

Site Plan Review Application

Under
South Hadley Zoning By-Law Section I2

Application, Narrative & Supporting Documents

Proposed Commercial Development

Stonybrook Village
Map 28, Parcel 246
South Hadley, MA

Applicant & Owner:

Whispering Pines at Root Road LLC
1421 Granby Road
Chicopee, MA 01020

Project File #:160204

R LEVESQUE ASSOCIATES, INC

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



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SITE PLAN REVIEW APPLICATION
STONYBROOK VILLAGE
(MAP 28, PARCEL 246)
SOUTH HADLEY, MA 01075

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APPENDIX I

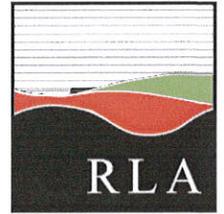
SITE PLANS FOR A PROPOSED COMMERCIAL DEVELOPMENT PREPARED FOR WHISPERING PINES AT ROOT ROAD LLC, BY R LEVESQUE ASSOCIATES, INC. DATED 2/25/2016

SECTION 1
COVER LETTER

R LEVESQUE ASSOCIATES, INC.

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rland.com



February 26, 2016

Mr. Jeff Squire, Chairman
Town of South Hadley Planning Board
116 Main Street
South Hadley, MA 01075

**RE: Site Plan Review Application
Proposed Commercial Development
Stony Brook Village
Parent Parcel: (Map 28, Parcel 246)
RLA Project File: 160204**

Dear Chairman Squire and Board Members,

On behalf of Whispering Pines at Root Road, LLC, our office is herein filing a Site Plan Review Application for the construction of a commercial building along with associated site improvements within a portion of the subject property referenced above.

Included herewith, you will find the original and the requisite number of copies of the application form and supplement documents. It is our understanding that the application filing fee will be determined and the amount (if any) provided to our office prior to the hearing date. A digital copy of the plans has also been submitted to the Planning Board.

We are herein requesting to be placed on the Planning Board's next available agenda. Should you have any questions regarding this application, please do not hesitate to contact our office at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. M. Levesque', is written over a light blue horizontal line.

Robert M. Levesque, RLA, ASLA
President

cc: Whispering Pines at Root Road, LLC

SECTION 2

APPLICATION FOR APPROVAL OF A PRELIMINARY SITE PLAN

FORM SPR

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Date 2/16/2016

File one completed application form together with ten (10) copies of the site plan with the Planning Board. One (1) copy of Form SPR shall be concurrently filed with the Town Clerk.

To the Planning Board:

The undersigned herewith submits the accompanying Site Plan for review as required by Section 12 of the Zoning By-Laws.

1. Applicant Whispering Pines at Root Road, LLC

Address 1421 Granby Road, Chicopee MA 01020

Telephone 413-536-0573

2. Owner (if not applicant)

Address

3. Site Plan Preparer R Levesque Associates, Inc.

Title or License Robert Levesque, RLA, ASLA

Address 40 School Street, Westfield, MA 01085

4. Deed of property recorded in the Hampshire County Registry of Deeds, Book 9075 Page 244

5. Location and description of property (street and number if any)

Stonybrook Village - South of Newton Street

Assessors Map # 28 Parcel # 246

6. Fee Paid: Yes

Town Planner advised not to submit fee as he is requesting that the Board waive a new application fee.

No

CRA

Signature of Applicant

Town Clerk:

Date of Submission

Signature

SECTION 3

NARRATIVE ADDENDUM

NARRATIVE ADDENDUM FOR SITE PLAN REVIEW APPLICATION

for

Stonybrook Village
(Map 28, Parcel 246)
South Hadley, MA 01075
RLA Project No.160204

Introduction

The subject property is known as Stonybrook Village and is designated as Parcel 246 on Assessors Map 28 with the Town of South Hadley Assessors Database. The applicant proposes to construct a commercial building with associated site improvements as shown in the attached project plans entitled "Proposed Commercial Development", dated February 17, 2016, prepared for Whispering Pines at Root Road, LLC by R Levesque Associates, Inc. Said work is proposed to be upon a to be created parcel approximately 34,834 square feet in area and will be split from the parent parcel. The parent parcel is recorded in the Hampden County registry of Deeds in Book 9075, Page 244 and consists of approximately 10.5± acres. The property lies within the "BC" Planned Business Zoning District and is currently home to the Stonybrook Village Condominium Community. A Locus Map is included in Section 4 of this application package.

Existing Conditions and Surrounding Land Uses

The Project Site is currently a prepared building pad site with an existing curb cut and stormwater management system as installed according to previous permitting for the site. The site is generally level throughout with a gentle slope from south to north and steeper slopes near the wetland/intermittent stream to the north. Both the existing curb cut and existing stormwater management system are to be utilized under proposed conditions.

The Project Site is currently part of Stonybrook Village condominium community which lies east of the area subject to review. Nearby properties along Newton Street include a combination of residential and commercial uses.

Please refer to page EX-1 in the project plans for more details regarding the existing site conditions.

Proposed Conditions

General

The project proponent is pursuing construction of a single-story 2,450± square-foot commercial building within a portion of the property known as Assessor's Map 28, Parcel 246 (home to the Stonybrook Village condominium community). A roughly 8/10-acre lot is proposed to be divided from the subject parcel and will provide adequate space for the building, landscaping, and proposed parking areas. The existing stormwater management system – as permitted and constructed under previous filings/approvals from Conservation and Planning – will be utilized for the proposed improvements. The proposed building will provide space for professional office use.

The applicant proposes to construct a 2,450 +/- square foot commercial building with associated site improvements. The majority of project site is subject to development activity with a vegetated buffer remaining to the north. The proposed building will be served by public water and sewer.

The existing curb cut off Newton Street will serve as entrance to the site and will provide access to parking, refuse, and loading areas. The construction will provide 1 loading space, 23 parking spaces and 1 handicapped parking space associated with the commercial building. All parking areas shall provide accessible parking spaces, as required by the Federal Americans with Disabilities Act (ADA) and the Code of Massachusetts Regulations, 521 CMR Rules and Regulations of the Architectural Access Board. The applicant proposes to construct one (1) accessible space (van-compliant) as required by the Act.

Erosion and Sedimentation Control

The proposed erosion and sedimentation controls at the site include a stone tracking pad at the vehicular access point off of Newton Street, silt fencing at down gradient extents of construction and additional Best Management Practices. Please refer to the attached project plan set, page S-2, for the specific location and details of the proposed controls.

Stormwater Management

Stormwater management for the proposed development will utilize the existing subsurface infiltration system that has previously been installed according to previous permitting for the site. An impervious surface review has been conducted by Filipe Cravo, P.E. and is attached to this application packet.

Landscaping

In order to mitigate the visual impact of the proposed facility, landscaping will be consistent with that of a commercial development and will provide low-maintenance native landscape. The plants selected will be low growing to avoid

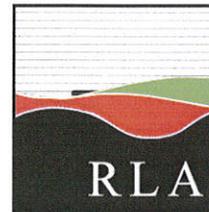
conflict with vehicular navigation. Additional plantings will be established where openings exist in the current landscaping, to cleanly separate between residential and commercial uses. An enclosed refuse area will be located at the far end of the parking lot. Please see the attached Landscape Plan, page S-3, for additional information.

For further information, please see the site plan documents.

END OF NARRATIVE ADDENDUM

SECTION 4

IMPERVIOUS REVIEW LETTER



February 26, 2016

Mr. Jeff Squire, Chairman
Town of South Hadley Planning Board
116 Main Street, Room 204
South Hadley, MA 01075

RE: Stonybrook Village - Proposed Commercial Parcel
Impervious Cover Analysis

On behalf of the applicant, Whispering Pines at Root Road, LLC, R. Levesque Associates, Inc. (RLA) has completed this letter to provide an analysis of the proposed impervious cover as it relates to the original stormwater management system design. As part of the analysis, the impervious area for the parcel was calculated under the originally approved project plans prepared by this office entitled "Stonybrook Village – Site Plan Review, Special Permit, and Form H Plans for More than One Building for Dwelling Purposes Per Lot" revised April 26, 2006. As the project has developed, and with further coordination with the Planning Department, the proposed site layout has been revised as shown on plan entitled "Site Grading and Erosion Control Plan" dated February 26, 2016. The following table summarizes the changes to the impervious cover for the commercial parcel:

Originally Approved Imp. Area	Currently Proposed Imp. Area	Net Change Imp. Area
21,244 SF	14,422 SF	-6,822 SF

As currently proposed, the impervious cover of the site has been reduced from the originally approved plan. In regard to the stormwater management system, since the total tributary impervious area has been reduced, the originally designed drainage infrastructure should provide excess capacity for stormwater runoff to further reduce the impacts of the proposed site improvements.

Sincerely,

R. LEVESQUE ASSOCIATES, INC.

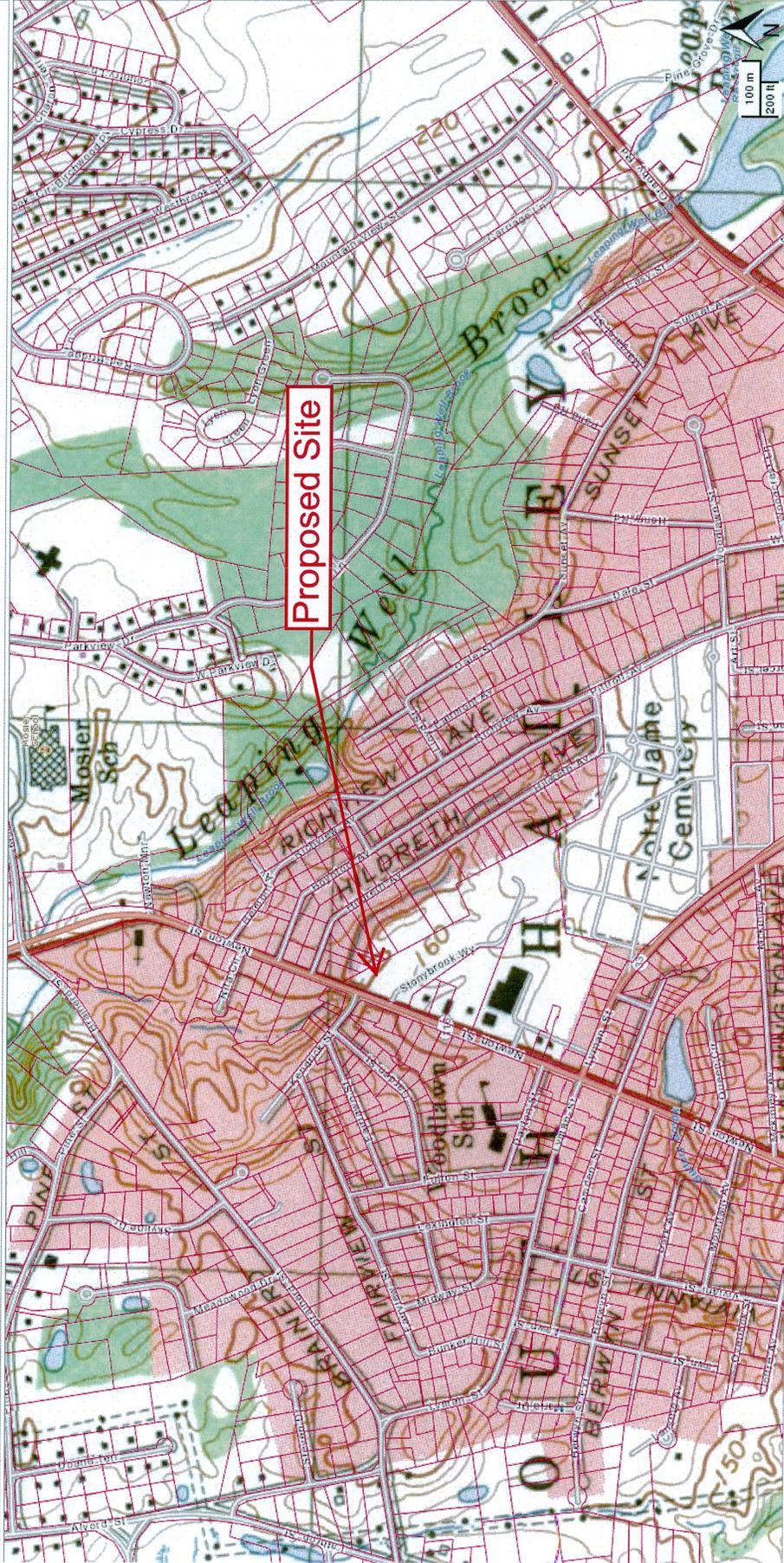
Filipe Cravo, P.E.
Project Engineer

cc: Whispering Pines at Root Road, LLC

SECTION 5

LOCUS MAP

Map 28, Parcel 246 South Hadley, MA



Tax Parcels

Detailed Features

USGS Topographic Maps

NHESP Certified Vernal Pools

NHESP Priority Habitats of Rare Species

NHESP Estimated Habitats of Rare Wildlife

Structures

SECTION 6

**LIST OF ABUTTERS WITHIN
300 FEET OF PROPERTY**



TOWN OF SOUTH HADLEY

Board of Assessors
116 Main Street, Room 104
South Hadley, MA. 01075-2896

www.southhadleyma.gov

Melissa L. Couture
Associate Assessor

Kevin E. Taugher
Chairman

Hazel R. Snopek
Clerk

Francis M. Conti
Member

Phone: 413-538-5017 ext. 202
Fax: 413-538-7565
Email: mcouture@southhadleyma.gov

February 9, 2016

R. Levesque Associates, Inc.
40 School Street
P.O. Box 640
Westfield, MA 01085
Attn: Ryan Nelson

Dear Ryan:

We the South Hadley Board of Assessors, hereby certify that the attached list represents, to the best of our knowledge, parties in interest as defined by Mass. General Laws Chapter 40A Section 11, to Map 28 Parcel 246.

To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available to our office.

Sincerely,

Melissa L. Couture
Associate Assessor

MLC/mc



300 foot Abutters List Report

South Hadley, MA

February 09, 2016

Subject Property:

Parcel Number: 0028-0246-000
CAMA Number: 0028-0246-152
Property Address: 152 STONYBROOK WY

Mailing Address: ADELMAN SALLIE GIBBS TRUSTEE
152 STONYBROOK WY
SOUTH HADLEY, MA 01075

Abutters:

Parcel Number: 0028-0162-000
CAMA Number: 0028-0162-000
Property Address: 538 NEWTON ST

Mailing Address: GAZAILLE MADELEINE
538 NEWTON ST
SOUTH HADLEY, MA 01075-2018

Parcel Number: 0028-0163-000
CAMA Number: 0028-0163-000
Property Address: 536 NEWTON ST

Mailing Address: DUBUC MICHAEL J & CAROLE V
11 WILDWOOD LN
SOUTH HADLEY, MA 01075-2206

Parcel Number: 0028-0164-000
CAMA Number: 0028-0164-000
Property Address: 532 NEWTON ST

Mailing Address: HUU & MINH LLC
3 GRASSY MEADOW RD
WILBARHAM, MA 01095-1420

Parcel Number: 0028-0200-000
CAMA Number: 0028-0200-000
Property Address: 501 NEWTON ST

Mailing Address: JPMCC 2004-C3 501 NEWTON ST LLC
C/O KEY POINT PARTNERS 1
BURLINGTON WOODS DR
BURLINGTON, MA 01803

Parcel Number: 0028-0203-000
CAMA Number: 0028-0203-000
Property Address: 511 NEWTON ST

Mailing Address: C AND S PARTNERSHIP LLP C/O
HEALTHY PET CORP TAX DEPT
12401 W OLYMPIC BLVD
LOS ANGELES, CA 90064-1022

Parcel Number: 0028-0204-000
CAMA Number: 0028-0204-000
Property Address: 513 NEWTON ST

Mailing Address: FOUNTAIN SEAN M
513 NEWTON ST
SOUTH HADLEY, MA 01075

Parcel Number: 0028-0205-000
CAMA Number: 0028-0205-000
Property Address: 601 NEWTON ST

Mailing Address: COULOMBE LLC
601 NEWTON ST
SOUTH HADLEY, MA 01075

Parcel Number: 0028-0219-000
CAMA Number: 0028-0219-000
Property Address: HILDRETH AV

Mailing Address: MICHAUD DAVID R
47 BOYNTON AV
SOUTH HADLEY, MA 01075

Parcel Number: 0028-0233-000
CAMA Number: 0028-0233-000
Property Address: 507 NEWTON ST

Mailing Address: CUMBERLAND FARMS INC
100 CROSSING BLVD
FRAMINGHAM, MA 01702

Parcel Number: 0028-0240-000
CAMA Number: 0028-0240-000
Property Address: 61 HILDRETH AV

Mailing Address: KOSKE ROBERT T & CAROL A
61 HILDRETH AV
SOUTH HADLEY, MA 01075-2015



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300 foot Abutters List Report

South Hadley, MA

February 09, 2016

Parcel Number: 0028-0241-000 CAMA Number: 0028-0241-000 Property Address: 33 HILDRETH AV	Mailing Address: PEASE SUSAN L 33 HILDRETH AV SOUTH HADLEY, MA 01075-2015
Parcel Number: 0028-0242-000 CAMA Number: 0028-0242-000 Property Address: 29 HILDRETH AV	Mailing Address: CREEDEN MEREDITH A & HOGARTY PATRICK F 29 HILDRETH AV SOUTH HADLEY, MA 01075
Parcel Number: 0028-0243-000 CAMA Number: 0028-0243-000 Property Address: 25 HILDRETH AV	Mailing Address: TAHERI SASAN 25 HILDRETH AV SOUTH HADLEY, MA 01075
Parcel Number: 0028-0244-000 CAMA Number: 0028-0244-000 Property Address: 17 HILDRETH AV	Mailing Address: ROUSSEAU SCOTT 17 HILDRETH AV SOUTH HADLEY, MA 01075-2015
Parcel Number: 0028-0245-000 CAMA Number: 0028-0245-000 Property Address: 11 HILDRETH AV	Mailing Address: NEPAL ANTHONY WM 11 HILDRETH AV SOUTH HADLEY, MA 01075
Parcel Number: 0028-0268-000 CAMA Number: 0028-0268-000 Property Address: 603 NEWTON ST	Mailing Address: MAP REALTY INC 262 EAST ST SOUTH HADLEY, MA 01075
Parcel Number: 0028-0277-000 CAMA Number: 0028-0277-000 Property Address: 15 HILDRETH AV	Mailing Address: ROHAN THOMAS R & DEANNE M 15 HILDRETH AV SOUTH HADLEY, MA 01075-1795
Parcel Number: 0028-0281-000 CAMA Number: 0028-0281-000 Property Address: 63 HILDRETH AV	Mailing Address: PARKER MICHAEL G 63 HILDRETH AV SOUTH HADLEY, MA 01075-2332
Parcel Number: 0028-0282-000 CAMA Number: 0028-0282-000 Property Address: HILDRETH AV	Mailing Address: GREENWOOD JEFFREY C & GUSTAFSON LISA A 65 HILDRETH AV SOUTH HADLEY, MA 01075
Parcel Number: 0028-0294-000 CAMA Number: 0028-0294-000 Property Address: 19 HILDRETH AV	Mailing Address: DANIO TODD & TRICIA 19 HILDRETH AV SOUTH HADLEY, MA 01075-2015
Parcel Number: 0028-243A-000 CAMA Number: 0028-243A-000 Property Address: 23 HILDRETH AV	Mailing Address: FUGLER LEO E JR 7 EAST ST GRANBY, MA 01033
Parcel Number: 0029-0001-000 CAMA Number: 0029-0001-000 Property Address: 63 LYMAN ST	Mailing Address: ROMAN CATHOLIC BISHOP OF SPFLD C/O ST THERESA'S CHURCH 9 E PARKVIEW DR SOUTH HADLEY, MA 01075



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2/9/2016

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300 foot Abutters List Report

South Hadley, MA

February 09, 2016

Parcel Number: 0030-0066-000
CAMA Number: 0030-0066-000
Property Address: 65 HILDRETH AV

Mailing Address: GREENWOOD JEFFREY C &
GUSTAFSON LISA A
65 HILDRETH AV
SOUTH HADLEY, MA 01075

Parcel Number: 0030-0067-000
CAMA Number: 0030-0067-000
Property Address: 67 HILDRETH AV

Mailing Address: SINHA MALINI A
67 HILDRETH AV
SOUTH HADLEY, MA 01075

Parcel Number: 0030-0084-000
CAMA Number: 0030-0084-000
Property Address: 71 HILDRETH AV

Mailing Address: POIRIER JEFFREY A & NICOLE M
71 HILDRETH AV
SOUTH HADLEY, MA 01075-2015

Parcel Number: 0030-0085-000
CAMA Number: 0030-0085-000
Property Address: 75 HILDRETH AV

Mailing Address: ZUHUSKY JOHN E & GILMAN KELLEY J
75 HILDRETH AV
SOUTH HADLEY, MA 01075

Parcel Number: 0030-0086-000
CAMA Number: 0030-0086-000
Property Address: 77 HILDRETH AV

Mailing Address: SADLER JANET A TRUSTEE
77 HILDRETH AV
SOUTH HADLEY, MA 01075

Parcel Number: 0030-0097-000
CAMA Number: 0030-0097-000
Property Address: 81 HILDRETH AV

Mailing Address: BABIKYAN HAIG KRIKOR
81 HILDRETH AV
SOUTH HADLEY, MA 01075-2015

Parcel Number: 0030-0111-000
CAMA Number: 0030-0111-000
Property Address: 99 HILDRETH AV

Mailing Address: TAYLOR BRUCE C & LINDA LEE
99 HILDRETH AV
SOUTH HADLEY, MA 01075



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2/9/2016

Page 3 of 3

APPENDIX I

SITE PLANS FOR A PROPOSED COMMERCIAL DEVELOPMENT
PREPARED FOR WHISPERING PINES AT ROOT ROAD LLC, BY
R LEVESQUE ASSOCIATES, INC. DATED 2/25/2016