

Background Materials for September 26, 2016

Agenda Items #1 through #11

Agenda Item #1 – Proposed South Hadley Redevelopment Plan

This is a follow-up to the discussion held at the last Planning Board meeting. As you will recall, shortly before the meeting, you were provided with a working draft of the revised plan.

The purpose of the discussion September 26th is to provide comments on the revised plan.

ACTION NEEDED: Provide comments – no formal action is required at this time.

Agenda Item #2 – Housing Production Plan & Multifamily Study

This is a follow-up to the Board's last several meetings and the previous public forum. As the board members will recall, Shawn Rairigh, Senior Planner with the Pioneer Valley Planning Commission has presented several PowerPoints much of the data, issues, and goals regarding the Housing Production Plan at the May 23, June 16th, June 27th, and July 18th meetings. Copies of these PowerPoint presentations have been placed on the Town's website at the following link:

- May 23, 2016: <http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2156>
- June 16, 2016: <http://southhadley.ma.gov/DocumentCenter/Home/View/2196>
- June 27, 2016: <http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2201>

Shawn Rairigh has provided a draft of the Housing Production Plan. I have posted the draft of the HPP on the Town's website at the following link:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2237>

Shawn Rairigh, Senior Planner will be present to answer questions regarding the Housing Production Plan.

ACTION NEEDED: Review, and if ready to do so, approve the HPP for consideration by the Selectboard.

Agenda Item #3 – Public Hearing – Flag Lot – 108 College Street

This matter was deferred from the September 12th meeting at the request of the applicant's attorney. I have been advised, verbally and expect a written request, that the applicant's attorney would like this hearing deferred again until October 17th. They are attempting to resolve an easement issue and may withdraw the application and pursue a "one-lot subdivision".

ACTION NEEDED: The hearing should not be called to order but the Board should vote to defer the hearing. The abutters have been sent letters indicating that a deferral of this hearing has been requested.

Agenda Item #4 – Minutes

I have distributed the minutes of the September 12, 2016 Planning Board meeting and public hearing.

ACTION NEEDED: Review, edit and approve the minutes.

Agenda Item #5 – Bills and Correspondence

A list of the bills and correspondence is attached to this packet. No bills are currently due for payment. However, I anticipate a bill being submitted by the Town Reminder for publication of a corrected hearing notice.

ACTION NEEDED: Review the list of correspondence.

Agenda Item #6 – Public Hearing – Bed & Breakfast Special Permit – 25 Woodbridge Street

Ruth Todrin and other family members have submitted an application for a special permit to operate a 5 guest room bed & breakfast inn at 25 Woodbridge Street. They do not propose to change the structure but do intent to add one parking space to conform to the parking requirements for a 5 guest room bed & breakfast. The subject property is approximately 0.42 acres, zoned Residence A-1, and lies at the northeast corner of Woodbridge Street (Route 116) and Silver Street (see aerial photo below).



The property is developed with a single-family residence which is operated as a Bed & Breakfast for three (3) guest rooms under a special permit granted to the current owner in 2001. The Special permit was subsequently amended to add another owner to the permit. However, a Special Permit is generally not transferrable. Thus, the

current applicant, the prospective purchaser of the property, would have to apply for a new Special Permit to operate a Bed & Breakfast even if they were not changing the number of guest rooms. The public hearing has been advertised and noticed for 7:15 p.m.

The application with the applicant's photo attachments has been posted on the Town's website at the following link:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2282>

A request for comments was posted on the Town's ViewPermit program. To date, the following have responded:

Building Commissioner - Conditionally approved with the following comments:

Must call this "BED & BREAKFAST ESTABLISHMENT", by M.G.Law 64G 1, because of the 5 requested bedrooms (which will require automatic sprinkler systems = M.G.Law 26H) It

reads: "A private owner-occupied house where four or more rooms are let and a breakfast is included in the rent, and all accommodations are reserved in advance."

521 CMR Architectural Access Board Regulations would NOT be applied if #8.1 Transient lodging facilities,...a. contains five or fewer beds or contains five or fewer rooms for rent or hire: AND b. is actually occupied as a residence by the proprietor of the establishment (proprietor must own) If they do not qualify for the exceptions, they may have to provide AAB Code items (such as ramp outside)

Fire District #2 Fire Department - Approved with the following comment: The District 2 Fire Department has no comment on the site plan. Nothing noted will impact access by the Fire Department in the proposed plan. This comment and approval is for the Site Plan only.

Police Chief - I have no objections or concerns for this property.

The following departments/officials have approved the application without comments:

- Conservation Commission
- Department of Public Works
- SHELDT
- Fire District #2 Water Department
- Plumbing & Gas Inspector
- Board of Health

ACTION NEEDED: Conduct the public hearing. If more information is needed or revisions required, specify what needs to be done and continue the public hearing to a date and time certain. Otherwise, the public hearing can be closed and the Board can make a decision on the application.

Agenda Item #7 – Public Hearing – Professional Business Special Permit – 2078 Memorial Drive

Spectrum Crafts has submitted an application for a special permit to operate a Professional Business (sales, marketing & design staff for the company) at 2078 Memorial Drive. The subject property is approximately 0.40 acres, zoned Residence A-1, and lies on the west side of Memorial Drive (Route 33) and has additional frontages on Loretta Street and Laurie Avenue/Abbey Street (see aerial photo to the right).

The property is developed with a single-family residence which was converted into a Professional Business for Family under a special permit granted to the current owner in 2007.

However, a Special Permit is generally not transferrable. Thus, the current applicant, the



prospective purchaser of the property, would have to apply for a new Special Permit to operate a Professional Business even if they were not changing the use. The public hearing has been advertised and noticed for 7:45 p.m. It should be noted that I incorrectly listed the address in the notice as 25 Memorial Drive. However, the notice correctly listed the Assessor's Map & Parcel Numbers and I had published a corrected notice on September 23rd and posted a corrected notice on September 21st. We also sent the abutters a corrected notice on September 21st. In discussing this matter with the Town Counsel, he advised that he did not believe it was a fatal error in the notice since the notice as originally published listed the correct Assessor's information.

The application with the applicant's photo attachments has been posted on the Town's website at the following link:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2284>

A request for comments was posted on the Town's ViewPermit program. To date, the following have responded:

Building Commissioner - Approved with the following comments: No change to building, no signage (none in windows either, I hope), no change to parking, Building Code does not appear to apply. Approve

Police Chief - Spectrum Crafts is a great move for the Memorial Drive Property. I have no concerns or objections.

The following departments/officials have approved the application without comments:

- Conservation Commission
- Department of Public Works
- SHELD
- Fire District #1 Water Department
- Plumbing & Gas Inspector
- Board of Health

No response has been received from the Fire District #1 Fire Department or the Police Department.

ACTION NEEDED: Conduct the public hearing. If more information is needed or revisions required, specify what needs to be done and continue the public hearing to a date and time certain. Otherwise, the public hearing can be closed and the Board can make a decision on the application.

Agenda Item #8 – Public Hearing – Multifamily Special Permit – Canal Street

This is a continuation of the public hearing began on September 12, 2016. The hearing was continued to September 26, 2016 at 7:30 p.m. HOWEVER, we have another hearing already advertised for 7:45 p.m. on a Special Permit application which is likely to involve little to no controversy. Therefore, I am suggesting that the hearing for Agenda Item #8 be delayed until the 7:45 p.m. hearing is concluded.

Background

Orange Park Management, LLC has submitted an application for a Special Permit to construct a 12 unit multifamily development on the property at the corners of Canal, Main, and High Streets across from the new library.



The subject property is zoned Business B which allows multifamily by Special Permit. It is also within the South Hadley Falls Overlay District which exempts the use from the density restrictions outside of the district. It also lies within the South Hadley Falls Smart Growth District which could allow up to 24 units per acre (or approximately 23 units on this site) by right subject only to design review.

All of the plans and application submitted by the applicant (*as of September 12, 2016*) have been posted on the Town's website at the following links:

Elevations:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2270>

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2271>

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2264>

Floor Plans:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2265>

Landscaping (and Details) and Site Plans:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2268>

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2266>

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2267>

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2269>

Roof Plan – shows the buildings connected:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2272>

Application and Narrative:

<http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2256>

Departmental Comments

Comments have been requested from the various departments. As of September 23, 2016, comments have been received from the following:

Building Commissioner - Approved with questions/comments:

- Will wait for full set of Construction drawings to do Plan review. (limited information on the construction of the building) Items to Code are: egress out of units adequate, minimal room measurements are met, requirement of sprinkler/fire suppression system is listed.
- Questions: height of building needed, fit neighborhood / size of parking spaces are listed as 8ft, may have to be 9ft (checking Zoning), and amount of spaces are only 12 outside with 12 in garages (? is this correct by regulations) / important to have Police and Fire approve adequate visibility for the vehicles coming in and out and down street as related to building size, location / Definitely full use of site

SHELD Engineer – Conditionally Approved with questions/comments:

- The electric meter locations and the secondary/service design, as shown on S-001, is not acceptable to SHELD. The meter locations must be grouped by building, 4 locations per building. The secondary/service design will consist of 1 secondary riser from 1 pole, and 1 handhold, centrally located to service the 3 buildings.
- Relocation of the 2 poles is possible. However, the pole closest to the library is a 3 phase primary riser, and will be costly to relocate, and will likely involve a new road crossing from the new pole location to the padmount transformer at the library. Furthermore, the new poles will need to be set by Verizon.
- Plans conditionally approved pending re-design of the secondary/service system, and acknowledgment that the pole relocations need to be set by Verizon, and will likely involve 1 new road crossing on Canal Street.

Police Chief: In an email the Chief Steve Parentela stated that “the plans look good. This new plan will give vehicles a better view of the sidewalk when they are pulling out of the garages onto Canal Street. This is much safer. These plans for the Canal Street Project look good”. He added that his “concerns have been eliminated with these new drawing”.

Conservation Commission Administrator - Project is not applicable.

Fire District #1 Water Department - Approved without comments.

Fire District #1 Fire Department - Approved without comments.

Board of Health – Approved without comments.

DPW Superintendent: I discussed the issue of drainage with Jim Reidy on September 22nd and he advised me to forward the project to Fuss & O’Neill for review since this issue was raised in the public hearing as a concern. I have forwarded the submittal to Fuss & O’Neill and they asked for more information.

September 12, 2016 Public Hearing Follow up

As noted above, I have followed up with the DPW regarding the Stormwater issue. I also emailed the Town Administrator regarding the language of the “sight easement”. The Town Administrator indicated that as long as any fence or screening in the “sight easement” meets code and does not in any way impede sight distances in the agreed upon buffer area, the Selectboard will leave it up to the Planning Board to decide the matter.

Meeting with Applicant and Architect

I met with the applicant and architect on Friday, September 23rd. They have made revisions to the plan to address many of the issues raised in the September 12th public hearing. However, based on the discussion I had with them, some additional tweaks in the plans will be made. Upon receipt of the revised plans, I will post them on the Town’s website and forward them to the Board.

To date, they have not addressed the photometric plan issue or the drainage comments. They are intending to see if they can have the photometric plan and an engineer’s letter regarding the drainage issues by Monday. Given that it is unlikely that the Town will have enough time to review and receive professional comments on those matters before the hearing, I indicated that they should present the revised plans to the Board, discuss their response to various issues but I think the public hearing will need to be continued until October 17th – for the purposes of having staff and advisors a review of the drainage and photometric plan (as well as other issues that the Board deems necessary).

ACTION NEEDED: Conduct the public hearing. If more information is needed or revisions required, specify what additional information or materials are needed from the applicant and from staff and other departments and continue the public hearing to a date and time certain.

Agenda Item #9 –Bylaw Amendments for Fall Special Town Meeting

This is a follow up to the last meeting regarding Zoning Bylaw amendments. I hope to have more research on solar and domestic pets amendments for discussion.

ACTION NEEDED: No action required.

Agenda Item #10 – Health Impact Assessment

The Town received a grant to have the Pioneer Valley Planning Commission staff conduct a Health Impact Assessment of the Smart Growth Design Guidelines and some potential

suggestions for revision to the Subdivision Regulations. They have completed their review and Dillon Sussman will be present to review the Assessment. This document is over 31Mb and I could not attach it to this email. But, it is posted on the Town's website at the following link: <http://ma-southhadley.civicplus.com/DocumentCenter/Home/View/2285>

ACTION NEEDED: No action required.

Agenda Item #11 - Development Update and Planner's Report

I will provide a report on the following items:

a. Development Report

- ***Newton Street Duplex (383 Newton Street)*** – (no change – no application has been submitted).
- ***Mountainbrook Street Acceptances*** (no change)
- ***Rivercrest Condominiums*** – (no change)
- ***Willimansett Street Retail Development*** – the developer of the proposed 6,000 square foot retail building on Willimansett Street called and indicated that the only tenant that they could secure would require a drive-through window for an eating establishment. That is not allowed under the Business C zoning provisions. Therefore, they do not believe they have a bonafide reason to ask for another continuation or extension of the Site Plan Review approval. They understand that if they wish to proceed with the project, they will need to go back through the Site Plan Review process.

b. Other Projects

- ***Urban Renewal Plan and Redevelopment Authority.*** (To be discussed under agenda item #1 above)
- ***Housing Studies.*** (To be discussed under agenda item #2 above)
- ***Complete Streets Program Participation.*** As stated last month, the Town's Complete Streets Policy has been approved by the State with a score of 100 points out of a possible 100 points (actually we received 101 due to bonus points but they don't score above 100.) DPW Director Jim Reidy drafted the policy. I am working with the PVPC to develop a scope of work so that we can submit the Town's request for Complete Streets funding to develop the Town's Prioritization Plan.
- ***MassWorks 2016 Application.*** An application was submitted September 1, 2016.
- ***Chapter 43D Expedited Permitting Program.*** The application for Gaylord Street Industrials property was submitted September 2, 2016.
- Participating in the Regional Valley Bike Share planning process with the Town Administrator
- Participating with the Bike/Ped planning process.
- Participating in the "Team Hampshire" economic development coordinating effort – an informal process among several of the cities and towns in Hampshire County
- Permitting Guide.
- General Code. We have received a revised draft of the proposed code. I am reviewing some Zoning Bylaw and Subdivision questions.
- ***Health Impact Assessment.*** To be discussed under agenda item #10 above)

c. Workshops/Training Opportunities

I attended the September 19th workshop on Chapter 40B. I plan to attend the following:

- The “2016 Moving Together Conference - MassDOT's Annual Statewide Healthy Transportation Conference” to be held September 29, 2016
- “2016 Southern New England American Planning Association Chapter Conference” scheduled for October 20-21, 2016.
- October 3rd bus tour of two of HAP, Inc. developments in Amherst
- October 5th visit to Montague as part of the Redevelopment Authority’s outreach efforts.

Agenda Item #12 – Other New Business

I have included this agenda item for Board members to bring up new items (for discussion and future consideration) that are not on the agenda and which the Chair could not reasonably expect to be discussed/considered as of the date which the agenda was posted.

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

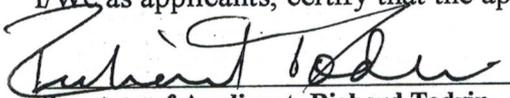
7. Is the subject property located within one or more of the Master Plan's Land Use Area Districts? YES If so, in which of the districts or areas? Woodbridge Street area

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.

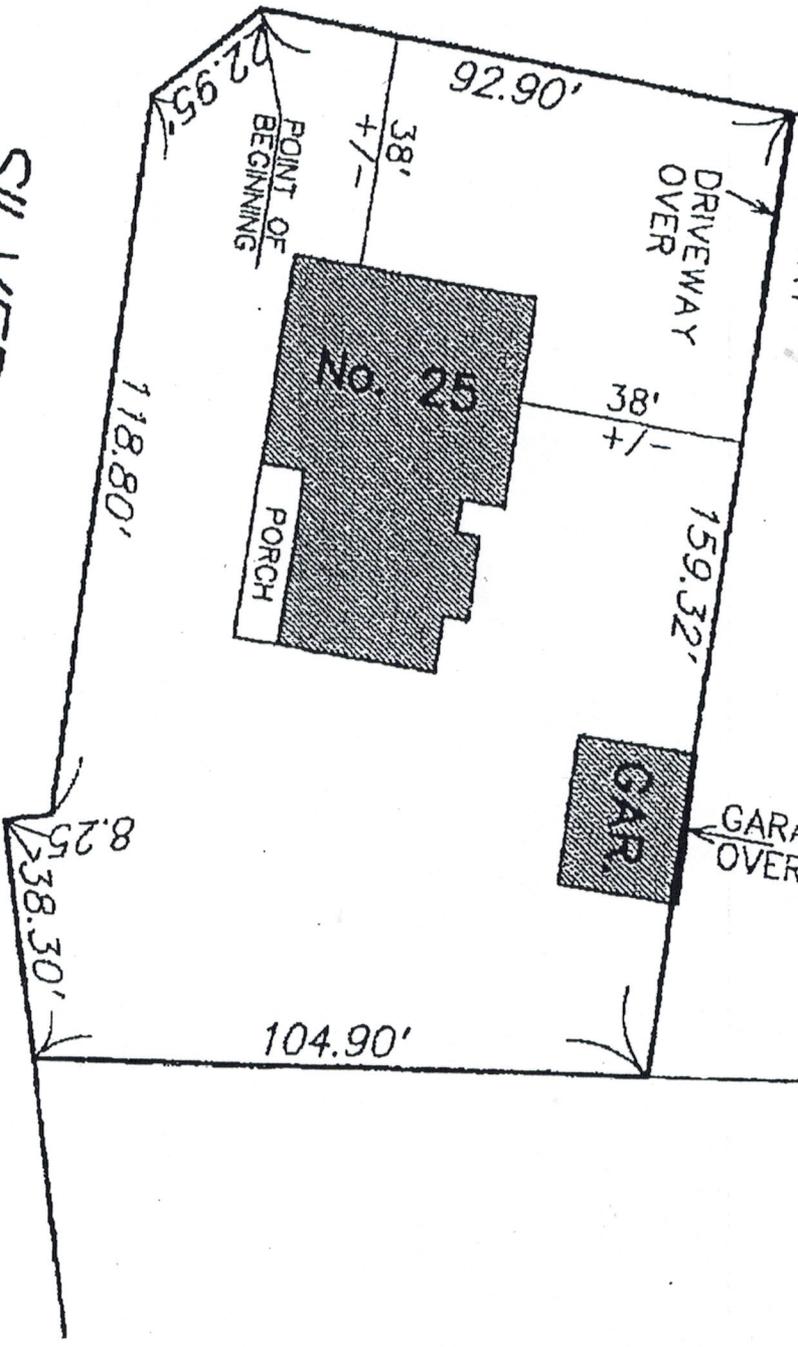
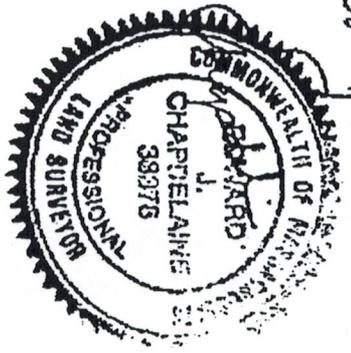
VII. Other permits: NA

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

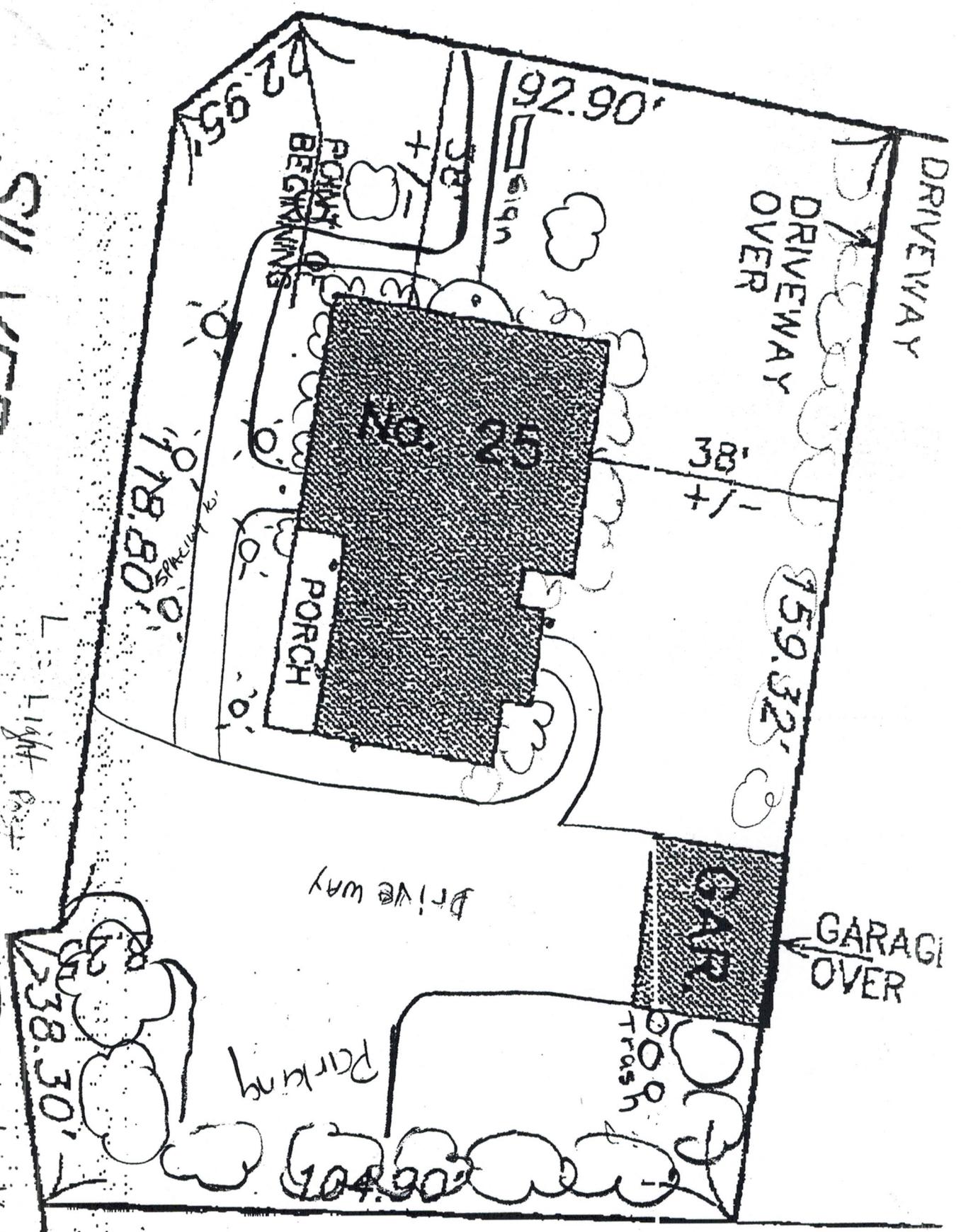
JUDGE

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



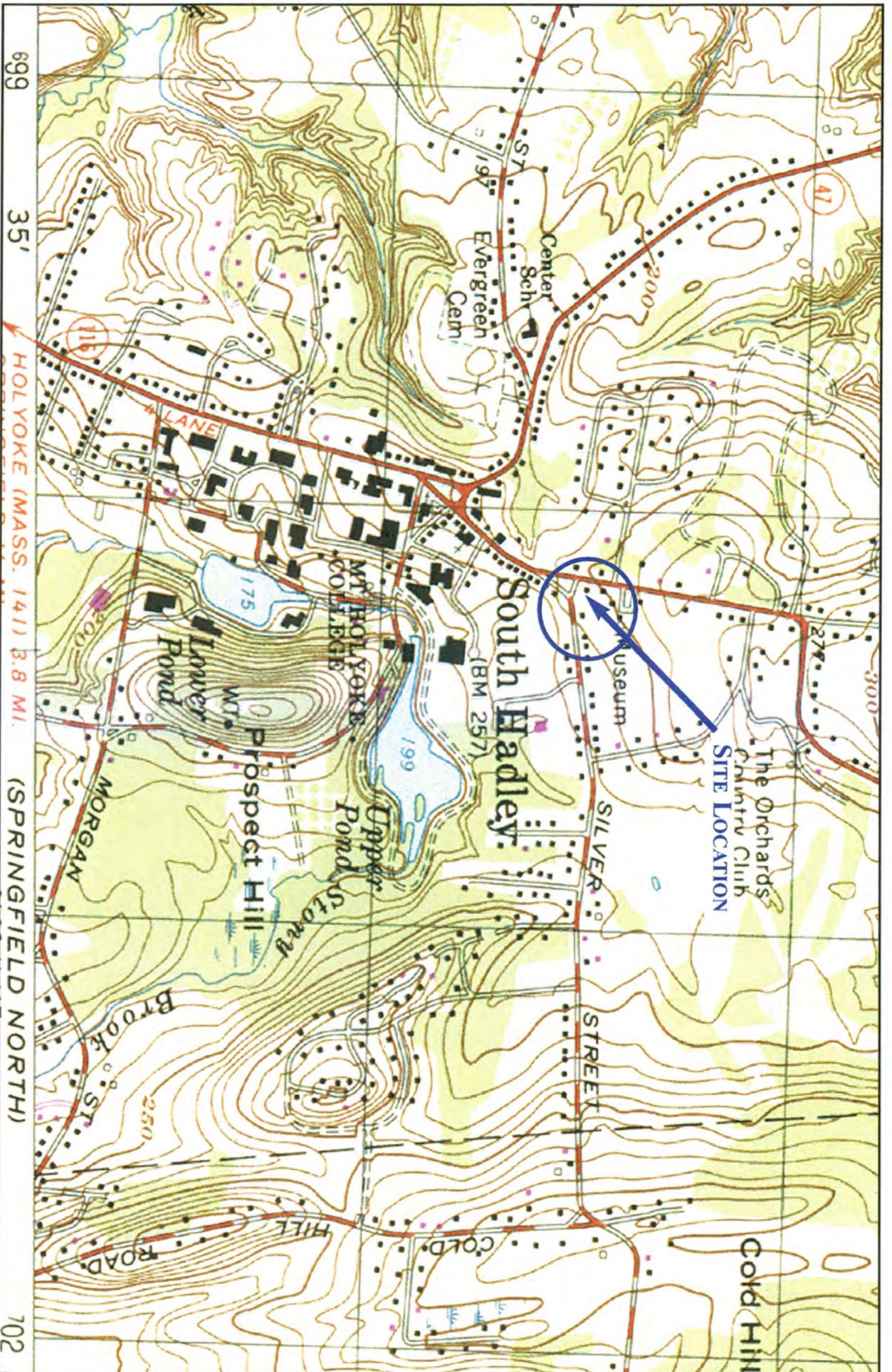
Buffer area



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

255

239

218

219

217

23

31

599.10'

290.35'

294.14'

200'

200'

146.5'

65'

200'

147.96'

147.96'

79'

90.6'

200'

92.0'

159.32'

104.9'

9

406'

22.95'

118.8'

8.5'

155'

324.1'

116.5'

132'

23

136.5'

116.9'

Fire Department 2

STREET

325'

90.22'

139.1'

87.48'

142.0'

200'

200'

146.5'

65'

200'

147.96'

147.96'

79'

90.6'

200'

92.0'

159.32'

104.9'

9

406'

22.95'

118.8'

8.5'

155'

324.1'

116.5'

132'

23

136.5'

116.9'

Fire Department 2

STREET

325'

90.22'

139.1'

87.48'

142.0'

200'

200'

146.5'

65'

200'

147.96'

147.96'

79'

90.6'

200'

92.0'

159.32'

104.9'

9

406'

22.95'

118.8'

8.5'

155'

324.1'

116.5'

132'

23

136.5'

116.9'

Fire Department 2

STREET

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

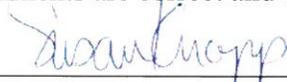
1. Applicant Spectrum Crafts - Susan Knopp, President
Address 70 Orville Drive
Bohemia, NY 11716

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

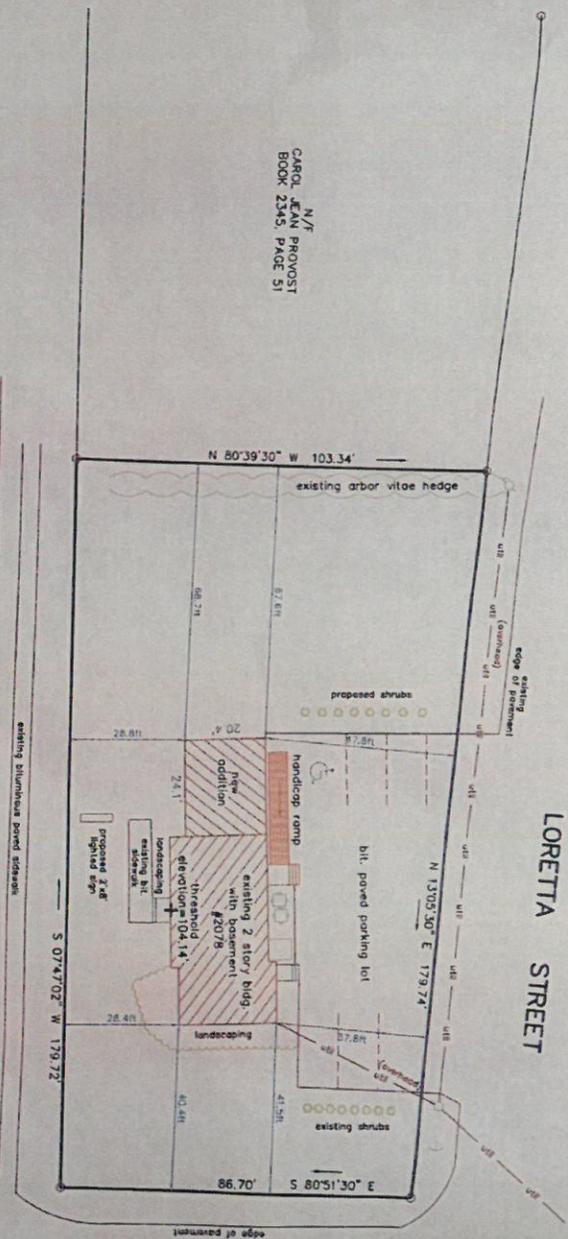
VI - Spectrum Crafts will maintain a professional business at the site during the hours of 8AM and 5PM. Spectrum Crafts currently employs 6 professional employees who will use existing parking on site. Trash will be disposed of by private sanitation. Snow removal and landscaping will be maintained by 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

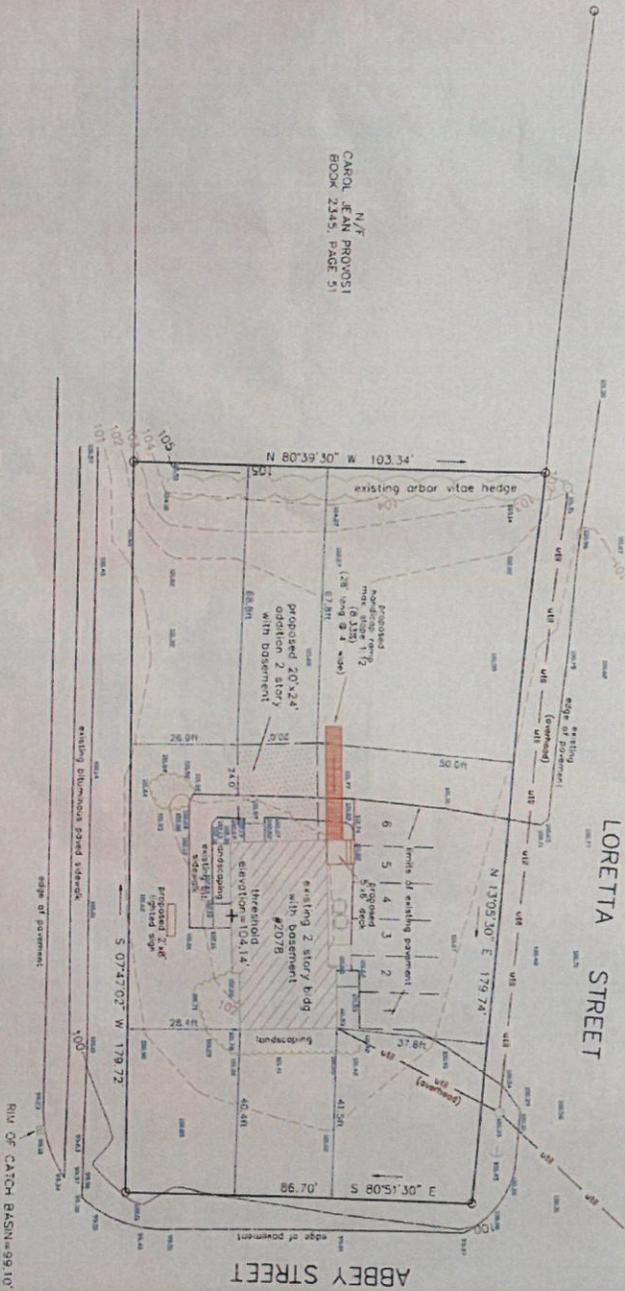


Russell & Ing

"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 AND LAND SURVEYOR
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



"SITE PLAN"
PLAN OF LAND IN
SOUTH HADLEY, MASSACHUSETTS
PREPARED FOR
FAMILY WIRELESS
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)
ehd@hla.com
hla.com



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

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





On Fri, Sep 2, 2016 at 2:07 PM, <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
www.dwcrafts.com

See attached

SOUTH HADLEY PLANNING BOARD REGULAR MEETING

MINUTES OF SEPTEMBER 12, 2016

Draft – Draft

Present: Jeff Squire, Chair; Mark Cavanaugh, Vice-Chair; Brad Hutchison, Member; Melissa O'Brien, Member (arrived 6:09 p.m.); Joan Rosner, Clerk (arrived 6:28 p.m.); and Richard Harris, Town Planner

Mr. Squire called the meeting into session at 6:00 p.m.

Since other members of the Board had not arrived, Mr. Squire stated the Board would begin reviewing the minutes.

8. Minutes

a. August 15, 2016 Planning Board meeting minutes

Mr. Harris referenced the draft minutes which he distributed. The Board members reviewed the draft minutes.

Motion - Mr. Hutchison moved and Mr. Cavanaugh seconded the motion to approve the August 15, 2016 Planning Board Meeting minutes as submitted. The Board voted **Three (3)** out of **Three (3)** members present in favor of the motion.

b. August 15, 2016 Public Hearing (Alvord Street Trees) minutes

Mr. Harris referenced the draft minutes which he distributed. The Board members reviewed the draft minutes.

Motion - Mr. Hutchison moved and Mr. Cavanaugh seconded the motion to approve the August 15, 2016 Public Hearing (Alvord Street Trees) minutes as submitted. The Board voted **Three (3)** out of **Three (3)** members present in favor of the motion.

9. Bills and Correspondence

Mr. Harris referenced a list a list of correspondence provided at the meeting. He also noted that there are no bills ready to be paid.

10. Development Update and Planner's Report

Mr. Harris stated that the update and report are largely provided in the background materials.

He also noted that HAP, Inc. is organizing a tour of two of their developments in Amherst for South Hadley officials. The tour is scheduled for Monday, October 3, 2016. Board members interested in participating are encouraged to RSVP as soon as possible. He distributed a flyer about the tour.

Ms. Rosner noted that she will be unable participate as that is a religious holiday.

(Ms. O'Brien arrived.)

7. Consider Endorsement of Approval Not Required Plan for Matthew and Honora McDonough. Property Location: 148 Woodbridge Street (Assessor's Map #56 – Parcel #66).

Mr. Harris displayed the proposed ANR Plan. He stated that the property is zoned Residence A-1 but the plan merely seeks to create a small parcel which is to be added to the property currently owned by the applicants – it will not create a separate building lot. Therefore, he suggested that the Board could endorse the ANR Plan with the notation that it is not a separate building lot.

Motion - Mr. Cavanaugh moved and Ms. O'Brien seconded the motion to endorse the ANR Plan with the notation that the new parcel is not to be a separate building lot. The Board voted **Four (4)** out of **Four (4)** members present in favor of the motion. Subsequently, Mr. Squire, Mr. Cavanaugh, and Ms. O'Brien signed the plan.

1. Discussion: Can a tree service meet the criteria for a Home Occupation?

Mr. Harris provided some background on the subject reviewing the requirements and restrictions related to a Home Occupation. He stated that this issue, tonight, needs to be viewed from a “conceptual” perspective regardless of the parcel involved. The question is “can a tree serve as described meet the criteria for a Home Occupation”?

Mr. Hutchison suggested that the use needs to be viewed in the context. The intent is to minimize noise impacting the neighbors. This location would seem to meet that intent.

Mr. Squire commented that the use does not fit the criteria. He noted the Class 1 Commercial vehicle restriction in particular. Mr. Harris reviewed how the Board determined that Class 1 Commercial was the most intense that the Board deemed appropriate for a residential area.

Mr. Cavanaugh inquired if there is a difference between “agricultural” and “residential” areas. Mr. Harris suggested that if the “agricultural” property is used residentially and not as a farm, then there is no substantive difference in regards to use as it relates to this question.

Carol Bright, realtor, suggested that the project needs to be viewed in its context.

There was further discussion as to the Home Occupation restrictions and the proposed use.

Jennifer Lester, noting Mr. Hutchison's comments, indicated that the use should be viewed in its context. She described the parcel involved and their proposed use of the property.

(Ms. Rosner arrived.)

Mr. Harris noted that he had raised questions as to whether this use would fit a “Home Occupation” category before the current owner acquired the property. He had scheduled an informational meeting for the prospective purchasers before the Planning Board. However,

the buyers (now the owners) indicated that they would retain their business location in Sunderland.

There was discussion of similar uses having to relocate to an industrial area. Mr. Harris explained the Agricultural exemption and what it would take for this use to “possibly” fit those conditions including having to generate at least 25% of their revenue from items raised on the property. He used a “tree nursery” as a possible example. However, he noted that such a situation is theoretical and steal a “stretch”.

Jennifer Lester inquired if the Board could grant a Special Permit for this location.

Mr. Squire commented that the Board did not have any latitude on the restrictions in the Zoning Bylaw.

The consensus of the Board was that this is not a use, as described, which would fit the Home Occupation criteria.

2. Discussion of the South Hadley Urban Renewal Plan

Mr. Squire said this item will be deferred till the next meeting.

3. PUBLIC HEARING: Proposed Flag Lot Special Permit Application 108 College Street (Applicant requests that it be deferred to September 26, 2016)

Mr. Harris explained that public hearing should not be opened. But the Board should approve the deferral.

Motion - Mr. Cavanaugh moved and Ms. Rosner seconded the motion to defer this public hearing until the September 26, 2016 meeting at 6:45 p.m. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion.

5. Discussion of the Housing Production Plan and Multifamily Study with PVPC staff.

Mr. Squire said this item will be deferred till the next meeting.

6. Discussion of Design Review Bylaws and Fall STM Bylaw amendment proposals

Mr. Squire said this item will be deferred till the next meeting.

11. Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

Mr. Harris stated that there is a possibility that he may not be able to attend the September 26th meeting. If that were the case, the Board could meet without him present or could set a date for the following week to meet.

Ms. Rosner noted that she could not make October 3rd.

All members indicated that October 5th would work. Therefore, the consensus of the Board was that, if the September 26th meeting needed to be cancelled, the matters would be considered at a meeting on October 5, 2016.

Martha Terry, 25 Brainard Street, commented that she understood, from an email from Mr. Harris that the meeting would not begin until 6:30 p.m. Mr. Harris explained that the Board had a quorum and, after he sent that initial email, he sent a follow up email indicating that if the Board had a quorum there were some items that the Board could and would consider.

Martha Terry, 25 Brainard Street, indicated that she and another person were particularly interested in item #3. Mr. Squire commented that the Board explained that the proposed Tree Service would not fit into a Home Occupation category. Martha Terry, 25 Brainard Street indicated she concurred and was pleased with the Board's conclusion.

There only being the public hearing scheduled for 7:15 p.m., Mr. Squire recessed the meeting at 6:50 p.m.

Mr. Squire called the meeting back to order and then recessed the meeting for the public hearing at 7:15 p.m.

4. PUBLIC HEARING: Proposed 12-unit multifamily development 1 Canal Street (Canal, Main, and High Streets)

The Public Hearing was held. (See minutes of Public Hearing.)

The meeting reconvened at 8:10 p.m.

12. Adjournment

Motion – Ms. O'Brien moved and Mr. Cavanaugh seconded the motion to adjourn. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion. The meeting was adjourned at 8:12 p.m.

Respectfully submitted,

DRAFT

Richard Harris, Recorder

Attachment A

List of Documents Reviewed in September 12, 2016 Planning Board Meeting

Document

Planning Board Meeting Agenda and
Background Information
Zoning Bylaw
ANR Plan – 148 Woodbridge Street
Tree Service Proposal
Application and Plans for Canal Street
Multifamily Development

Record Location

Planning Board Agenda Packet Files

Planning Board Files
Planning Board Plan Files
Planning Board Agenda Packet Files

Planning Board Project Files

SOUTH HADLEY PLANNING BOARD PUBLIC HEARING

**REQUEST SPECIAL PERMIT FOR MULTIFAMILY DEVELOPMENT
ORANGE PARK MANAGEMENT, LLC – CANAL STREET**

MINUTES OF SEPTEMBER 12, 2016

Draft - Draft

Present: Jeff Squire, Chair; Mark Cavanaugh, Vice-Chair; Joan Rosner, Clerk; Brad Hutchison, Member; Melissa O'Brien, Member; and Richard Harris, Town Planner

Mr. Squire called the public hearing to order at 6:7:16 p.m.

Ms. Rosner read the notice of the Planning Board public hearing:

The South Hadley Planning Board, in accordance with the provisions of Chapter 40-A, Section 11, Massachusetts General Laws, will hold a public hearing on Monday, September 12, 2016 at 7:15 p.m. in Selectboard Meeting Room of the Town Hall to discuss the application of Orange Park Management LLC; P. O. Box 35; Chicopee, MA for a Special Permit under Section 5(E) of the Town's Zoning By-Law to develop a 12 unit multifamily development on the subject property. The subject property is identified as generally being at the intersection of Canal Street, High Street, and Main Street and identified on Assessor's Map Number #**4D** as Parcel #**15**.

Plans and related materials may be viewed at the office of the Planning Board during normal office hours (8:30 a.m. to 4:30 p.m.).

Any person interested or wishing to be heard regarding this application should appear at the time and place designated.

Joan Rosner, Clerk
South Hadley Planning Board

Published: Friday, August 26, 2016
Friday, September 2, 2016

Mr. Squire invited the applicant to present their proposal.

Pat G _____, principal of Orange Park Management, LLC and Ray Hervieux, architect were present to represent the application.

Ray Hervieux, architect, using a copy of the plans submitted with the application, reviewed the various plans for the project:

- Floor Plans - He noted that the application refers to a 3-bedroom unit but it is really a flexible space plan as they recognize some persons will want a study, storage space, or a third bedroom or a guest bedroom as a multipurpose room. They are trying to introduce elements desired by most buyers.
- Elevation Plans
- Site Plan – they are proposing an “ornamental fence” to surround the property as it provides a little bit of control of the space. The plan is designed to avoid any visual obstruction. They are proposing a crosswalk to the new library – the location is flexible. Some changes are necessary in the electrical arrangement to address needs of SHELD.
- Landscape Plan. The plants are chosen for hard conditions with low maintenance requirements. Some plants are proposed for the tree belt.

Mr. Squire stated that the Board will offer questions/comments first and then the public will be invited an opportunity to pose questions and comments.

Mr. Squire commented that there were omissions in the submission package that the Board typically looks to review including:

- Photometric plan – even if the only outside lighting is on the buildings, given the close proximity to the other buildings in the area, the lighting impact is important.
- Stamped plans – none of the plans were stamped and there it is unclear as to the plans prepared by the surveyor and the subsequent plans.
- Erosion Control plan
- Site Plan Materials details
- Privacy fence details – important to know what it is going to look like
- Management plan – snow and trash in particular
- Drainage plan – recognizing that the site is not large enough to require a Stormwater Management Permit, it is still important to know how the drainage will be handled and if the site will handle it.

Ray Hervieux responded with some clarification as to the driveway and curb plans.

Mr. Harris noted that the new project will have less impervious surface than the prior development of this site.

There was discussion as to whether the DPW would be commenting on the drainage aspects of this project and the location of the crosswalk – what is on the opposite side.

Mr. Squire noted that the crosswalk needs to line up with access on the opposite side.

Mr. Hutchison questioned about the architectural context of the proposal – how does it fit in with the surrounding building types, etc. He inquired as to the impetus to “screen out” the housing form the surrounding neighborhood as the plan does not seem to engage with the neighborhood. He noted that all living spaces are upstairs and not at street level. He opined that it may help to remove the lattice from around the decks.

Ray Hervieux stated that they don't have to put in the lattice work. They wanted to screen the trash cans, etc. He described the entryways.

Ms. O'Brien suggested another type of planting instead of the lattice work. She asked if the parking is all asphalt.

Ray Hervieux indicated they plan to pave the parking areas.

Mr. Squire asked if there were restrictions on parking in the setback areas. Mr. Harris stated that for the size of the parking areas there are no restrictions.

Mr. Cavanaugh questioned the adequacy of the depth of the parking spaces off the road. He noted that it appears to be only 16 feet from the property line to the garage – it seems tight. Ray Hervieux responded that the Zoning Bylaw does not have a minimum dimension requirement for the parking spaces. The space Mr. Cavanaugh was referring to would accommodate a "Mercedes".

Mr. Cavanaugh commented that the 16 feet would only accommodate a 14 foot vehicle – that appears tight.

There was further discussion as to the maneuvering of vehicles in and out of the parking spaces. It was noted that a car would have to back into the street to allow another car to exit the garage – in several instances.

Mr. Squire offered comments regarding the landscaping plan.

Mr. Squire asked if the Town Planner was aware of the wording of the "sight easement" abutting Main Street. Mr. Harris stated he had not seen the language and he would ask the Town Administrator regarding this matter. Mr. Squire suggested that it would help the Board to understand what they could require for fencing, landscaping, etc. in that area if they had the wording of the easement.

Mr. Hutchison queried about the access routes to the street from the dwellings. He suggested that there should be more "direct connection" to the street. While he stated he wants to maintain the green space, the location of some of the walks should be shifted. There was discussion regarding the placement of the walks relative to the driveways and parking areas.

Mr. Hutchison suggested that the area is mostly single-family and the Board is okay with increased density.

Mr. Squire asked if the HVAC mechanical equipment will be screened. Ray Hervieux responded that they would be screened.

Mr. Squire asked if the Board members had any further questions or comments at this time. Members indicated they did not. Therefore, Mr. Squire invited comments/questions from the public.

Frank DeToma, 31 Ashfield Lane asked if about the type of siding. He noted that this site is in the “Smart Growth District” and the Planning Board has adopted Design Guidelines for the district. Ray Hervieux responded that it will be “hardy board” siding. Mr. Harris noted that the Design Guidelines that Mr. DeToma referred to only applies if a project is using the Smart Growth District provisions and, in this instance, he stated they are not doing so. Mr. Harris noted that the Smart Growth District would allow approximately 22-23 dwellings on this site – by right without a Special Permit.

Gillian Woldorf, _____ stated that this project is out of scale with the area and do not “fit in”. She noted that the 37 foot high elevation and 3 stories is not found in the surrounding residential properties. The buildings all face inward and do not have a “street front”. She expressed concerns about how the parking spaces could work – cars having to back out onto the street to let a car out of the garage, for example. She suggested fewer units would mean few cars.

Mitch Resnick, 41 Ashton Lane, asked to have the easement issue clarified. He expressed concern about the trash, and the parking arrangements. He said he would rather not see the lattice work.

_____ Robinson, 12 Canal Street expressed concern about the lack of on-street parking. They noted that the Town installed a curb which resulted in parking on only one side of the street. There is not adequate parking at the present time. This development will cause more on-street parking.

Joseph Rodio, Library Director, suggested that instead of using a “Mercedes” for the parking assessment, an Odyssey would be more appropriate. He stated that parking is an issue in the area. He asked about the SHELD engineer comments and whether the electrical work will require the Library to go without service.

Ray Hervieux and Pat G _____ reviewed the discussions that they have had with the SHELD engineer. The pole with 3-phase service does need to be relocated. That will be done at the developer’s expense, but they will need Verizon approval. Mr. Harris and others noted that replacement of electrical services as a result of construction is common and there is no reason to expect an interruption of service for the library or anyone else as a result of replacing the pole.

Gill Woods, realtor reviewed the background on the developer’s proposal and his experience at selling condos in South Hadley.

John _____ stated that snow removal will be interesting given the tight site. Mr. Squire stated that will need to be addressed in the Management Plan.

_____ Sullivan, 12 Canal Street stated that the project is too dense for the area. She didn’t understand the landscaping plan and did not realize that a fence was being proposed.

Bobby Merchant, _____ Canal Street, stated that the proposed 42” fence will be a visual obstruction.

Pat G _____ stated that they will move the fence back out of the “sight easement” area. There was further discussion regarding the issue of visual obstruction and the “sight easement”.

Frank DeToma, 31 Ashfield Lane, stated that the Selectboard is very aware of the “sight easement” issue and concerns regarding the visual obstructions related to traffic.

Gillian Wolford asked about the proposed prices for the units. Mr. Harris suggested that the topic of the proposed prices is not a matter that relates to the Planning Board’s criteria for consideration; therefore, the matter should not be discussed. He suggested that discussion of prices could be viewed as an “exclusionary” interest.

Gill Woods, stated that this will be the most expensive residential investment in the Falls in many years.

Mitch Resnick asked if the DPW comments would address safety, etc. Mr. Harris stated that the DPW is not expected to address safety as the Police, Fire, and DPW had previously indicated (in the preliminary meetings) that the plan did not pose a public safety issue.

Mr. Squire asked if there were further comments. There being none, he inquired as to a continuation date and time for the hearing. Mr. Harris suggested September 26, 2016 at 7:30 p.m.

Motion – Ms. Rosner moved and Mr. Cavanaugh seconded the motion to continue the public hearing until September 26, 2016 at 7:30 p.m. The Board voted **Five (5)** out of **Five (5)** members present in favor of the motion.

Mr. Squire announced that the public hearing is continued until September 26, 2016 at 7:30 p.m.

Respectfully submitted,

DRAFT

Richard Harris, Recorder

SOUTH HADLEY PLANNING BOARD

BILLS & CORRESPONDENCE

September 26, 2016

BILLS PAYABLE

- None
-

Letters & Memos

- Letter of support of Mr. & Mrs. Richard Todrin dated September 19, 2016 from Ann Furnelli for the Special Permit on 25 Woodbridge Street

Town Department Comments on Pending Projects

-

Town Department Agendas & Minutes

-

Legal Notices

Amherst

- Town of Amherst Planning Board Notice of Filing Decision on Site Plan Review for removal of existing driveway and curb cut off Northampton Road and construction of new driveway and new curb cut off Kendrick Place at 49 Northampton Road
- Town of Amherst Planning Board Notice of Public Hearings on Zoning – Inclusionary Zoning by adding language to require compliance with Inclusionary Zoning requirements for projects that are permitted by Site Plan Review and for which the applicant request a Special Permit for dimensional modification and Zoning – Site Plan Review Applicability replacing Applicability in its entirety and replacing it with language to clarify when Site Plan Review is required and to provide for administrative approval for minor alterations to building exterior or site and to amend Use Classification and Standards to delete the reference to “by right” with regard to Site Plan Review and to delete Footnote 1
- Town of Amherst Planning Board Notice of Public Hearing on Planning Board Rules & Regulations to add a calculation of affordability requirement for projects that request a Special Permit for dimensional modification and change the words “Sketch Plan” to “Yield Plan”
- Town of Amherst Planning Board Notice of Public Hearing on SPR2017-00005 Site Plan Review approval for replacement of front and rear entrance doors at 62 Main Street and SPR2017-00006 Site Plan Review for construction of a new fence at 362 Henry Street

Chicopee

-

Legal Notices (continued)

Granby

- Town of Granby Planning Board Notice of Public Hearing on Site Plan Review to construct an addition and renovations to the Granby Elementary School – East Meadow School including associated parking and site improvements at 393 East Street
- Town of Granby Planning Board Notice of Public Hearing on Site Plan Review to expand existing childcare facility by construction a new building addition, expanded parking and related site improvements at 38 and 40 Pleasant Street
- Town of Granby Planning Board Notice of Decision to DENY Special Permit for an internally illuminated wall sign greater than 9 square feet

Hadley

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Holyoke

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News Articles

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Publications

- Mass DHCD, **Fall 2016 Course Descriptions.**