

FORM SP

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Date: May 25, 2016

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: Please see enclosed or attached Amend Special Permit for 2 Lyman Street to permit a second occupant that will utilize 1 existing finished room in the back of the building as shown by the enclosed exhibits. This request also includes altering the existing outdoor sign as shown in front of the building to include the South Hadley & Granby Chamber of Commerce on the sign.

APPLICABLE SECTIONS OF THE ZONING BYLAW: Section 7 and or 8

1. **Applicant 1)** South Hadley & Granby Chamber of Commerce
Address: PO Box 94, South Hadley, MA 01075 Telephone : 413-532-6451
Email Address: Dale@SHGChamber.com
Applicant 2) ERA Laplante,
2 Lyman Street, South Hadley, MA 01075 Telephone: 413-246-4911
Email Address: steven.laplante@era.com

2. Owner : 2 Lyman Street, LLC _____

Address 2 Lyman Street, South Hadley, MA 01075 _____

Email Address: steven.laplante@era.com _____

3) Site Plan Preparer: _____
Title or License: _____
Address: _____
Telephone: _____
Email Address: _____

4) Deed of property recorded in the Hampshire County Registry of Deeds,
Book 3811, Page 3

5) Location and description of property (street and number if any)
2 Lyman Street, South Hadley, MA 01075
Assessors Map # 15, Parcel # 79

6) The subject property is presently in zoning district(s): Residential A-2

7) Is the subject property located within one or more of the Master Plan's Use Area
Districts? Yes If so, in which of the districts or areas? Lyman Street

8) Is the subject property located in a National Historic District or listed as a Priority
Heritage Landscape? No If so, which one? _____

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? NO

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 M. Annie Repente for 2 Lyman St L.L.C.
Dale H. Johnston



South Hadley and Granby Chamber of Commerce 2016 Application for Special Permit General Description for 2 Lyman Street, South Hadley.

The Chamber of Commerce would like to move into an existing space/ office at 2 Lyman Street. The Chamber intends to rent the approximately 200 square foot office to replace its Town Hall office that needed to be vacated for Town of South Hadley use. There is no proposed interior construction or significant alterations required at 2 Lyman Street. It is move in ready. (Please refer to the attached or enclosed materials.)

The Chamber of Commerce would like to add to the existing ERA Laplante sign on the front lawn (refer to attached or enclosed sign example). The Chamber of Commerce would like to add three lines of text to the sign that would, for example, state:

South Hadley & Granby
Chamber of Commerce Office
www.SHGChamber.com

There is an example enclosed of a potential Laplante / Chamber of Commerce sign. It is the Chamber's intention to work with the Laplante's to get a mutually acceptable sign that is also acceptable to the Planning Board and Building Inspector. We intend to have a sign company provide alternative proposals to the example attached or enclosed.

The Chamber of Commerce would also like to place a small plaque/plate on the building structure next to the parking lot side door so visitors will know they have the correct entry door for the Chamber Office.

There is already sufficient parking at 2 Lyman Street to handle the parking needs of the Chamber. On a typical day there might be one Chamber related car parked. One or Two days a week there might be 2 cars parked. Once every other month there might be 5 cars parked there for 2 hours from 8-10am when none or 1 Laplante Real Estate person may be there. Two or three times a year there might be more than 5 cars for a full Board meeting from 8-10am. If parking becomes an issue in the last example we could hold the meeting somewhere else.

In conclusion the Chamber's presence will only produce a small incremental increase in the number of people or cars on the property on a daily or yearly basis. The only visible impact on the surroundings would be the signage change.

2 Lyman Street Assessors Map 15 - Parcel 79

Add Chamber
to Existing Sign



small Chamber
plaque on building
near door

Proposed Chamber
Office Location





LaPlante_2720.jpg

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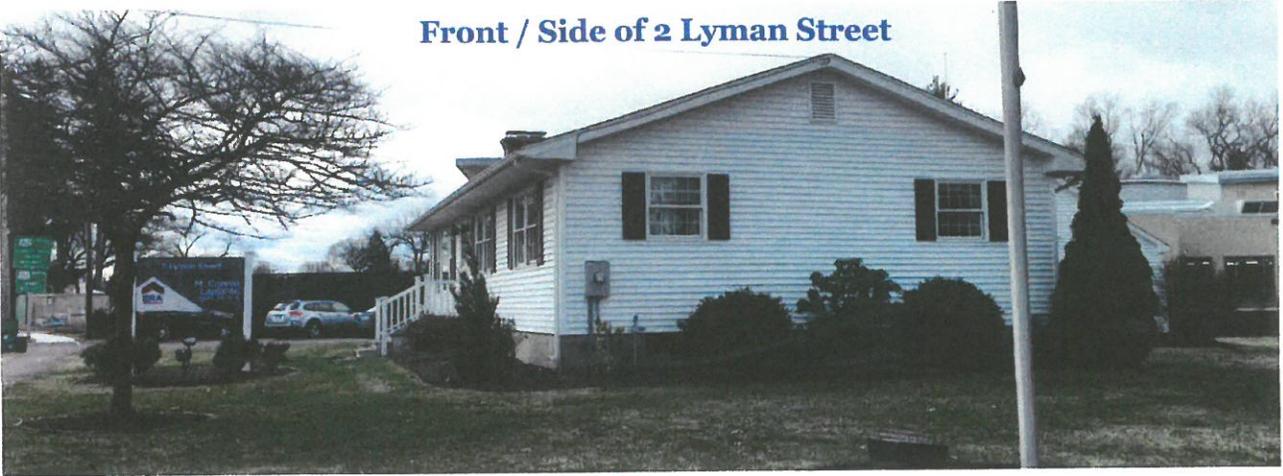


LaPlanteSign_2721.jpg

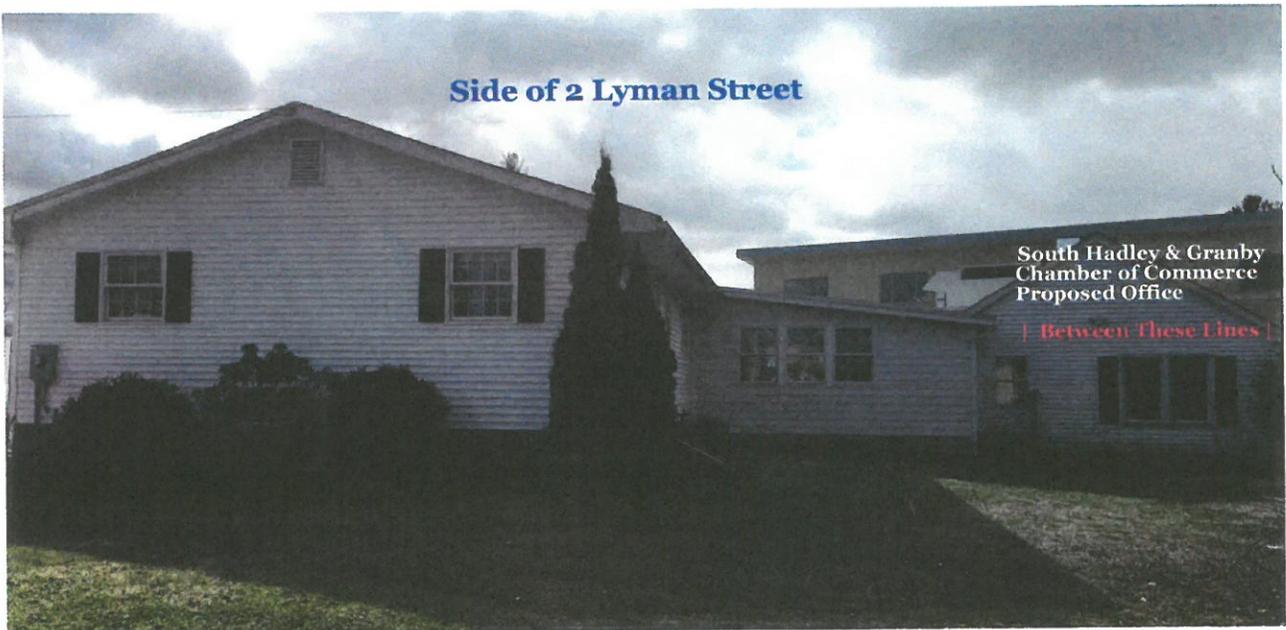
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Front / Side of 2 Lyman Street



Side of 2 Lyman Street



Back of 2 Lyman Street

