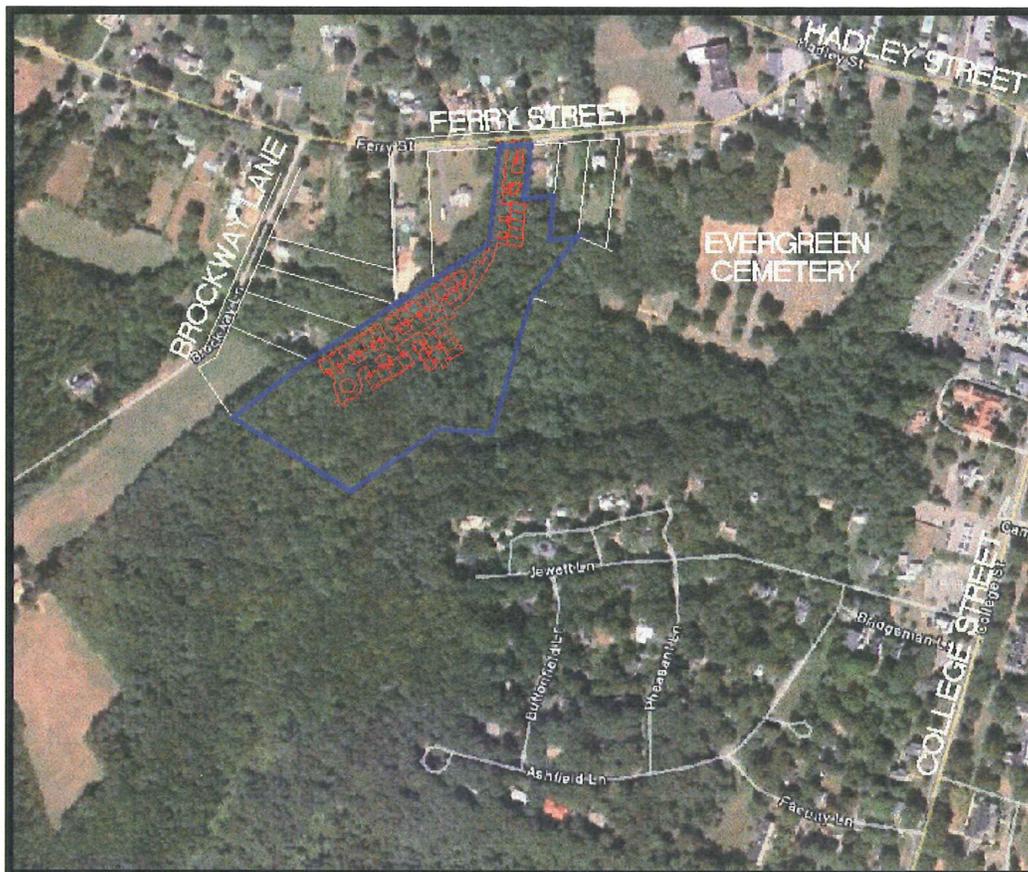


**SPECIAL PERMIT &
FORM H SUBDIVISION FILING**

**RIVERCREST CONDOMINIUMS
FERRY STREET
SOUTH HADLEY, MA**



Prepared for:

Rivercrest Condominiums LLC
c/o Craig Authier
1421 Granby Road
Chicopee, MA 01020

Prepared by:

HERITAGE SURVEYS, INC.

Professional Surveyors and Engineers

241 College Highway & Clark Street
Post Office Box 1
Southampton, MA 01073
(413) 527-3600

HSI No: 5560-100113
April 15, 2011

HERITAGE SURVEYS, INC.

*Professional Surveyors and Engineers
241 College Hwy & Clark St, P O Box 1
Southampton, Massachusetts 01073-0001*

*Bruce A. Coombs, President
Professional Surveyor, MA, CT & VT
E-mail: bruce@heritagesurveys.com*

*Telephone (413) 527-3600
Facsimile (413) 527-8280
Website: heritagesurveys.com*

April 15, 2011

Town of South Hadley
Planning Board
116 Main Street, Room 204
South Hadley, MA 01075

RE: Special Permit & Form H Subdivision
and Stormwater Permit
Rivercrest Condominiums
Ferry Street
South Hadley, MA 01075
HSI Job #5560-100113

Dear Planning Board Members:

On behalf of our client, Rivercrest Condominiums LLC, c/o Craig Authier, please find enclosed our application for the construction of thirty-one (31) multi-family dwelling units and supporting infrastructure, to be located on a 10.831 acres (471,820 sq. ft.) vacant wooded lot on the southerly side of Ferry Street, approximately 700 feet from the intersection of Brockway Lane to the west, under the condominium form of ownership, by special permit as provided in the Town of South Hadley Zoning Bylaw, Section 5(D) Use Regulation Schedule and Section 6.00 of the Town's Subdivision Rules and Regulations for a "Form H" Subdivision (Application for Approval of More Than One Building For Dwelling Purposes Per Lot).

The format for this submission follows the Town's new "Filing Instructions-Rules and Regulations" for a special permit that were recently developed. Also included is a Stormwater Management Report for a Stormwater Permit in accordance with the Town of South Hadley's Stormwater Management Bylaw.

The Planning Board Filing includes the following items:

1. Eleven (11) copies of plans entitled, Rivercrest Condominiums – Sheets 1 - 9 dated April 15, 2011.
2. Eleven (11) copies of reduced scale 11x17 plans entitled, Rivercrest Condominiums – Sheets 1-9, dated April 15, 2011
3. A digital copy of the above referenced plans, sent via email
4. One original (1) Form H (also within the Special Permit & Form H Subdivision Filing).
5. One original (1) Form SP (also within the Special Permit & Form H Subdivision Filing).
6. Eleven (11) Special Permit & Form H Subdivision Filing, dated April 15, 2011.
7. Eleven (11) copies of Stormwater Management Report, dated April 15, 2010.
8. One check #3001 addressed to the Town of South Hadley in the amount of \$975.00 – Form H filing fee.
9. One check #3002 addressed to the Town of South Hadley in the amount of \$1750.00 – Form SP filing fee.

We would appreciate your directing any correspondence regarding the above referenced filing to Rivercrest Condominiums LLC, c/o Craig Authier, 1421 Granby Road, Chicopee, MA 01020, (413) 537-4231, with copies of the same to Heritage Surveys, Inc.

Sincerely,



Mark P. Reed

cc: Rivercrest Condominiums LLC

CONTENTS

FILING

- **SPECIAL PERMIT - FORM SP**
- **APPLICATION FOR APPROVAL OF MORE THAN ONE BUILDING FOR DWELLING PURPOSED PER LOT - FORM H**
- **COPY OF CHECKS FOR FILING FEES**
- **LIST OF PRE-APPLICATION MEETINGS**
- **PROJECT NARRATIVE**
(FOLLOWS OUTLINE CONTAINED IN THE RULES AND REGULATIONS - FILING INSTUCTIONS)
- **LETTER CERTIYING ABUTTERS LIST**
- **LIST OF ABUTTERS**

ATTACHMENTS

- **#1 ORTHOPHOTO MAPS WITH SITE OVERLAY**
- **#2 WATER SUPPLY PROTECTION OVERLAY DISTRICT**
- **#3 PICTURES OF HOUSE STYLES**
- **#4 EXAMPLE FLOOR PLAN**
- **#5 SUBJECT PROPERTY & PROPERTY WITHIN 300' - ASSESSORS MAP**
- **#6 PRELIMINARY SINGLE FAMILY SUBDIVISION PLAN**
- **#7 PICTURE OF SURROUNDING PROPERTIES**
- **#8 EXECUTIVE ORDER 418 COMMUNITY DEVELOPMENT PLAN**
- **#9 VINYL PICKET FENCE EXAMPLE**
- **#10 SIGN EXAMPLE**

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:

The construction of thirty-one (31) dwelling units and supporting infrastructure, to be located on a 10.831 acres (471,820 sq. ft.) vacant wooded lot on the southerly side of Ferry Street, approximately 700 feet from the intersection of Brockway Lane to the west.

APPLICABLE SECTIONS OF THE ZONING BYLAW:

Special Permit as required under the Zoning By-Laws, 5(D) Use Regulation Schedule, Residential A-1 Zoning District, Multi-family dwelling for more than three families

1. Applicant Rivercrest Condominiums LLC, c/o Craig Authier

Address 1421 Granby Road

Chicopee, MA 01020

Telephone (413) 537-4231

Email Address: craig_authier@yahoo.com

2. Owner (if not applicant) **Ferry Street Nominee Trust**

Address **1421 Granby Road, Chicopee, MA 01020**

Email Address: **craig_authier@yahoo.com**

3. Site Plan Preparer **Heritage Surveys, Inc.**

Title or License **Professional Surveyor and Professional Engineer**

Address **241 College Highway & Clark Street, P.O. Box 1, Southampton, MA 01073**

Telephone **(413) 527-3600**

Email Address: **mark@heritagesurveys.com**

4. Deed of property recorded in the Hampshire County Registry of Deeds,
Book **9221** Page **293**
5. Location and description of property (street and number if any) _____
A 10.831 acres (471,820 sq. ft.) vacant wooded lot on the southerly side of Ferry Street, approximately 700 feet from the intersection of Brockway Lane to the west.

Assessors Map # **47** Parcel # **76**

6. The subject property is presently in zoning district(s): **A-1**
7. Is the subject property located within one or more of the Master Plan's Land Use Area Districts? **No** If so, in which of the districts or areas? _____
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.

CR a, Pres

Signature of Applicant

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 _____

FORM H

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

Date _____

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 Rivercrest Condominiums LLC, c/o Craig Authier
Address 1421 Granby Road, Chicopee, MA 01020 Telephone (413) 537-4231
 2. Owner (if not applicant) Ferry Street Nominee Trust
Address 1421 Granby Road, Chicopee, MA 01020
 3. Name of Development Rivercrest Condominiums LLC
 4. Engineer or Surveyor Heritage Surveys, Inc.
Address 241 College Highway & Clark Street, P.O. Box 1, Southampton, MA 01073
 5. Deed of property recorded in the Hampshire County Registry of Deeds,
Book 9221 Page 293
 6. Location and description of property The property is a 10.831 acre vacant wooded parcel of land located on the southerly side of Ferry Street, approximately 700 feet from the intersection of Brockway Lane.
- Map # 47 Parcel # 76

CRA, Inc
Signature of Applicant

Town Clerk:

Date of Submission _____

Signature _____



RIVERCREST CONDOMINIUMS LLC
 1421 GRANBY RD.
 CHICOPEE, MA 01020

REMITTANCE ADVICE

53-7186-2118

3001

PAY <u>SUM OF</u>		<u>975.00</u>		DOLLARS	CHECK AMOUNT	Security Features Included. Details on back.
DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.			
12/21/10	Town of So Hadley	200#35/unit (31 units) 200#775	3001		\$ 975.00	

 **CHICOPEE SAVINGS**
 70 CENTER STREET, CHICOPEE, MASS. 01014

[Handwritten Signature]

⑈00300⑈ ⑆211871866⑆ 0699 0015833⑈



RIVERCREST CONDOMINIUMS LLC
 1421 GRANBY RD.
 CHICOPEE, MA 01020

REMITTANCE ADVICE

53-7186-2118

3002

PAY **SUM OF** **1750** DOLLARS

CHECK AMOUNT Security Features Included. Details on back.

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.
12/21/10	Town of Southley (SPECIAL PERMIT)	\$200 + \$50/UNIT (SUNITS)	3002

\$ 1750.00



CHICOPEE SAVINGS
 70 CENTER STREET, CHICOPEE, MASS. 01014

⑈003002⑈ ⑆211871866⑆ 0699 0015833⑈

McBee® One-Writes



TOWN OF SOUTH HADLEY

Board of Assessors
116 Main Street, Room 104
South Hadley, MA. 01075-2896

www.southhadleyma.gov

HAZEL R. SNOPEK
Chairman

FRANCIS M. CONTI
Clerk

KEVIN E. TAUGHER
Member

MELISSA L. COUTURE
Associate Assessor

Phone: 413-538-5017 ext. 202
Fax: 413-538-7565
Email: mcouture@southhadleyma.gov

April 1, 2011

Lisa Narkiewicz
Heritage Surveys, Inc.
241 College Highway & Clark Street
P.O. Box 1
Southampton MA 01073

Dear Lisa:

We the South Hadley Board of Assessors, hereby certify that the attached list represents, to the best of our knowledge, parties in interest as defined by Mass. General Laws Chapter 40A Section 11, to Map 47 Parcel 76.

To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available to our office.

Sincerely,


Melissa L. Couture
Associate Assessor

MLC/mc

ABUTTERS LIST FOR MAP 47 PARCEL 76
SOUTH HADLEY, MA

Map	Cut	Bloc	Lo	Un	Map	Cut	Bloc	Lot	Cu	Uni	Cu	Location	Grantee	Mailing Address	City	St Zip
45	42											BROCKWAY LN	GRANT CLIFFORD P	64 FERRY ST	SOUTH HADLEY	MA 01075-1042
46	1											BROCKWAY	STUEBER KRISTIN TRUSTEE	24 BROCKWAY	SOUTH HADLEY	MA 01075
46	2											26 JEWETT LN	DOBOSH PAUL A	26 JEWETT LN	SOUTH HADLEY	MA 01075-1361
46	3											24 JEWETT LN	WALSH THERESA B	24 JEWETT LN	SOUTH HADLEY	MA 01075
46	68											JEWETT LN	MOUNT HOLYOKE COLLEGE	50 COLLEGE ST	SOUTH HADLEY	MA 01075-1404
47	22											23 FERRY ST	HOLMES KEITH M	23 FERRY ST	SOUTH HADLEY	MA 01075-1041
47	23											21 FERRY ST	GARAND JASON D	21 FERRY ST	SOUTH HADLEY	MA 01075-1041
47	31											19 FERRY ST	CLEARY JOHN F	19 FERRY ST	SOUTH HADLEY	MA 01075-1041
47	50											10 FERRY ST	MACLEAN HELEN H	10 FERRY ST	SOUTH HADLEY	MA 01075-1040
47	51											12 FERRY ST	PIRES FERNANDO	12 FERRY ST	SOUTH HADLEY	MA 01075-1040
47	52											14 FERRY ST	ROBERTS ROLAND L	14 FERRY ST	SOUTH HADLEY	MA 01075
47	53											14 FERRY ST	ROBERTS ROLAND L	14 FERRY ST	SOUTH HADLEY	MA 01075
47	54											20 FERRY ST	DRAKE KRISTEN M	20 FERRY ST	SOUTH HADLEY	MA 01075-1040
47	55											42 FERRY ST	WALTER CLIFFORD JR	42 FERRY ST	SOUTH HADLEY	MA 01075
47	56											46 FERRY ST	WALTER CLIFFORD JR	46 FERRY ST	SOUTH HADLEY	MA 01075
47	63											11 BROCKWAY LN	COTTON JEREMY J	46 FERRY ST	SOUTH HADLEY	MA 01075-1040
47	64											FERRY ST	MACHAK RAYMOND M	11 BROCKWAY LN	SOUTH HADLEY	MA 01075-1036
47	65											COLLEGE ST	EVERGREEN CEMETERY ASSOC	PO BOX 451	SOUTH HADLEY	MA 01075-0451
47	66											BROCKWAY LN	MOUNT HOLYOKE COLLEGE	50 COLLEGE ST	SOUTH HADLEY	MA 01075-1404
47	67											15 BROCKWAY LN	GRANT CLIFFORD P	64 FERRY ST	SOUTH HADLEY	MA 01075-1042
47	68											BROCKWAY LN	HEALY JANE A	PO BOX 777	SOUTH HADLEY	MA 01075-0777
47	70											36 FERRY ST	GRANT CLIFFORD P	64 FERRY ST	SOUTH HADLEY	MA 01075-1042
47	72											34 FERRY ST	WHITE JOANNE M	36 FERRY ST	SOUTH HADLEY	MA 01075-1040
47	74											HADLEY ST	BROUGH SCOTT R	34 FERRY ST	SOUTH HADLEY	MA 01075
													EVERGREEN CEMETERY	PO BOX 451	SOUTH HADLEY	MA 01075-0451

Record Count: 24

Parcel Count: 24

Pre-application Meetings

Members of the development team met with Town Representatives as follows:

- | | |
|-------------------|---|
| May 24, 2010 | Meeting with Town Planner Richard Harris |
| June 7, 2010 | Informational Meeting with South Hadley Planning Board |
| June 28, 2010 | Follow-up to Info. Meeting with South Hadley Planning Board |
| October 26, 2010 | Meeting with Mr. Mark Aiken, Water District No.2. |
| December 8, 2010 | Meeting with Trustees of Village Green Cemetery ---- review of plans |
| December 29, 2010 | Meeting with South Hadley Police Chief ---- plan review for intersection and roadway layout for safety and access by emergency vehicles. |
| December 29, 2010 | Meeting with Fire Chief and Water Superintendent - District 2 ---- review of plans for roadway layout for safety and access for emergency vehicles, hydrant location, potable water lines and sprinkler lines. Discussion of length of roadway exceeding 800 feet – not an issue with the Fire Chief. |
| January 13, 2011 | Meeting with Town Planner, DPW Superintendent, Conservation Commission Staff. |
| January 19, 2011 | Meeting with Town Planner |

II. Application Support Documentation

a). Narrative Description of the Proposed Use or Activity

EXISTING CONDITIONS

The site consists of 10.831 acres (471,820 sq. ft.) of vacant wooded land located on the southerly side of Ferry Street, approximately 700 feet from the intersection of Brockway Lane to the west, and within walking distance easterly to the Town Common. The subject property, identified as Parcel #76 on Assessor's Map #47 consists of 465,271 sq. ft. (98.6%) in the Residence A-1 (RA-1) District and 6,549 sq. ft. (1.4%) in the Agricultural District. The triangular section of land zoned agriculture at the westerly corner of the property is a mix of both upland and wetlands which is to remain undeveloped. The site has 101.84 feet of frontage along Ferry Street.

The Town of South Hadley's Zoning Bylaw in Section 5(D) Use Regulation Schedule, under the Use Classification - Residential provides for the development of "multi-family dwellings for more than three families" which "includes detached dwellings where the underlying and/or adjacent land is owned in common by an association of the dwelling owners" by special permit from the Planning Board.

PROPOSED PROJECT

The total area of this residential subdivision (10.831 acres) consisting of 4.934 acres (214,950 sq. ft.) of development area and 5.897 acres (256,870 sq. ft.) of open space area which is 46 percent and 54 percent respectively of the subject property.

The style and number of each type of the dwelling unit as set forth in the Table on Sheet 3 of 9 consists of eighteen (18) one (1) story units and thirteen (13) two (2) story units with garages. The living area of the units ranges from 1,240 sq. ft. to 1,771 sq. ft. The Towns' Zoning Bylaw parking regulations require two (2) parking spaces per dwelling unit for a total of 62 spaces. Design of this project provides for a total of sixty-two (62) parking spaces at the units and an additional ten (10) parking spaces within the development for a total of seventy-two parking spaces.

The Landscaping Plan (Sheets 8 & 9), prepared by Mr. William A. Canon, Landscape Architect, has incorporated into it several of the acceptable types of trees and plantings listed as acceptable in the Town's Subdivision Regulations. Sheet #8 is the unit planting plan and Sheet #9 the site planting plan.

b). Photographs.

Attached are aerial views of the existing site conditions. (See Attachment #1)

c). 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

Subsections (A) through (I) ----N/A

Subsection (J) Flexible Development --- See Section V. i) of this Document

Subsection (K) ---- Fences---- The only fence proposed is located along the proposed roadway at the entrance to the development. It will be non-hazardous construction and not likely to endanger the health or safety to the public.

Subsection (L)----N/A

Subsection (M)---- N/A

Subsection (N)----Water Supply Protection District---- The site is not within the Water Supply Protection

Overlay District (See Attachment #2) The subject property is serviced by the municipal sewer system and is within the South Hadley Fire District 2 and is supplied water by Water District 2. Storage of hazardous materials is limited to storage of normal household use and for outdoor maintenance.

Subsection (O) through (U)----N/A

South Hadley Zoning Bylaw

Section 8

Subsection (A), (B)----N/A

Subsection (C), (D)----Compliant.

Subsection (E)----N/A

Subsection (F)----Signs---- See Section IV, 1), I), 2) c) and V b)

Subsection (G)----Off-Street Parking----

Location - All parking facilities are located on the same lot with the principal use they are required to serve.

Size and surfacing - All spaces are a minimum of nine (9) feet wide and one-hundred eighty (180sf) square feet in area.

Along with the sixty two (62) parking spaces required, there are ten (10) additional parking spaces provided all of which are located a minimum of twenty-four (24) feet from the property line and the existing vegetation within the 24 feet dimension will remain as a buffer to adjacent properties.

Subsection (H) through (O)---- N/A

d). Master Plan Consistency Statement.

The following narrative summarizes this project's consistency with the Town's "Land Use Area Vision Statements" in the adopted Master Plan.

A stated objective of the Town is a variety of housing options to meet its' residents needs. The objective of this development is to provide a choice of housing type on land zoned for residential use with existing residential development abutting it. This project will preserve more than 50% of the land in open space and/or undeveloped. It also addresses an important development objective of the **Master Plan** by providing infill residential development, zoned residential, which also provides pedestrian connectivity for its residents to the Town Center/Town Common area and the College, all with their many functions, activities and resources available to the Town residents, and hopefully improved pedestrian connectivity in the near future by the town to the Connecticut River, restaurant and all the potential activities there.

It is important to note that this development directly addresses a major component of the Town's new **Master Plan** - in particular the **Land Use Area Visionary Statement - Character and Compatibility of Multi-family developments** section. The Vision stresses a viable housing market and economic development strategy that partly depends on having a diverse housing supply. This development has been designed to act as a transitional buffer between the existing residential development to the west and the mix of residential developmental types to the east leading to the commercial/economic center of the Village Commons area. In siting this development a great emphasis has been placed on the architectural style and scale of the units, the retention of existing screening and buffers and significant landscape architectural design. The site also enjoys a significant amount of open space

The location of this development with its pedestrian access to one of the Town's most active commercial/recreational centers will only improve its existing activity and reduce to some degree the use of the automobile locally. It should be noted that while the Town is looking to improve and increase business activity and development in town, it must also support developments such as this, which in turn improves nearby business opportunities.

The development of this project addresses a specific housing need of certain town residents wishing to downsize from a larger home to a more manageable residence (18 of the 31 units are on one floor) with less maintenance, as well as other segments of the town's population associated with the college or those who simply prefer the condominium form of home ownership.

This development also results in the retention of substantially more open space and existing natural vegetation compared to single-family developments (See Section V. h) that have been developed in Town in the past several years.

The architectural design of the housing units in Rivercrest provide an architectural appearance in scale and style that is in keeping with the character of the areas' multi-family developments, provides significant landscaping and works with the site in the layout of the units.

As the town strives to provide a viable housing market, the **Comprehensive Plan Vision - Aesthetic Quality of New Developments** stresses the provision of a diverse housing supply. This project has been designed and laid out to be compatible with the character of the neighborhood which is a mix of large and small scale, new and old, single and multi-family owner and rental units, a school, a Town Center, a marina, a college boating facility and a significant amount of conservation land. It is of a style and character and style that is compatible and consistent with the neighborhood or corridor in which it is located.

It should be noted that the **Vision Statement** does not focus on the Ferry Street area as a corridor as it does for the Route 202, Route 116 and Route 47 Corridors. However, it is observed that many of the important elements of the **Master Plan - Vision Statement** for the **Route 47** Corridor ranging from rural in nature to the clustering of businesses and economic activity in the Village Commons and the immediately surrounding area are very similar to the development trend along Ferry Street, and this development enhances that vision along Ferry Street connecting to the Route 47 Street Corridor and the Village Commons.

This development directly meets **Recommended Action 2-2-3** under **Objective 2-2 of the Towns' Comprehensive Plan** whereby "The Planning Board shall encourage development of multi-family and mixed-use housing developments only in areas identified in the South Hadley Community Development Plan as "Potential Focus Areas" (see Attachment #8) for such development and compatible with the Land Use Vision Statements as detailed in the Master Plan".

This development is consistent with the residential mix of the Route 47 Corridor towards the "Center" and will provide residential opportunities to supplement the lack of additional available multi-family housing currently provided by both the seventeen (17) condominium units on 2.03 acres of land known as "Center Edge" and the eighteen apartments within the "Village Commons" complex.

Development of this project will result in significantly more open space and vegetative cover, less impervious surface and at least the same or more landscaping than the other residential units in the neighborhood. And, from the aerial view of the site (See Attachment #1), the significant natural buffers surrounding the development can be seen, which will mitigate any of its perceived impacts. With the screening and buffers the only units that will be viewed from Ferry Street will be units #1 and #2.

e). 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 both the four (4) mandatory standards for a special permit as well as several additional standards that were considered incorporated into the location, site layout and dwelling units proposed. The standards to be met and the additional criteria that were considered are set forth under Section 9, subsection (C) of the Town's Zoning Bylaw.

1. Be compatible in type and scale with adjacent land uses and with the character of the neighborhood in which it is located.

The proposed residential units are a combination of one (1) and two (2) story units with attached garages (See Attachment #3). The character and existing land uses of the neighborhood are a combination of one (1), two (2), and three (3) story residences, new to older units, both single family and rental units as well as an existing well established condominium development, a ball field and a school building with day-care and other occupants, and a number of businesses up to and including the Village Commons and Mt. Holyoke College.

This proposed residential development is compatible with the existing land uses and character of the neighborhood.

2. Be in harmony with the general purpose and intent of the Town's By-Law

The intent of the By-Law is to promote the general welfare of the inhabitants of Town through the appropriate use of land (residential), conservation of open space (5.897 or 54% of the site will remain undeveloped) and consideration of the Town's new Comprehensive Plan - in particular to address the need of residents wishing to downsize from a larger home to a more manageable residence while retaining home ownership with less individual home maintenance responsibilities.

3. Constitute no significant hazard to abutters, pedestrians, or vehicles.

This is a residential development with construction activity normally associated with such projects during development. Access to the site is limited along Ferry Street and all construction activity will be within the subject property, not along Ferry Street, except for utility connections. Development and occupancy of this project will not constitute any significant hazard to abutters, pedestrians or vehicles.

4. Constitute no nuisance by reason of excessive air, water or noise pollution, or by structures or accessories which are deemed visually objectionable in light of prevailing community standards.

This project will not incur excessive air, water or noise pollution. The development has been designed to be consistent with prevailing community standards.

OTHER CRITERIA ADDRESSED

Access to the site from existing or proposed roads, and to proposed structures thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in case of fire or emergency.

Access to the site is south off of Ferry Street on a new way to be constructed for access to the townhouses thereon as shown on the plans. The proposed name of the new way (subject to Planning Board approval) is **RIVERCREST DRIVE**. Development of these townhouses is not a significant traffic generator, nor is Ferry Street a high traffic volume road. The new intersection of the way onto Ferry Street provides approximately 600 feet of sight distance along Ferry Street in either direction and will not affect traffic flow and/or control. The site location provides a direct pedestrian walkway to the post office, library, public transportation, shopping, banking, churches, restaurants and the Village Commons in general. The roadway within the site has been laid out to provide safe access in case of fire or other emergency.

The availability of public services, facilities, and utilities.

Water Supply: The development will utilize the existing 8" water main along Ferry Street.

Sewage Disposal: The development proposed to utilize the existing municipal 8" sewer line along Ferry St.

Storm Drain: The storm drainage is directed through an on-site drainage system as shown on Sheets 3& 5 of 9.

Solid Waste Disposal: There will be either private solid waste disposal or with Town agreements.

f). Statement of the Proposed Development's Historical and Cultural Impacts Relative to the National Register of Historic Places.

N/A

g). Background on the Historic Nature of the Existing Buildings on the Property.

N/A

h). Address South Hadley Stormwater Management Bylaw.

The Stormwater Management Permit from the Board is being requested as part of the Special Permit Application. The preliminary request cover sheet and exhibit listing to be submitted once completed.

i). Project Schedule.

To be provided

j). Statement of Proposed Development's Impacts on the Town's Scenic Roadways.

N/A

k). 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" = 40 feet and 1" = 20 feet depending of the subject matter for clarity.

b. Submission Format Copy

Digital copies of the project plans in pdf format are enclosed in end-jacket.

IV. Plan Content

1. Conversion/Use of Existing Structures No Site Changes ---- N/A
2. Conversion/Use of Existing Structures w/ Site Changes ---- N/A
3. New/Expanded Structures ---- Special Permit Applies

1. **All applications.**

Plans attached with details as follows:

Subsections “a)” through “f)” on Plans prepared by Heritage Surveys, Inc.

Subsection “g)” structures or properties on Registers of Historic Places ---- N/A

Subsection “h)” Legend on Heritage Survey, Inc. Plans

Subsection “i)” Proposed sign(s) ---- Location on Heritage Survey Plans.

2. **Applications for Special Permit with Site Changes.**

Plans attached with details as follows:

Subsections “a)” through “g)” on Plans prepared by Heritage Surveys, Inc.

Subsection “h)” location of septic and well systems - - - - N/A

Subsection “i)” location etc. of easements - - - - N/A

Subsection “k)” on Plans prepared by Heritage Survey, Inc.

Subsection “l)” see Section X. Waiver of Application Requirements.

Subsection “m)” proposed form of Performance Guarantee - - - - Either Covenant or Letter of Credit.

3. **Application for Special Permit - Involving New Structures.**

Subsection “a)” to be discussed / presented at Public Hearing (See Attachment 3 & 4)

Subsection “b)” to be discussed / presented at Public Hearing (See Attachment 3 & 4)

4. **Legend Required.**

Subsections “a)” through “g)” on Plans prepared by Heritage Survey, Inc.

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.**

The signage proposed for the development consists of one (1) sign to be placed on the fence located at the entrance as shown on Sheet 9 of 9.

c). **Map of all Properties within 300 feet of the Subject Property.**

See aerial map (See Attachment #1), Assessors Map (See Attachment #5 and Attachment #7).

Properties to the south and east: two (2) residential properties fronting on Ferry Street and all remaining land within Cemetery property.

Properties to the west: Heavy vegetative cover, small open field beyond cover to Brockway Lane and three (3) single-family residences.

Property to the north (across Ferry Street: mix of five (5) existing single- and two-family residences.

d). **Description of Architectural Styles of all Principal Structures within 300 feet of Subject Property.**

There are eleven (11) principal structures within 300 feet of the subject property. All structures are for residential use and are a mix of single- two- and three story buildings constructed between the 1930's and the 1990's.

e). **Plans for Promoting Pedestrian/Non-motorized access to/from the Project Site.**

The location of this project in relation to the Town Common, its convenience, its array of shops, restaurants, and many other activities connected by existing sidewalks 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 (Existing and Proposed).**

The subject property fronts on Ferry Street - an existing Town Way connecting to Route 47 to Route 116 and the Town Common area to the East and Alvord Street to the West. The posted speed limit along Ferry Street is 30 mph. Access to the subject property will be provided off of Ferry Street with the construction of a new way intersecting with Ferry Street as shown on the attached plans prepared by Heritage Survey, Inc. Low volume use is characteristic for this local town street primarily used by local residents. The capacity of Ferry Street will not be impacted by this development. It is projected that the existing level of service will remain the same with project.

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

See Attachment #6 - "Preliminary Subdivision Plan" prepared by Heritage Survey, Inc. This preliminary subdivision plan is for the development of four (4) single-family house lots which, due to site constraints and in addressing dimensional requirements, range in size from 1.085 acres to 4.063 acres. This proposal would result in four (4) single-family dwelling units on 10.831 acres of land with a land use breakdown as follows:

	<u>Single-family Subdivision</u>	<u>Multi-family Development</u>
Total lot area (4lots)	9.527 acres	3.831 acres (incl. Stmwtr mgmt area)
Road Area	1.114 acres	1.103 acres
Common Area (open space)	0.190 acres	5.897 acres

i). Estimate Number of Dwelling Units Under Flexible Development.

According to the Town's Zoning Bylaw Section (J) - Flexible Development the base number of dwelling units allowed under flexible development in the Residential A-1 District is 1.20 units/acre or thirteen (13) units. Density bonuses could possibly allow an additional six (6) units. However, a substantial portion of the open space on this site is either in steep slope, wetlands or buffers thereto, or surface drainage systems - all of which severely limits categorizing this land as "useable open space" and therefore would or could limit any unit bonus consideration based on the open space (undeveloped land). And, with the wide range of design considerations and alternatives under flexible development an estimate of thirteen units is even questionable.

j). Multifamily Developments - Integration and Compatibility with Surrounding Properties within Same Land Use Area.

This multifamily development is within an existing residentially developed neighborhood that is a combination of housing types - single-family, two-family, owner and renter, constructed recently and over the past several years which is located in close (walking distance) proximity to shopping, entertainment and service oriented businesses. It is also a transitional area between more rural development to the west and the economic activity center to the east at the Village Commons. The location offers pedestrian connectivity to the Town Center. This development will retain over fifty (50%) percent of the site in open space and is consistent with the residential development pattern established in the zoning bylaw - permitting residential development in close proximity to an economic center. It is served by municipal services and utilities, and as can be seen from the aerial view (See Attachment #1)) is an excellent example of in-fill residential development rather than the extension of development further removed from a commercial business/recreational center of Town and is consistent with several "visions" set forth in the Land Use and Community Design section of the Master Plan. This development will also result in furthering the goal of a diverse housing supply by offering new multi-family housing under the condominium form of home ownership that is compatible with and will extend the variety of housing types in this zoning district. It should also be noted that this proposed development is consistent with and supports the South Hadley Community Development Plan, the Executive Summary and the "Bring It All Together" Plan dated June, 2004 which designates one of the areas in Town to "Bring It All Together - Housing, Economic Development and Open Space" as the "Village Commons - Center Area" with a radius that encompasses significant acreage within the subject property (See Attachment #8).

VI. Management Plan

Residential Development - - - See Section V a). **Management Plan**

VII. Preparation of Plans

Preparation of the attached plans prepared by Heritage Survey, Inc. Complies with this section of the Filing Rules and Regulations.

VIII. Other Permits

The following permits are either in preparation or in process, Applicant will provide Planning Board ongoing status as needed:

- Conservation Commission
- Planning Department - Stormwater Management/Erosion and Sediment Control Filing
- EPA Notice of Intent (NOI) for Construction Activities Over One Acre (Includes a Stormwater Population Prevention Plan)

IX. Supplemental Application Requirements

N/A

X. Waiver of Application Requirements

The following waivers are being requested:

Subdivision Rules and Regulations:

Subsection 7.01, subsection 6. a. Cul-de-Sac or Dead End Street:

This subsection indicates that such a street be no longer than eight hundred (800) feet in length.

The layout of this development given the shape of the subject property (see Sheet 5 of 9) shows the proposed roadway to be 950 feet from the intersection of the new way with Ferry Street to the beginning of the cul-de sac. It is believed that this regulation was developed so as to assure safe vehicular access within new developments. For this reason the applicant met with both the Police Chief and the Fire Chief to discuss both the length of the new road and the design of the cul-de sac.

Both the Police Chief and the Fire Chief, after reviewing the plan saw no problem with the proposed roadway length, the cul-de-sac or the ingress/egress to the site. For this reason it is requested that the proposed length of the way be waived and be approved as shown on the plans. It does not constitute any significant hazard to abutters, pedestrians or vehicles and is not inconsistent with Special Permit Standards #3.

Subsection 8.05, 1. Sidewalks:

This subsection indicates that sidewalks shall be constructed on one or both sides of the street when in the opinion of the Planning Board such sidewalks are necessary.

This development has been laid out as a single cul-de-sac (dead-end) way with no possibility of extending the road in the future. The roadway has been designed for vehicular and pedestrian safety and will not constitute a hazard to either pedestrians or vehicles (Special Permit Standard #3). It is therefore requested that the sidewalk requirement be waived.

XI. Filing

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

XII. Review Process

For Planning Board action

XIII. Fees

Fees are submitted with the Application Package