

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.

CANAL STREET CONDOMINIUMS

CONSTRUCTION OF 3 BUILDINGS- 12 UNITS CANAL STREET SOUTH HADLEY, MA

PREPARED BY
ORANGE PARK MANAGEMENT
35 CENTER STREET SUITE 1A
CHICOPEE, MA 01013

Narrative Addendum Supporting Documentation

Narrative Description of the Proposed Use

EXISTING SITE CONDITIONS

The site consists of 41,852 s.f. of land. It does not have any current structures. It is located in the Business B zone and is surrounded with 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 construct on the existing vacant land, three (3) condominiums buildings for a total of twelve (12) units.

Additional plantings and a privacy fence will be installed along the abutting northerly property line as a visual barrier.

This project is being proposed under Section 5 (E) of the Town of South Hadley Zoning Regulations, which provides for the development of “multi-family dwellings for more than three families”.

The proposed site's parking plan will have two (2) parking spaces per unit for a total of twenty-four (24) spaces. Trash will collected curbside and stored separately at each individual unit. Outside lighting will consist of ornamental wall mounted fixtures beside each condo entrance. Emergency vehicle access will available on the site according to code. Fire suppressant systems will be installed in accordance with the state fire building code. Units will include a living room, three bed rooms, a dining room, a kitchen, a garage, a recreation room, and an outdoor patio & deck. There will be green space and recreational space. The buildings are designed with traditional residential construction and are ornamented with late Victorian details.

Photographs:

Attached is an aerial view of property and elevation views of all sides of lot and 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 (J) | N/A |
| Subsection (K) | Please see proposed landscaping and fencing plan |
| Subsection (L) 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. As such, the dimensional requirements of Business B do not apply. However, the project does conform to the height and other dimensional requirements of Business B. |
| Subsection (Y) | N/A |
| Subsection (Z) | Is compliant as this project is located within the Falls Overlay District. The buildings comprise 17% of the site. |

South Hadley Zoning Bylaws Section 8

| | |
|----------------------------|---|
| Subsection (A) through (C) | N/A |
| Subsection (D) | We are compliant. The town will retain the site easement and the buildings have been approved by the fire and police departments as having adequate visibility. |
| 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 8' wide and (128s.f.) in |

area.

Subsection (H) through (J)
Subsection (K)

N/A
Compliant (See attached plan). Each dwelling contains 1,592 s.f. of living space and 339 s.f. of garage space. Each dwelling is complimented by an 85 s.f. patio and an 85 s.f. deck.

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 objectives include providing a variety of housing to meet residential needs. The proposed project is in The Falls area of town, close to the recently built Library and is within walking distance to the Town Hall.

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 vacant lot 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 by providing new investment opportunity and new market rate housing to the 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 lot. The project will convert this use to a twelve unit condominium complex comprised of three buildings, 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. The project is located within the South Hadley Falls Smart Growth District which allows by right 20-24 units at this site.

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

This project will be constructed to be compatible with current neighborhood houses. The addition of privacy screening to the northerly border (see plan) will serve as additional screening to adjoining properties. The neighborhood has a mix of architectural styles and our project's architectural style complements them well.

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 goal of the proposed buildings is to add value to the neighborhood without compromising the scenic, cultural, and historic significance of the area. There are no buildings to be removed as the previous building at this location has been demoed by the town of South Hadley. The addition of screening on the northerly border will enhance the neighboring properties and add privacy to the yard area. The proposed buildings are architecturally compatible with the neighboring properties.

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

As proposed, the property can be accessed from two driveway entrances on Canal Street as well as two driveway entrances on High Street which provides safe access to the buildings in case of an emergency. Two fire hydrants are located on the site. The South Hadley Fire Department District 1 is located 1.1 miles from the property and the South Hadley Police Department is located 0.4 miles from the property.

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 will utilize existing water, drainage, and sewer systems adjacent to the site to ensure the preservation of the surrounding natural area and public utilities. The project does not have to meet the town's storm water management plan as it disturbs less than one (1) 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 twelve residential units will not impact the traffic flow or safety of bicycle movement in this area. Both Canal and High Streets are paved roads with adequate width and the pavement is in good condition. There is no "line of sight" issue. The town has retained a "clear area zone" at the intersection which enables vehicles to see oncoming traffic. There are sidewalks that abut the property, and sidewalks will be added throughout the entire property as part of the project development.

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

The construction of these buildings will occur during normal daylight times and be between the hours of 7:00 AM and 5:00 PM.

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 design of the buildings will be consistent with surrounding buildings and 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 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.

This project is consistent with the South Hadley Master Plan. All proposed construction 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 twenty-four (24) parking spaces. There will be a screening of plantings and a privacy fence on the northerly 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 Canal Street and on High 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 library, public transportation, churches, restaurants, and the Old Firehouse Museum.

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

Sewer, water and electric services are already present to the lot. 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.

N/A

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

The property was acquired by the town and is now a vacant lot.

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 of land.

e.) Project Schedule

The proponent would like to begin work as soon as the approvals are acquired. The project will be completed within two years of start of construction.

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 23 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. Across the street is the new library building that was constructed in the last few years.

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

The location of this site in relation to the library, public transportation, churches, restaurants, and the Old Firehouse Museum connected by existing sidewalks and by the sidewalks created through this project 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 High Street and West Main Street and Canal Street. Going east on West Main Street leads to (Rt116) where going north leads to (Rt202). North on Canal Street leads to Lathrop Street towards Brunelle's Marina passing Ledges Golf Course and McCray Farm.

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

As a single family subdivision the number of lots would be reduced to four (4) lots using the Residence B requirements of 7,500 square foot lots with 75 feet of frontage and also excluding the site easement.

i.) Estimated Number of Dwelling Units Under Flexible Development

The number of units proposed for this project is twelve (12). This number is allowed within the Designated South Hadley Falls Economic Opportunity Area. This property is zoned Business B which does not allow Flexible Development.

j.) Multifamily Development – Integration and Compatibility 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. Preparation of Plans

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

VII. Other Permits

If special permit is granted the applicant will apply for building permit and any other applicable permits.

VIII. Supplemental Application Requirements

N/A

IX. Waiver of Application Requirements

N/A

X. Filing

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

XI. Review Process

For Planning Board action.

XII. Fees

Fees are submitted with the Application Package.

ATTACHMENTS

DESINATED SOUTH HADLEY FALLS ECONOMIC OPPORTUNITY AREA

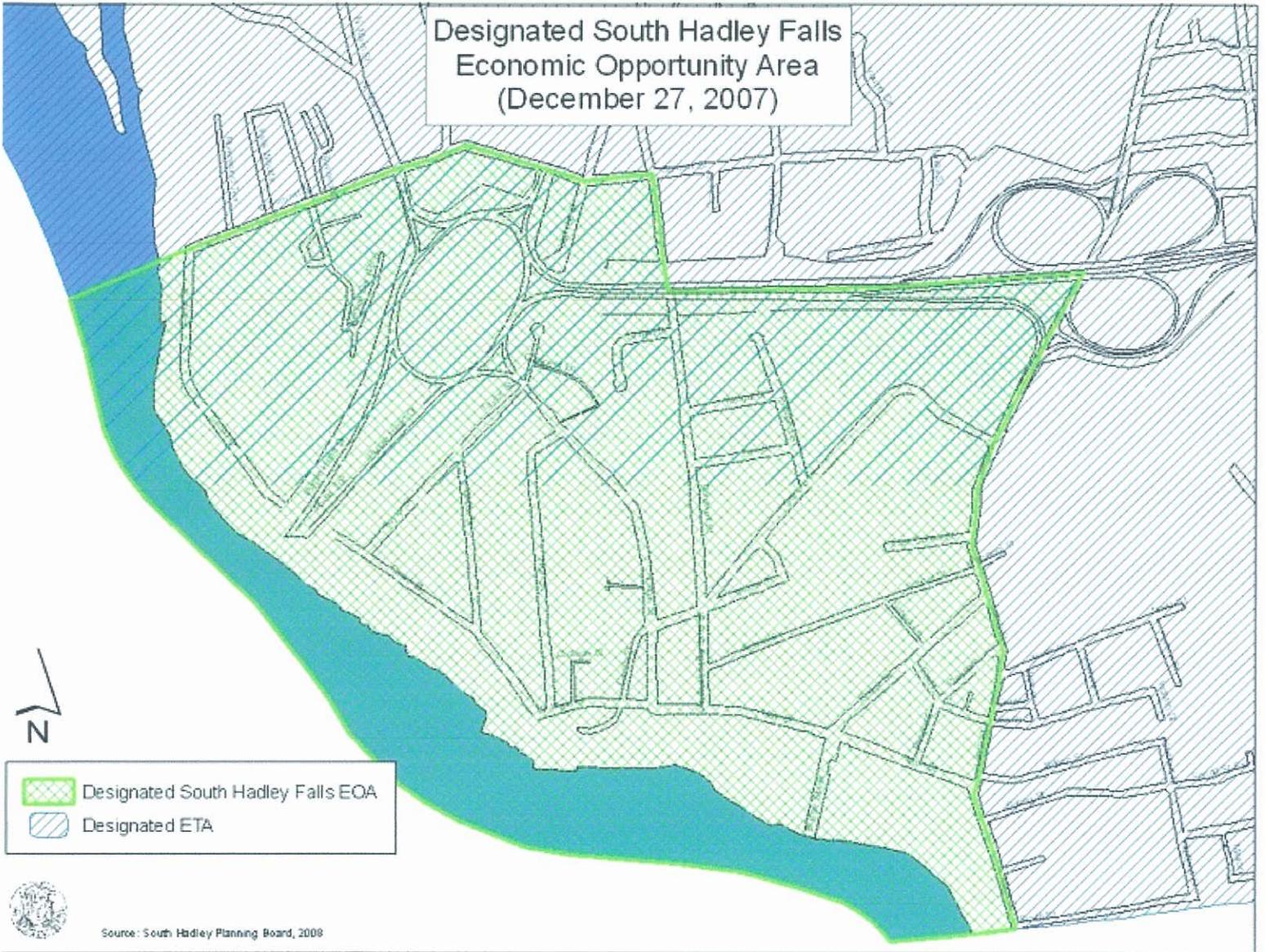
TOWN OF SOUTH HADLEY ZONING MAP

ASSOSSORS MAP- SUBJECT PROPERTY AND PROPERTY WITHIN 300'

PROPOSED INTERIOR LAYOUT BY HERVIEUX DESIGN

PICTURES OF EXISTING CONDITIONS OF THE VACANT PROPERTY

Designated South Hadley Falls
Economic Opportunity Area
(December 27, 2007)

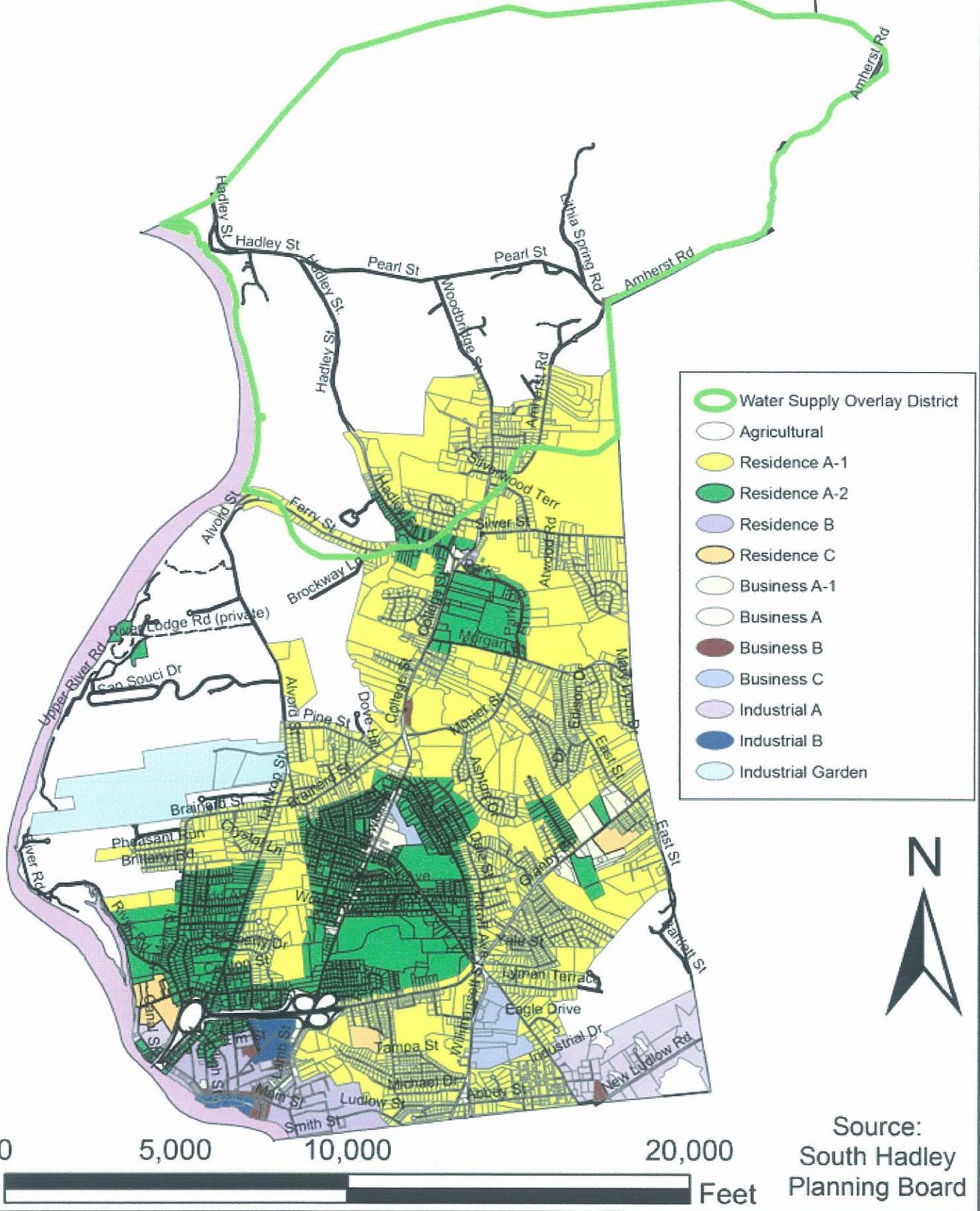


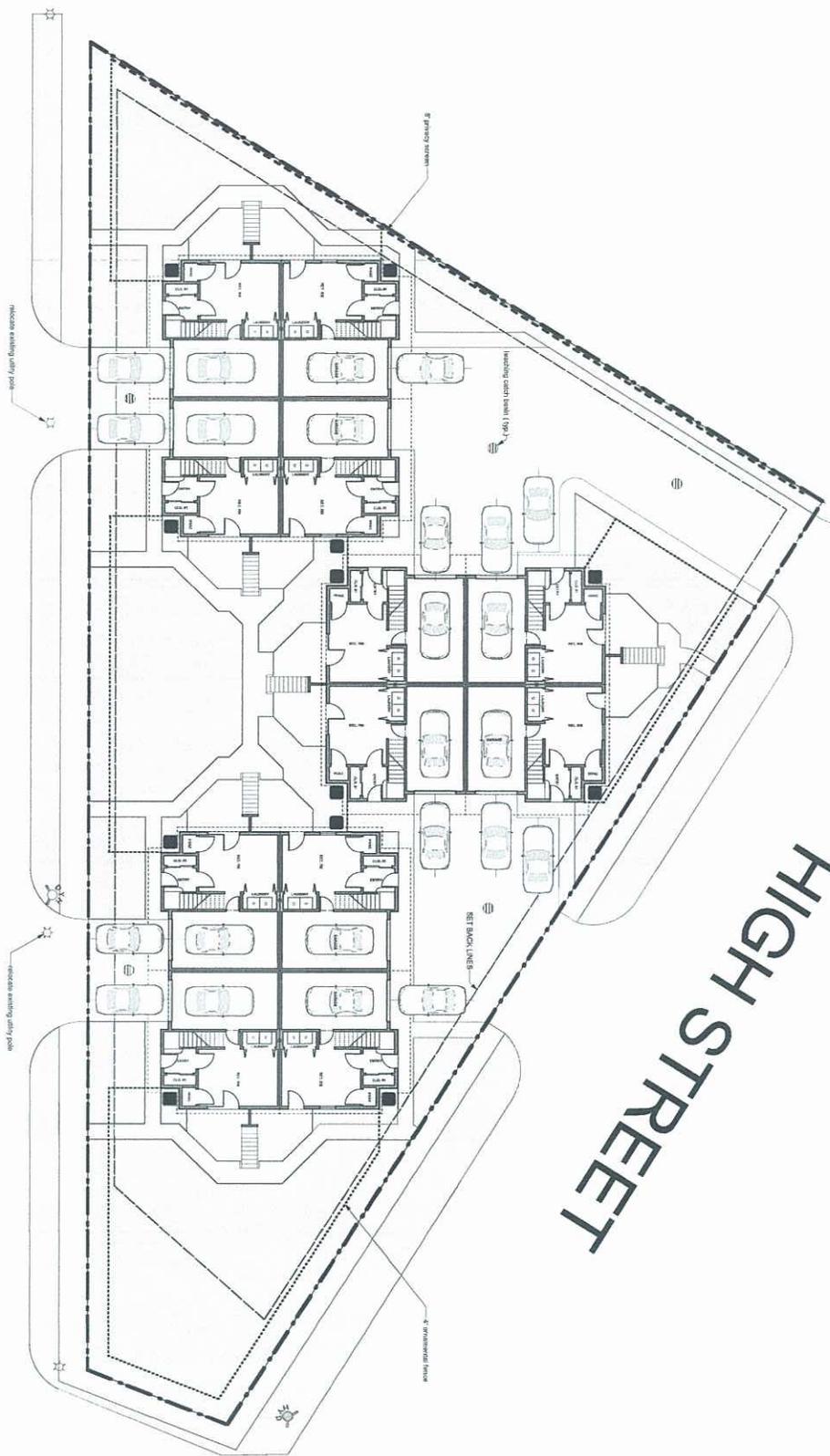
-  Designated South Hadley Falls EOA
-  Designated ETA



Source: South Hadley Planning Board, 2008

Town of South Hadley Zoning Map, March 2013





CANAL STREET

HIGH STREET

PROGRESS PRINT

SITE PLAN VERSION #3

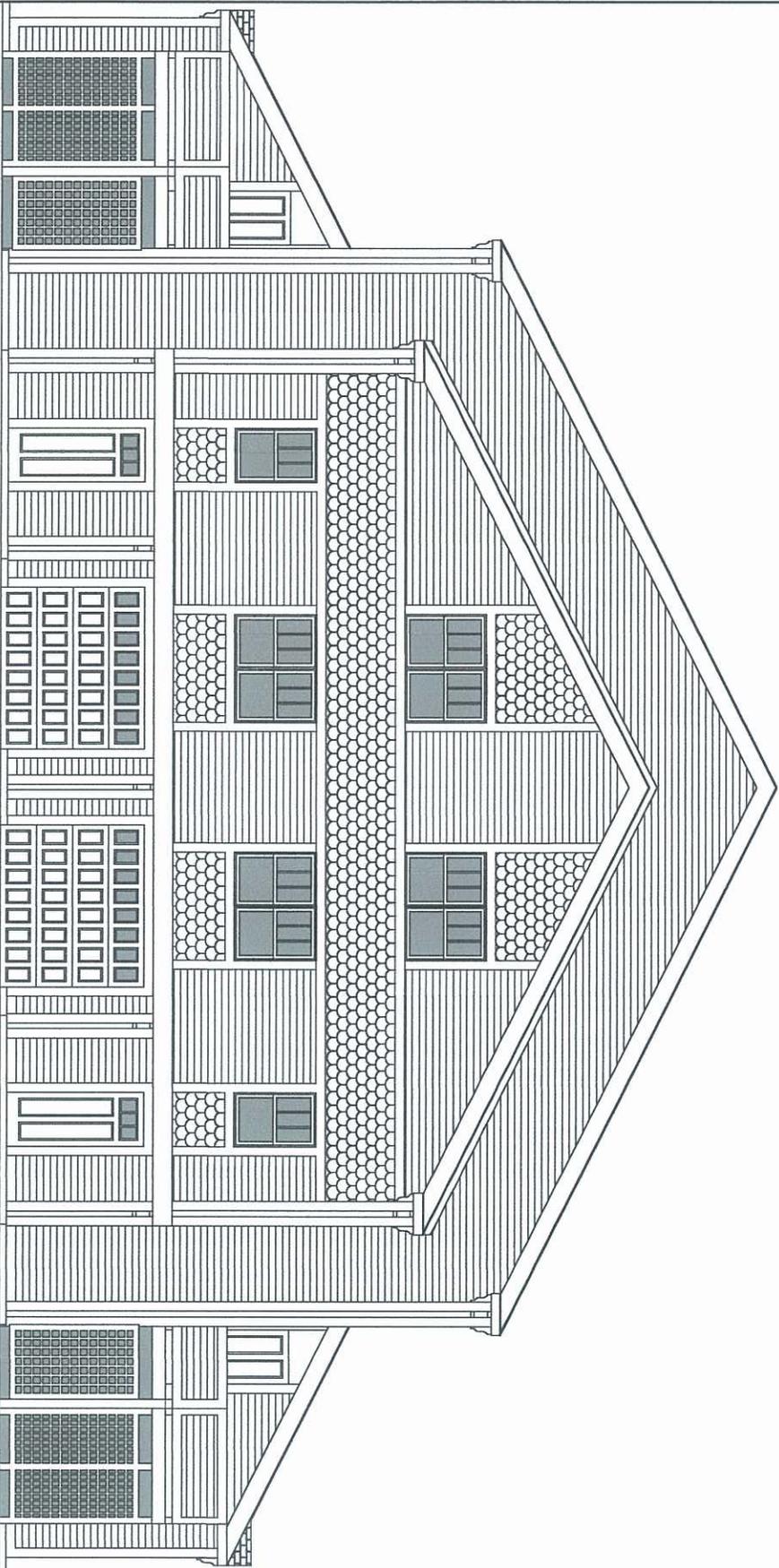
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PROGRESS PRINTS

FRONT ELEVATION



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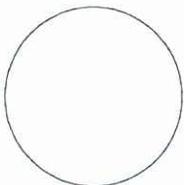
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REV.1

REV.2

REV.3

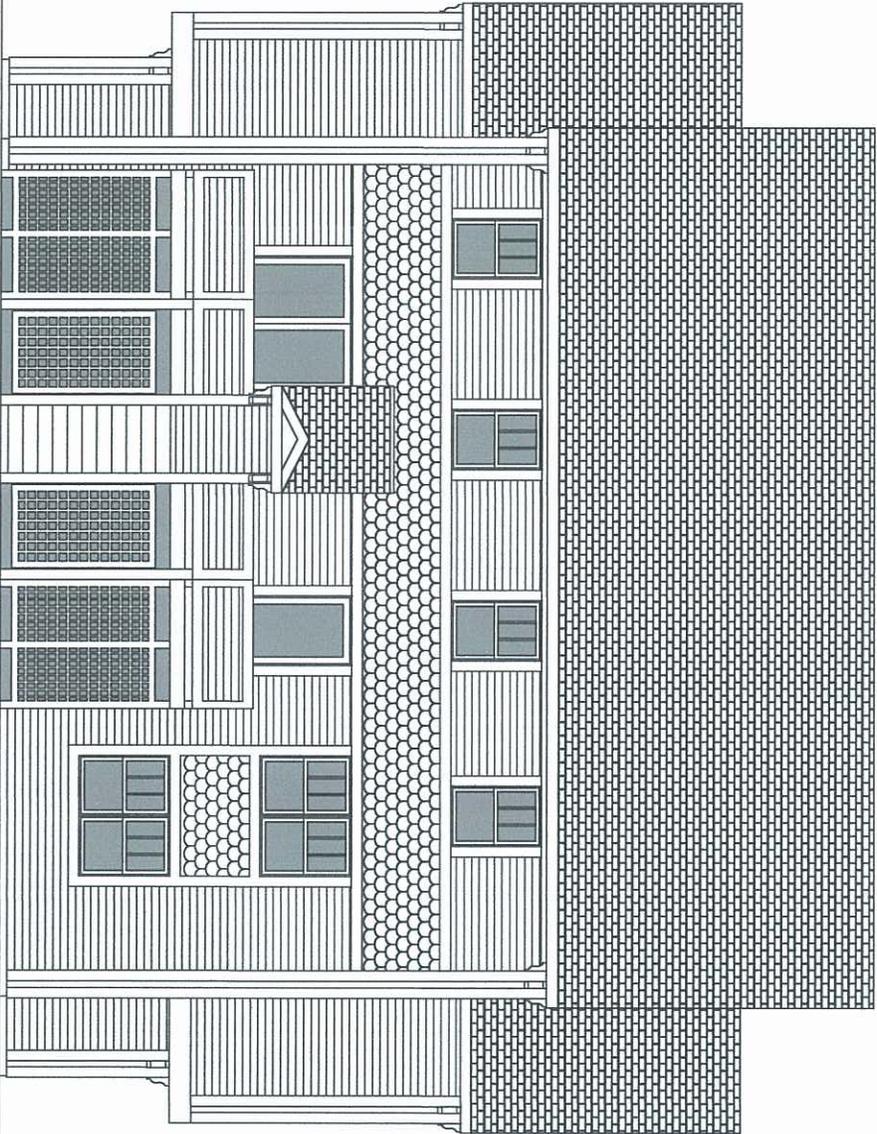
REV.4



HERVIEUX
DESIGN

ARCHITECTURE - INTERIORS - EXHIBITS - EVENTS
116 ARCADIA BLVD., SPRINGFIELD, MASSACHUSETTS 01118
413-781-3010 hervieuxdesign@gmail.com 413-222-3588

PROGRESS PRINTS



FRONT ELEVATION

PAGE

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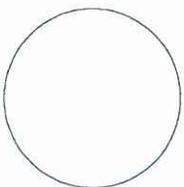
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REV.1

REV.2

REV.3

REV.4

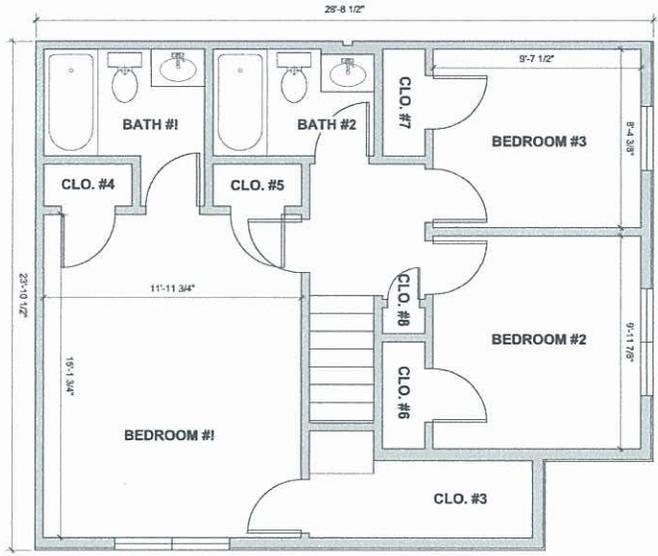


HERVIEUX
DESIGN

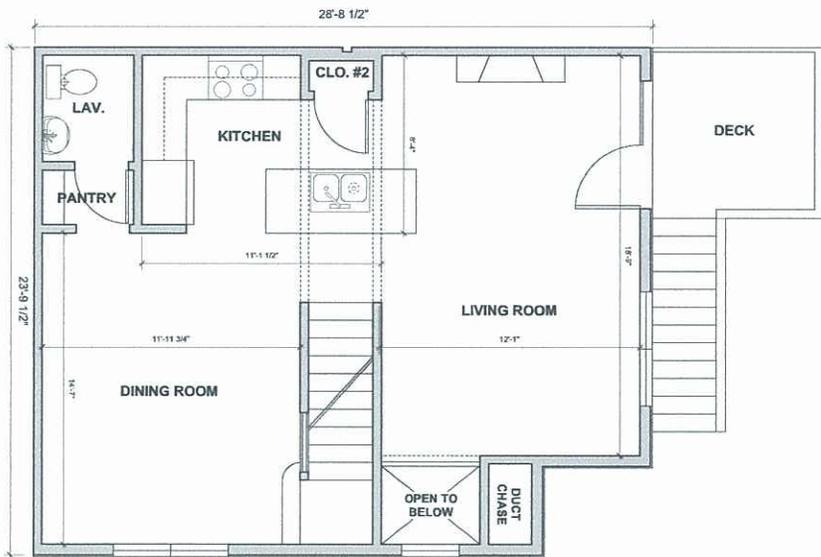
ARCHITECTURE - INTERIORS - EXHIBITS - EVENTS
116 ARCADIA BLVD., SPRINGFIELD, MASSACHUSETTS 01118
413-781-3010 hervieuxdesign@gmail.com 413-222-3588

PROGRESS PRINT

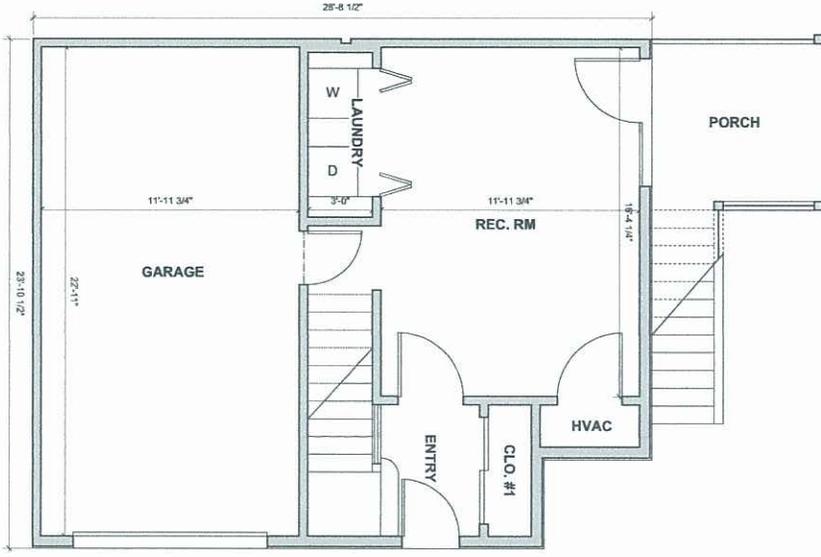
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR











FORM SP

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Date _____

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:

CONSTRUCT 3 Building which will
HAVE 4 RESIDENTIAL UNITS IN EACH Building

APPLICABLE SECTIONS OF THE ZONING BYLAW:

1. Applicant ORANGE PARK MANAGEMENT LLC

Address PO BOX 35

CHICOPEE, MA.

Telephone 413 374-1674

Email Address: PATG54@HOTMAIL.COM

2. Owner (if not applicant) TOWN OF SOUTH HADLEY

Address _____

Email Address: _____

3. Site Plan Preparer ANDERSON ASSOCIATES
Title or License MA LS 31785
Address 375 WALNUT ST. EXT., AGAWAM, MA. 01001
Telephone 413 525-4145
Email Address: RONFERMIA@GMAIL.COM
4. Deed of property recorded in the Hampshire County Registry of Deeds.
Book 10567 Page 313
5. Location and description of property (street and number if any) LOCATED AT CORNER OF CANAL, HIGH & WEST MAIN ST.
Assessors Map # 004D Parcel # 0015-000
6. The subject property is presently in zoning district(s): BB
7. Is the subject property located within one or more of the Master Plan's Land Use Area Districts? If so, in which of the districts or areas? Falls
8. Is the subject property located in a National Historic District or listed as a Priority Heritage Landscape? 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: 1,300 = (50% of Fee) 12. Fee Paid? Yes No

FOR TOWN CLERK (indicate date and time received):

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

Signature _____

FORM H

SOUTH HADLEY PLANNING BOARD
APPLICATION FOR APPROVAL OF MORE THAN
ONE BUILDING FOR DWELLING PURPOSES PER LOT

Date 8/16/16

File one completed application form and plans with the Planning Board and one copy of the application with the Town Clerk in accordance with the requirements of Section 6.02.

To the Planning Board:

The undersigned herewith submits the accompanying "More Than One Building for Dwelling Purposes Per Lot" plan of property located in the Town of South Hadley for approval under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town of South Hadley, Massachusetts.

- 1. Applicant Orange Park Management LLC

Address 35 Center St, Suite 1A, Chicopee, MA 01013 Telephone 413-314-3370

- 2. Owner (if not applicant) _____

Address _____

- 3. Name of Development Orange Park Management LLC

- 4. Engineer or Surveyor Anderson Associates

Address 375 WALNUT STREET EXT. AGAWAM, MA 01001

- 5. Deed of property recorded in the Hampshire County Registry of Deeds,

Book 10567 Page 313

- 6. Location and description of property _____

Map # 004D Parcel # 0015-000

[Signature]

Signature of Applicant

Town Clerk:

Date of Submission _____

Signature Candace C. Hamilton

Received
Town of South Hadley

AUG 19 2016

Town Clerk