

FORM SP

**SOUTH HADLEY PLANNING BOARD**

**APPLICATION FOR SPECIAL PERMIT**

Date Sept 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 \_\_\_\_\_)

**GENERAL DESCRIPTION OF REQUEST:**

Rental of 2078 Memorial Drive South Hadley, for Spectrum Crafts  
sales, marketing and Design Staff

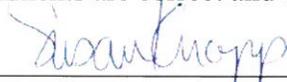
**APPLICABLE SECTIONS OF THE ZONING BYLAW:**

Section 7M

1. Applicant Spectrum Crafts - Susan Knopp, President  
Address 70 Orville Drive  
Bohemia, NY 11716  
  
Telephone 631-244-5749 ext 202  
Email Address: suzicraft@aol.com
  
2. Owner (if not applicant) Demers Family Realty LLC  
Address 184 Mayflower Avenue, Chicopee MA 01013  
Email Address: todd.demers@gmail.com

3. Site Plan Preparer Harold L Eaton & Associates  
Title or License Registered Professional Land Surveyors  
Address 235 Russell Street, Hadley MA  
Telephone 413-584-7599  
Email Address: hleton@aol.com
4. Deed of property recorded in the Hampshire County Registry of Deeds,  
Book 4529 Page 221
5. Location and description of property (street and number if any) 2086 Memorial Drive, South Hadley MA 01075  
Assessors Map # 7/123/// Parcel # 0007-0123-000
6. The subject property is presently in zoning district(s): 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? Route 33 Corridor
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

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: \$125.00

12. Fee Paid? Yes  No

FOR TOWN CLERK (indicate date and time received):

Submission received on (Date) 9/7/2016  
at (time) 3:05 P.M.

Signature Charles C. Hamlin



September 2, 2016

**Application Support Documentation**

**a - Narrative Description of the proposed use and activity -**

Design Works Crafts is a manufacturer of Needlework and Craft products since 1987. Spectrum Crafts is a division of Design Works Crafts Inc. located in Bohemia, New York. Three years ago, we purchased Janlynn Crafts which was operating in Chicopee, MA. Although we moved all manufacturing to New York, we continued to maintain offices on New Ludlow Road for the talented Design, Sales and Marketing employees previously employed by Janlynn. The building we are in has been sold and so we are looking for new offices.

We currently have 6 employees - professional occupants - who are responsible for New Product Development, Graphics, Sales and Marketing of the Spectrum brand of Craft products. This staff designs our new products and packaging, does sourcing and costing and sells to our wholesale customers such as Walmart, Michaels, Joanns etc. This information is then sent to NY where we do the actual manufacturing and shipping of the products.

We will not be selling directly to consumers from our offices. We will not have a public showroom or any walk in traffic. In addition, we do not intend to do any manufacturing from this location. We do not require any modification to the existing building, nor do we require any signage. Our Landlord - the Demers family will continue to maintain the landscaping and snow removal around the building.

**b - Photographs** - see attached.

**c. Our use of the property will conform to Section 7M of the zoning bylaws.** We will do no manufacturing on the premises and will not be erecting any signage on the building or surrounding property.

**d. Master Plan Consistency Statement** - Our intended use is consistent with the existing professional business as per the master plan. This is a vacant building that will be restored for viable use.

**e. Special Permit Standards Consistency Statement**

1. Our use as a professional office will comply with the zoning regulations in place.
2. Our use as a professional office will be suitable with existing homes surrounding the property. We are making no changes to the structure.
3. Our use as a professional business is compatible with intended use.
4. Our use is compatible with the character of the building - we are making no changes.
5. Our use of the existing building is suitable for the property - we will have no foot traffic, nor do any retail business from the property which will reduce the traffic at the location.



6. There will be no change to the safe access of the property. There will be a reduction in traffic around the property.
7. All Utilities will remain as-is. There will be no utility modification to the building.
8. Traffic will be reduced around the building.
9. There will be less traffic and so less nuisance surrounding the building.
10. There will be no changes made to the structure or site.
11. Our use is consistent with the Master Plan - it will restore a vacant building to viable use.
12. No change to the site is being proposed in compliance with Section 12E.

**f. N/A**

**g.** The previous residential structure is being maintained as converted into a professional business site.

**h. N/A**

**i.** Structure will be used as a professional business site upon signing of lease.

**j. N/A**

**k. N/A**

**III - Plans to Accompany Application - see attached.**

**IV - N/A**

**V - N/A**

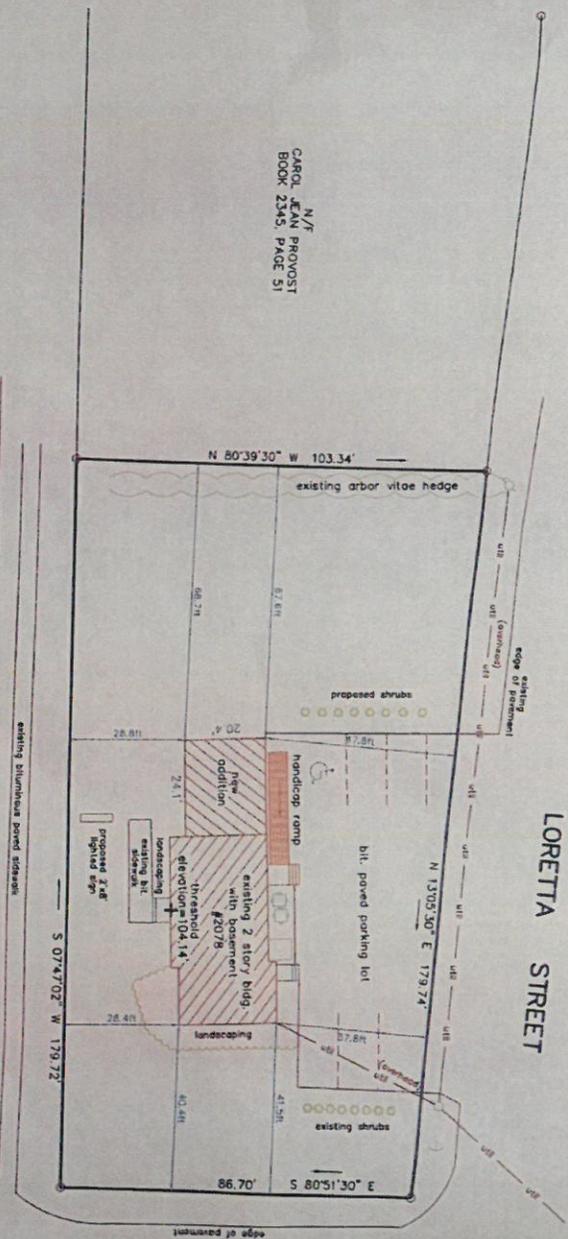
**VI -** Spectrum Crafts will maintain a professional business at the site during the hours of 8AM and 5PM. Spectrum Crafts currently employs 6 professional employees who will use existing parking on site. Trash will be disposed of by private sanitation. Snow removal and landscaping will be maintained by the landlord. There will be no noise or light emissions from the property. Deliveries to the building will be by normal postal service - there will be no loading or unloading of trucks.

**VII - N/A**



LORETTA STREET

ABBAY STREET



N/T  
CARGO, KEAN PROVOST  
BOOK 2345, PAGE 51

MEMORIAL DRIVE - ROUTE 33

A 1975 STATE HIGHWAY ALTERATION - SEE PLAN BOOK 97, PAGE 84

- LEGEND
- FOUND IRON PIN
  - UTILITY POLE
  - CATCH BASIN
  - COT WIRE
  - AIR CONDITIONING UNIT

FOR REFERENCE TO LOCUS SEE:  
DEMERS FAMILY REALTY, LLC  
BOOK 9153, PAGE 208

**17,057± SQ. FT.**  
**0.3916± ACRES**

(ALL ELEVATIONS IN ASSUMED DATUM)

\*NOTE\*

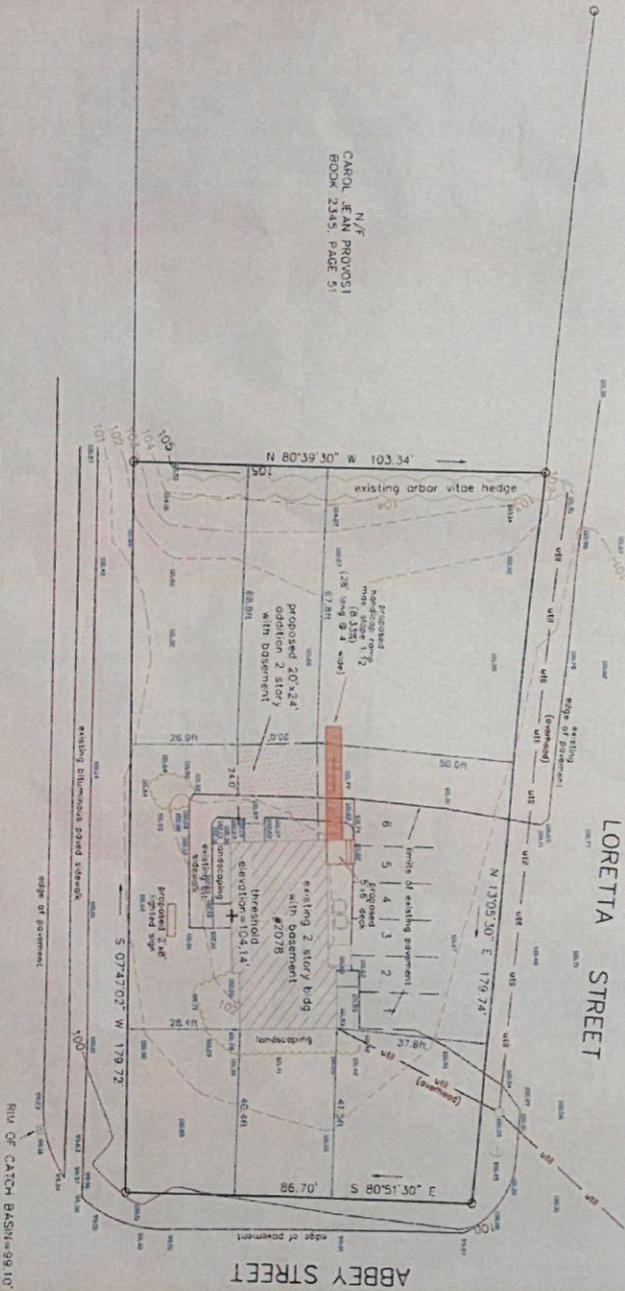


Russell & Ing

"AS-BUILT PLAN"  
PLAN OF LAND IN  
SOUTH HADLEY, MASSACHUSETTS  
PREPARED FOR  
FAMILY WIRELESS

SCALE: 1" = 20'  
NOVEMBER 16, 2007  
HAROLD L. EATON AND ASSOCIATES, INC.  
REGISTERED PROFESSIONAL ENGINEER  
235 RUSSELL STREET - HADLEY, MASSACHUSETTS  
413-584-7599 413-585-8976 (fax)  
email - hleaton@aol.com

NEW 11/16/07 2078 MEM 37



N/F  
CAROL JEAN PROVOSTI  
BOOK 2345, PAGE 51

- LEGEND**
- FOUND IRON PIN
  - UTILITY POLE
  - CATCH BASIN
  - CITY WIRE
  - AIR CONDITIONING UNIT

MEMORIAL DRIVE - ROUTE 33  
A 1975 STATE HIGHWAY ALTERATION - SEE PLAN BOOK 97, PAGE 84

FOR REFERENCE TO LOCUS SEE:  
CLAIRE E. LAFLAMME AND MARIE T. LAFLAMME  
BOOK 4529, PAGE 221  
**17,057± SQ. FT.**  
**0.3916± ACRES**  
(ALL ELEVATIONS IN ASSURED DATUM)

\*NOTE\*



**BUILDING SIZE**

EXISTING BUILDING - 3,396 SQ. FT.±  
PROPOSED BUILDING - 1,440 SQ. FT.±  
TOTAL BUILDING AREA - 4,836 SQ. FT.±

35% RETAIL SPACE ALLOWED - 1,692 SQ. FT.±  
TOTAL GROUND FLOOR AREA - 1,612 SQ. FT.±  
TOTAL RETAIL AREA - 1,612 SQ. FT.±  
(980 SQ. FT. OF RETAIL AREA USE PROPOSED)

**APPLICANT**

JIM DEMERS  
FAMILY WIRELESS  
2086 MEMORIAL DRIVE  
SOUTH HADLEY, MA 01075

**"SITE PLAN"**  
PLAN OF LAND IN  
**SOUTH HADLEY, MASSACHUSETTS**  
PREPARED FOR  
**FAMILY WIRELESS**

SCALE: 1" = 20'  
APRIL 10, 2007  
HAROLD L. EATON AND ASSOCIATES, INC.  
REGISTERED PROFESSIONAL LAND SURVEYORS  
235 RUSSELL STREET - HADLEY - MASSACHUSETTS  
413-584-7589  
413-584-5976 (fax)  
email - hieaton@aol.com  
www - hieaton@aol.com



Subj: **Re: Documents for Town of Hadley**  
Date: 9/2/2016 2:56:13 P.M. Eastern Daylight Time  
From: [todd.demers@gmail.com](mailto:todd.demers@gmail.com)  
To: [Suzicraft@aol.com](mailto:Suzicraft@aol.com)





On Fri, Sep 2, 2016 at 2:07 PM, <[Suzicraft@aol.com](mailto:Suzicraft@aol.com)> wrote:

Mr Harris - Attached you will find the application, supporting documentation and site plan for 2078 Memorial Drive, South Hadley. Photographs are being taken and will be sent over shortly. Can you please let me know if everything has been covered. If so, I will send the application and documents, along with the check for \$125 made out to the Town Of South Hadley to your attention.

Sincerely,  
Susan Knopp



70 Orville Drive, Bohemia N.Y. 11716 • USA  
P: 631-244-5749 x 202 • [suzicraft@aol.com](mailto:suzicraft@aol.com)  
[www.dwcrafts.com](http://www.dwcrafts.com)

See attached