Rev 10/30/15**

APPROVED _____
APPROVED AS NOTED _____
CLIENT SIGNATURE _____
DATE _____

NOTICE OF COPYRIGHT
This Original design concept
represented by this plan is the
property of Graphic Impact
Signs, Inc. (GIS) and is a
REGISTERED TRADEMARK of
Graphic Impact Signs. This design may not
be reproduced or printed in part
or in whole without the express
permission of Graphic Impact
Signs.

Proposed Lighting at Night... 14 sq. ft. of Illuminated Area

Existing Lighting at Night... 32 sq. ft. of illuminated Area

bank **ESB**

ESB
Easthampton
Savings Bank
Drive-Up ATM



**graphic
Impact
signs**

800.458.2376
fax 413.443.0034
270 Delta Ave. Pittsfield, MA 01201
gisigns.com

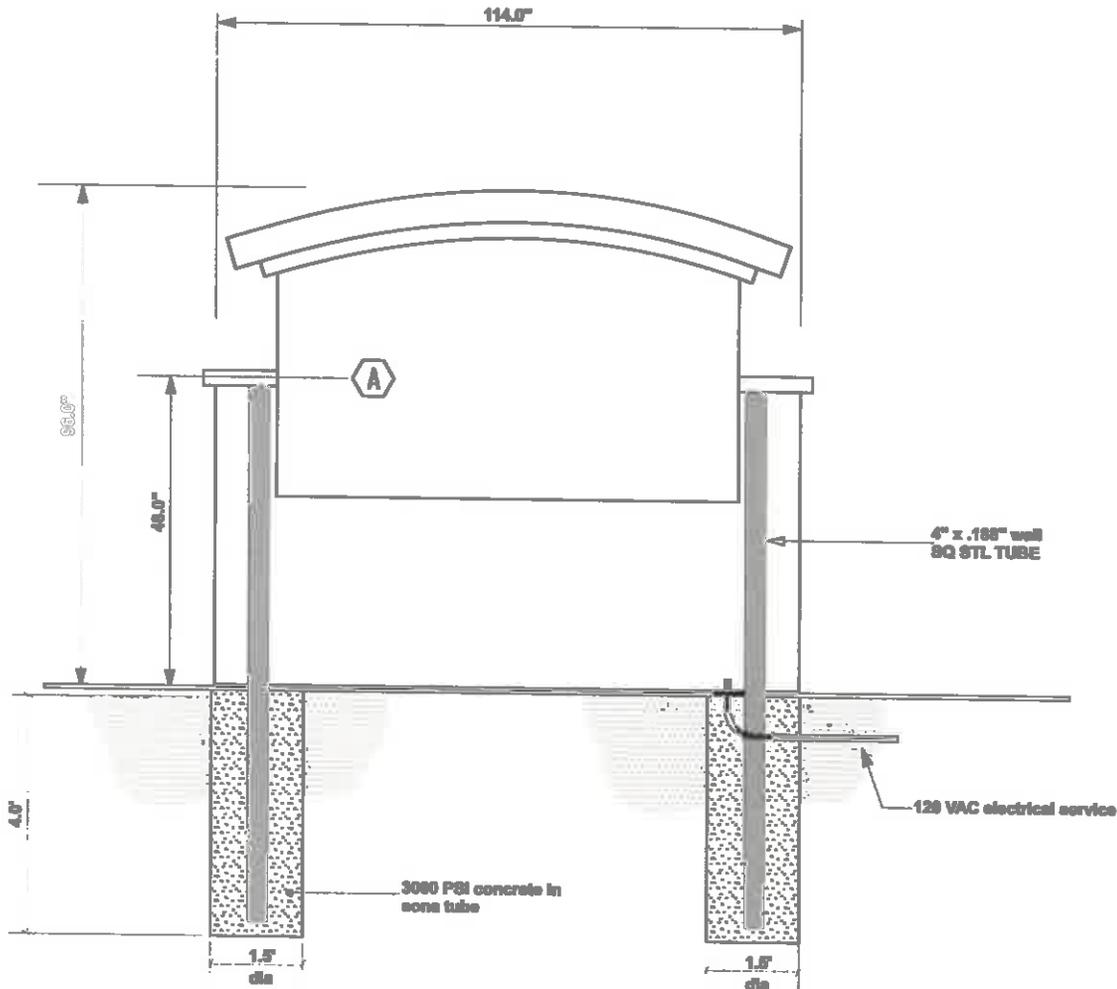
bank **ESB**

Sales Rep: M. Brzezina
Job Name: ESB Bank
Job Location: S. Hadley, MA
Sheet: 3 of 5
Date: 8/25/15
Job #:
Scale: as noted
Drawn by: LH

ESB Bank
605 Granby Rd.
S. Hadley, MA
Rev 10/30/15

APPROVED
 APPROVED OR REVISION
CLIENT SIGNATURE
DATE

NOTICE OF COPYRIGHT
This Original design is copyright
registered or pending trade marked in
the property of Graphic Impact
Signs, Inc. (GISI) or its
affiliates. All rights reserved.
Unauthorized use or reproduction
of this design without the written
permission of Graphic Impact
Signs is prohibited.



DESIGN WIND LOAD 100 MPH

$$P = .00257 (V)^2 \left(\frac{1}{1.5}\right)^{.287}$$

$$P = .00257 (100)^2 \left(\frac{1}{1.5}\right)^{.287}$$

$$P = .00257 (10000) (.24)^{.287}$$

$$P = 17.10 \text{ PSF} = 18 \text{ PSF}$$

STAGE 1

$$A = (1.0') \times (9.5') = 76.0 \text{ ft}^2 (4.0') = 304.0 \text{ ft}^2$$

$$M = \frac{304.0 \text{ ft}^2 (18 \text{ psf})}{2} = 2,736.0 \text{ lb.ft}$$

$$S = \frac{M (12)}{28000} \rightarrow S = \frac{2,736.0 (12)}{28000} = 1.17 \text{ S req.}$$

= [USE 4" x .188" wall SQ STL TUBE @ 3.30 S]

AUGERED CAISSON FOOTING (1.6' DIA)

$$\sqrt{\frac{4.25 (Mlbs)}{300 (DIA)}} = \text{DEPTH}$$

$$\sqrt{\frac{4.25 (2,736)}{300 (1.5)}} = \text{DEPTH} = 2.96' \text{ REQ (USE 4'-0" DEPTH)}$$

(1) 20 A 120VAC CIRCUIT REQ. BY OTHERS

Underwriters Laboratories Inc.
 NOTE: SIGN TO BEAR UL LISTING



**graphic
Impact
signs**

800.458.2376
fax: 413.443.0034
579 Dublin Ave. Pittsfield, MA 01201

gisigns.com



Sales Rep: M. Brazzini
Job Name: ESB Bank
Job Location: S.Hadley, MA
Sheet: 5 of 5

Date: 10/16/13
Job #:
Scale: as noted
Drawn by: LH

ESB Bank
605 Granby Rd.
S.Hadley, MA

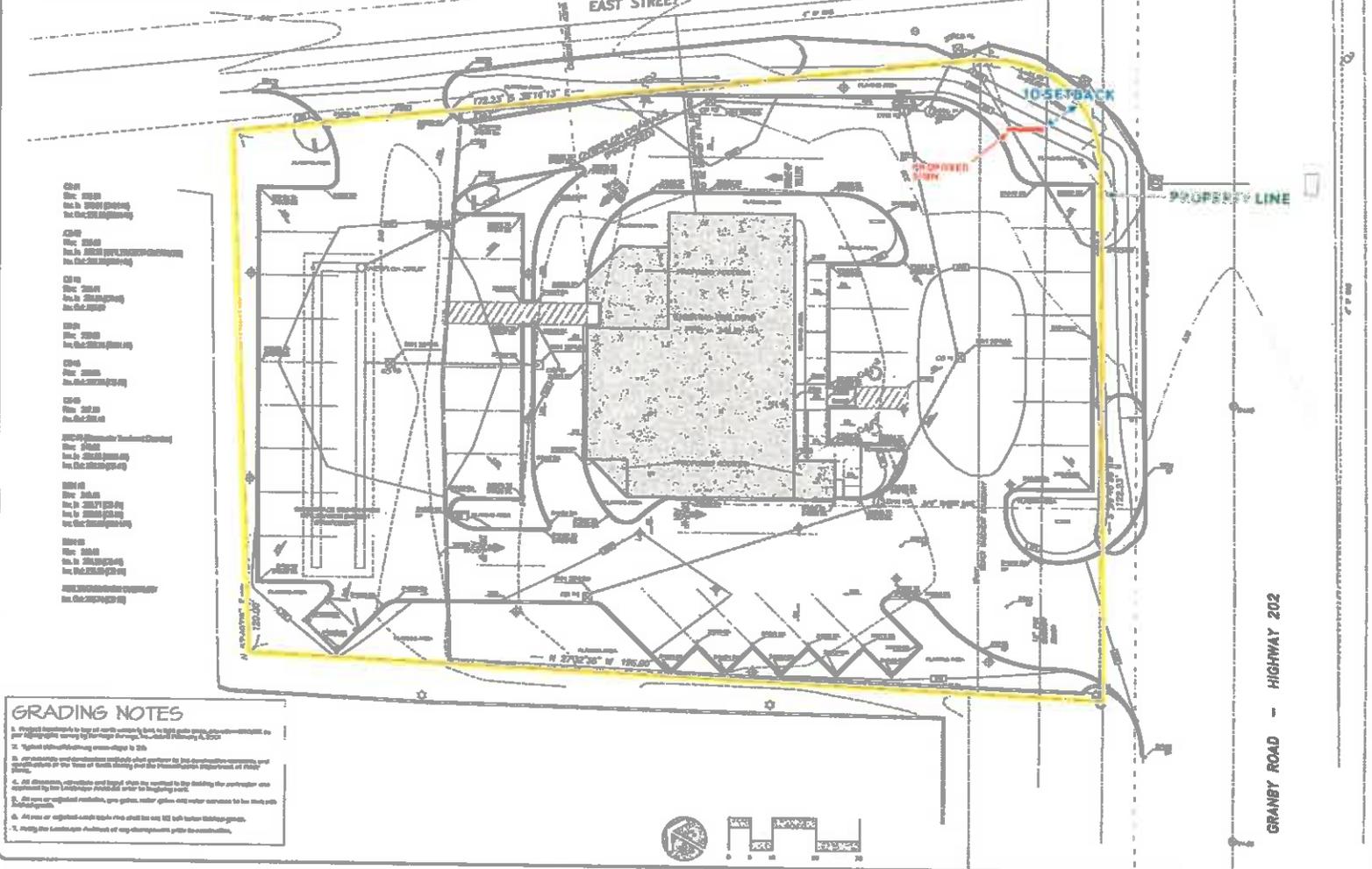
Rev 10/30/15

APPROVED _____
 APPROVED AS NOTED _____
CLIENT SIGNATURE _____
DATE _____

NOTICE OF COPYRIGHT
This Original design is copyright
protected by means of the United States
Patent and Trademark Office (USPTO) and
is the property of Graphic Impact Signs.
No part of this design may be reproduced
in any form or by any means, electronic,
mechanical, photocopying, recording, or
by any information storage and retrieval
system, without the prior written
permission of Graphic Impact Signs.

The Berkshire
Design
Group, Inc.

100 West Street
 Suite 200
 Pittsfield, MA 01201
 Phone: 413.437.1234
 Fax: 413.437.1235
 Website: www.berkdesign.com



GRADING NOTES

1. Project topography to top of earth shown by black to 1/8" scale spot elevations. Contours are for 1-foot intervals unless otherwise noted.
2. Typical 10:1 maximum cross slope to 20:1.
3. All materials and construction methods shall conform to the applicable codes and specifications of the State of Massachusetts and the Federal Highway Administration.
4. All dimensions, elevations and labels shall be verified by the contractor and approved by the Landscape Architect prior to beginning work.
5. All new or replaced materials, pipe, gutters, water pipes and water services to be installed with submittals.
6. All new or replaced curb shall not be less than 12" high unless otherwise noted.
7. Refer to Landscape Architect of any discrepancies prior to construction.

TEBBER ASSOCIATES, INC.
 ARCHITECTURE AND INTERIOR DESIGN
 100 South Main Street
 South Hadley, MA 01075
 Phone: 413.437.1234
 Fax: 413.437.1235
 Website: www.tebber.com

ESB

GRADING AND UTILITIES PLAN
EASTHAMPTON SAVINGS BANK
 SOUTH HADLEY, MASSACHUSETTS

DATE: 10/16/15

SCALE: AS NOTED

PROJECT NO: 15-001

13

graphic impact signs

800.458.2376
 fax 413.443.0034
 375 Dallas Ave., Pittsfield, MA 01201
 gisigns.com

bank ESB

Sales Rep: M. Drazner
 Job Name: ESB Bank
 Job Location: S.Hadley, MA
 Sheet: 4 of 5
 Date: 10/16/15
 Job #:
 Scale: as noted
 Drawn by: LH

ESB Bank
 605 Granby Rd.
 S.Hadley, MA
 Rev 10/30/15

APPROVED _____
 APPROVED/ADJUSTED _____
 CLIENT SIGNATURE _____
 DATE _____

NOTICE OF COPYRIGHT
 This Original design (except for the reproduction of the design) is the property of Graphic Impact Signs, 800.458.2376, 375 Dallas Ave., Pittsfield, MA 01201. No part of this design may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the written permission of Graphic Impact Signs.

**FALL 2015 Special Town Meeting
Planning Board Report to Town Meeting Regarding
Proposed Planning Board Article 15
Smart Growth Account**

ARTICLE 15: To see if the Town will vote to designate that any grant or similar funds received from the Commonwealth of Massachusetts as a result of creation and approval of a Smart Growth District under Chapter 40R or Priority Development Area under Chapter 43D, Massachusetts General Laws, shall be placed in an account under the Town Administrator and/or Selectboard for use to support community and economic development and planning efforts, as detailed in Planning Report to Town Meeting (also available in Town Clerk's Office or at Planning Department), or take any other action relative thereto..

This article is NOT a Zoning Bylaw article.

OBJECTIVE: The objective of this article is to establish an account to be funded by grant proceeds received by the State under the 40R and 43D programs and to earmark these funds to support community and economic development and related planning efforts.

BACKGROUND: This warrant article is not an amendment to any Bylaw or regulation. Rather, it is a follow up to Articles 12, 13, and 14.

When the Town's 40R District is approved by the State, the Town will receive two forms of incentive payments:

- a. A one-time payment based on the number of new dwelling units which could be developed under the 40R program. This amount is currently estimated at \$350,000.
- b. In the future, as units are permitted under the 40R program and constructed, the Town is to receive incentive payments currently set at \$3,000 per dwelling unit constructed.

When the Town's 43D Priority Development Site is approved, the Town will be eligible to receive a Technical Assistance Grant in the amount of \$60,000 and possibly up to \$100,000.

The purpose of this article is to ensure that any of the grant or similar funds received from the State as a result of the Town's enactment of these programs are put toward the Town's community and economic development efforts – and not back into the General Fund for unrelated purposes. It is an effort to continue to build on the community and economic development efforts.

Without this account, these funds would generally be deposited into the General Fund and become part of the Free Cash for future budgeting actions.

PUBLIC HEARING: This matter was not advertised as part of the Planning Board public hearing on October 19, 2015 (nor is it scheduled to be part of the **new public hearing to be held on November 9, 2015**). However, this topic was discussed during the public hearing on the Smart Growth Zoning District amendment. Comments made indicated that persons felt that the funds should not go to the General Fund but be held for the stated purposes of supporting the community & economic development and related planning efforts.

RECOMMENDATION: While the Planning Board has not voted to take a position on this article, comments by the Board members indicate that they support the article.

DRAFT