

FORM SP

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Date September 2, 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 Bed and Breakfast- 5 rooms)

GENERAL DESCRIPTION OF REQUEST:

Requesting to operate up to a five (5) Bedroom and Breakfast

APPLICABLE SECTIONS OF THE ZONING BYLAW:

7R

1. Applicant: Richard Todrin, Ruth Todrin, Michael Todrin, Joshua Todrin

Address 67 January Hills Road, Amherst, MA 01002

Telephone 413-548-8088, 413-530-3718

Email Address: rrpropertyolutions@yahoo.com

2. Owner (if not applicant) Ann Furnelli

Address 25 Woodbridge Street, South Hadley, MA 01075

Email Address: AnnFurnelli@gmail.com

3. Site Plan Preparer: Site plan drafted by R. Todrin based on a mortgage survey prepared by a licensed surveyor, Edward Chapdelaine, license #38376
Title or License _____

Address _____

Telephone _____

Email Address: _____

4. Deed of property recorded in the Hampshire County Registry of Deeds,
Book 08023 Page 219

5. Location and description of property (street and number if any) _____
25 Woodbridge Street, South Hadley, MA 01075

Assessors Map # 52 Parcel # 219

6. The subject property is presently in zoning district(s): Residential A1

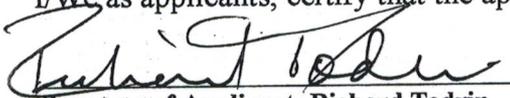
7. Is the subject property located within one or more of the Master Plan's Land Use Area Districts? YES If so, in which of the districts or areas? Woodbridge Street area

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

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

I/We as applicants, certify that the application and all attachments are correct and complete.


Signature of Applicant: Richard Todrin


Signature of Applicant: Ruth Todrin


Signature of Applicant: Michael Todrin


Signature of Applicant: Joshua Todrin

Both of our children upon our demise will inherit this property. Thus we have added them to this application.....

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 _____

II. Application support documentation

a. Narrative: Applicants request a Special Permit under sections 7 (R) and 9 of the South Hadley Zoning By-Law to continue to operate the current Bed and Breakfast, which offers three guest bedrooms, adding two additional rooms, bringing the total to 5 bedrooms and to maintain a single-family occupancy. The subject property is a 0.42 acre tract located on the east side of Woodbridge Street and north side of Silver Street. Presently zoned Residence A-1, the property will continue to be used as provided in Section 5(D) and Section 7, Part (R) Bed and Breakfast Inn. of the Town's Zoning By-Law.

b. Photographs of existing site conditions (all sides of existing structures)
See attached

c. Compliance with Sections 7 or 8: This Bed and Breakfast shall continue to operate as the Daniel Stebbins House and will offer bedrooms and breakfast for the occupants of up to 5 rooms. The house is connected to the Town's sanitary sewer system. Parking which is currently for two cars for owner and 4 spaces for guests will be increased to accommodate one additional space for a total of seven spaces. Other than this, the exterior of the building will be unchanged.

d. Master Plan Consistency Statement: We are proposing the continued use of this facility as a Bed and Breakfast. The use of this residence shall be as our personal home in which we provide overnight lodging and breakfast to paying guests. The only change is the increase of guest bedrooms from 3 to 5 and increased parking to 6 from 7. The appearance of this residence shall be maintained as will the historic aspects, maintaining the neighborhood aesthetics.

e. Section 7 (R): Bed and Breakfast Inn: This property shall be our owner occupied single family dwelling in which we provide lodging and breakfast to paying guests in a maximum of 5 guest bedrooms located within the dwelling. No other cooking facility will be permitted to guests; there will be no changes made to the exterior of the building; one parking place shall be provided for each guest room as well as two for the owners. Signage shall be limited to a one square foot plaque currently attached to the front of the house designating the house as the Daniel Stebbins House 1795.

Section 7 and 9: The intent of the zoning by-law is to encourage the most appropriate use of the land. The addition of two guest rooms and one parking space will not interfere with the residential character of the neighborhood. This proposal meets the provisions of the by-laws and is located in an area specified for use as a Bed and Breakfast Inn, wherein 5 guest bedrooms are allowed by special permit. This proposal will not constitute any inherent hazard to abutters, pedestrians or vehicles.

Sections 7 and 9: We plan on making no changes to the structure, historic aspects of the property or its environmental impact. The only change that we will be making to the property is the designation of one additional parking space which will abut the current four spaces to the north end of the parking area. The parking area at present is screened from the road. The current Special Permit under which the property is operating as a Bed and Breakfast allows for three guest rooms. We will be adding two additional guest rooms as is allowed in this location by Special Permit as a Bed and Breakfast Inn.

Section 8: The additional parking place will occupy space abutting the current parking lot to the north, buffered by foliage plantings currently in place to provide privacy, protect the natural environment and not disturb the visual character of the neighborhood.

f. Historical and Cultural Impact: It is our intent to maintain the current appearance of the residence.

g. Background information on the historical nature of the building: This handsome federal style house at the corner of Woodbridge and Silver Streets was built in 1795 by Dr. Daniel Stebbins. It was designed with a hip roof, two chimneys, Palladian window above the main entrance and eight double hung windows on the front, five on the side with a second entrance. Dr Stebbins resided here until 1806. Stebbins sold the house in 1812 to Evan Johns, and in 1835 the house was sold to Peter Allen who was instrumental in the establishment of Mt Holyoke College. In fact, Mary Lyon lived in this house for several months before moving into the seminary. In 2001 Ann Furnelli purchased the residence and completely restored the house and established it as her personal residence and began operating it as a 3 bed Bed and Breakfast House.

h. Stormwater Management: NA

i. Project schedule: We will create an additional parking space as soon as we purchase the property and the weather permits it.

j. Impact on Scenic roadways: NA

k. Impact on agricultural lands: NA

III. Plans to accompany application:

1. See attached

IV. Plan contents

2. Site changes:

a. Parking plan: As noted above, the only change to be made to the site is the addition of one paved parking place to be placed abutting the present parking area to the north, sized 9'x18'.

V. NA

VI. Management Plan:

This Bed and Breakfast will be owned and operated by Richard and Ruth Todrin. It is our plan to have no employees.

VII. Preparation of Plans: We are submitting a site plan based on a mortgage survey prepared by a licensed surveyor, Edward Chapdelaine. It is the same plan previously submitted by Ann Furnelli with her application for a special permit in 2001 with the addition of a separate map designating the changes to the parking area.

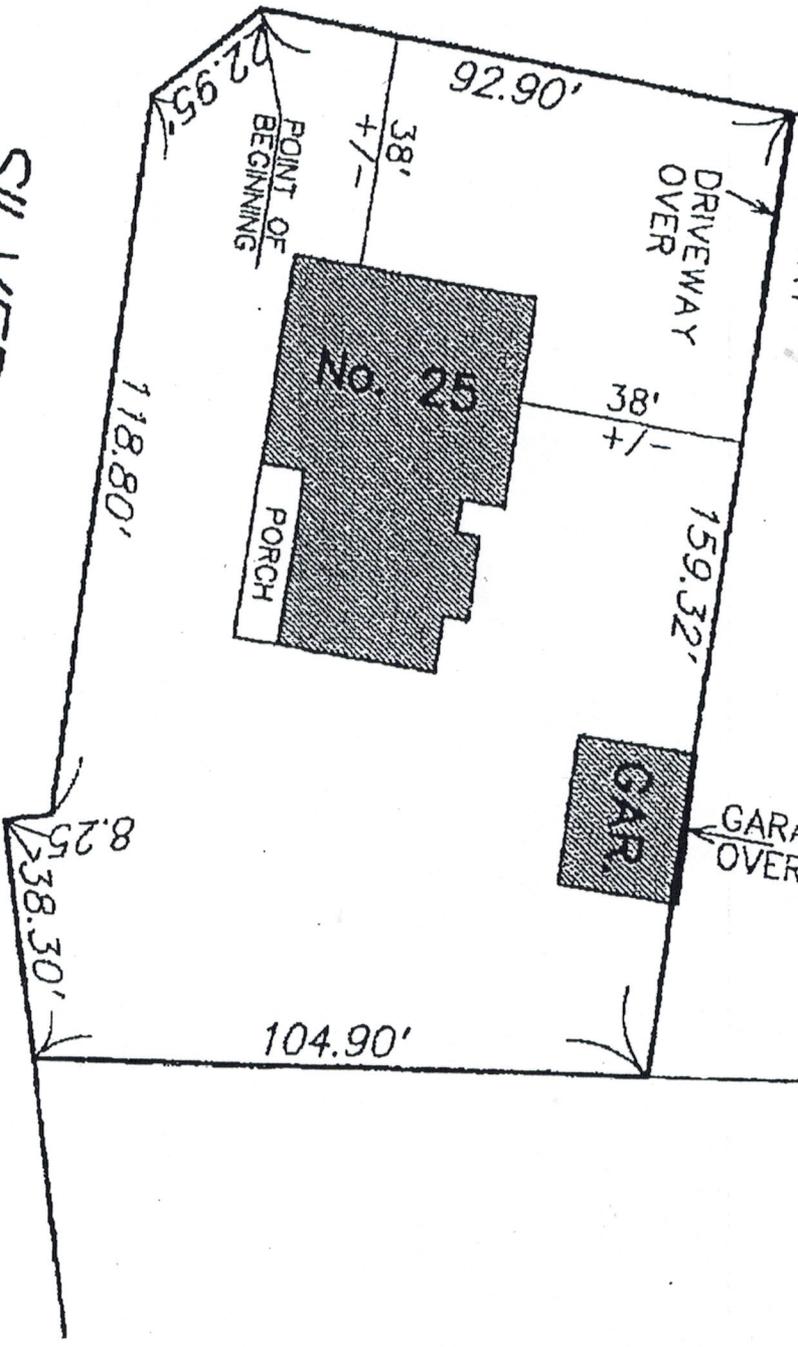
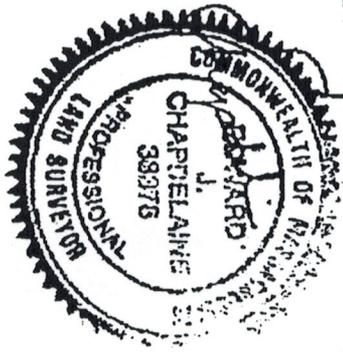
VII. Other permits: NA

IX. Supplemental requirements: NA

X. Waiver: NA

WOODBRIDGE S

Shaw



SILVER STREET

SEE PLAN BOOK n/a, PAGE n/a

SEE DEED BOOK 1444, PAGE 41.

SEE FEMA MAP No. 250170 0010 A, DATED AUG. 15, 1979.

MORTGAGE INSPECTION PLAN

CERTIFIED TO - WORONOCO SAVINGS BANK AND
FIRST AMERICAN TITLE INSURANCE COMPANY

To the best of my knowledge, information and belief, I hereby report that I have examined the premises and that this inspection plat shows the buildings as located on the premises described, that the buildings are entirely within lot lines, and that there are no encroachments upon the premises described by buildings or any adjoining premises, except as indicated. I further report that, to the best of my knowledge, there are no easements of record affecting the tract shown hereon, except as noted. I further certify that this property is not located in the established flood hazard area (100 Year Storm Event) as scoled from the Federal Emergency Management Agency (F.E.M.A.) Map.

25 Woodbridge St, S. Hadley MA

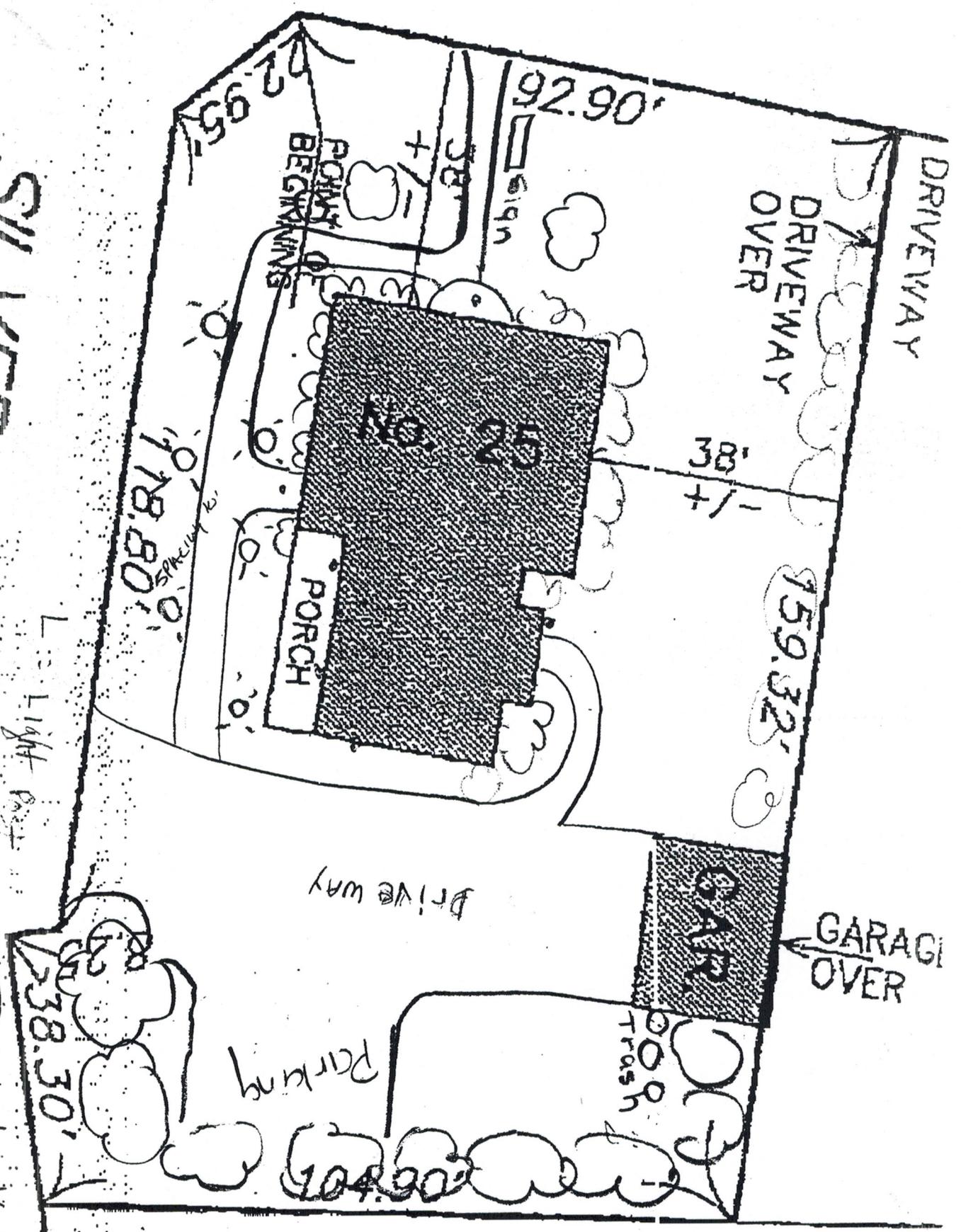
JUDGE

ST.

SILVER STREET

Light Post

Plan submitted by Ann Formelli in 2001





**APPLICATION FOR
SPECIAL PERMIT**

**NAME OF PROJECT:
VILLAGE BED AND BREAKFAST**

**TITLE OF SHEET:
AERIAL PHOTO**

**NAME OF APPLICANT:
TODRIN**

**ZONING DISTRICT: RA1
MAP & PARCEL #: 52/219**

**DATE: SEPT 2016
SCALE: 1" = 400'-0"**

L-3

Special permit request for 25 Woodbridge St, Bed and Breakfast., Richard and Ruth Todrin
25 Woodbridge Street, South Hadley, MA

Front of house- West side



South side of house



East side of house



North side of house



South side of garage



East side of garage



West side of garage



North side of garage



Current parking area



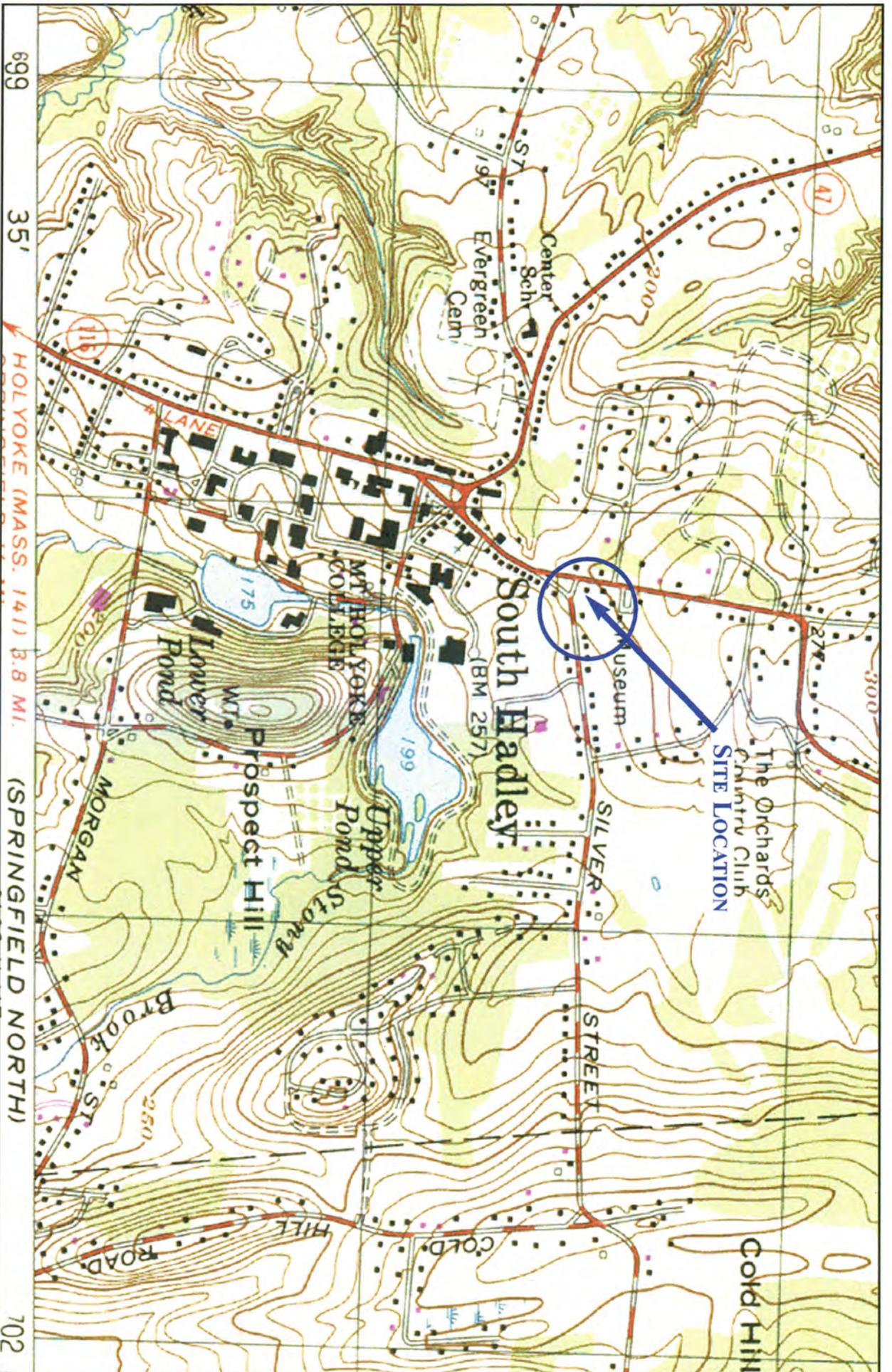
Buffer area



Proposed additional space: grassy space to left (north) of parking headers



Special permit request for 25 Woodbridge St, Bed and Breakfast.
Richard and Ruth Todrin



NAME OF PROJECT:
 VILLAGE BED & BREAKFAST

APPLICANT NAME:
 JODRIN

DATE:
 SEPT 2016

TITLE OF SHEET:
 Locus Map

SCALE:
 1"=1000'-0"

#214 = 23 Woodbridge St. S. Hadley

223

599.10'

290.35'

90.22'

139.1'

325'

255

87.48'

142.0'

239

294.14'

200'

200'

147.96'

8

147.96'

200'

200'

79'

218

159.32'

65'

70'

219

92.0'

118.8'

90.6'

217

104.9'

155'

9

406'

STREET

22.95'

8.5'

38'

324.1'

116.5'

132'

23

116.9'

87'

138.5'

31

138'

148.88'

85.25'

Fire Department 2