

Special Permit Request

Under Section 5(D) of the South Hadley Zoning By-Laws Use Regulation Schedule and Residence A-1 Under Zoning District & Multi-Family Dwelling for More than Three (3) Families

Application, Narrative & Supporting Documents

Rivercrest Condominium Community
Ferry Street
(Assessor's Map 47 Parcel 76)

Applicant:

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

Owner:

Ferry Street Nominee Trust
c/o Craig Authier
1421 Granby Road
Chicopee, MA 01020

Project File #:131119

R LEVESQUE ASSOCIATES, INC

A LAND PLANNING SERVICES COMPANY

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlalands.com



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FERRY STREET
(MAP 47, PARCEL 76)
SOUTH HADLEY, MA

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SECTION 1
COVER LETTER

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rland.com



February 4, 2014

Mr. Jeff Squire, Chairman
Town of South Hadley Planning Board
116 Main Street, Room 204
South Hadley, MA 01075

Re: Application for Special Permit
Ferry Street, Southwick, MA
(Map 47, Parcel 76)
RLA Project File: 131119

Dear Mr. Squire and Board Members:

On behalf of our client, Rivercrest Condominium, LLC, we are herein filing a Special Permit Application for the construction of a thirty-one (31) unit condominium community with associated site improvements.

Enclosed please find the requisite number of applications for Special Permit along with associated filing fees. At this time, we are only applying for a Special Permit. Once a determination is made for the Special Permit, we will proceed with all the applicable filings.

Should you have any questions regarding this application, please do not hesitate to contact our office at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Levesque', is written over a light blue horizontal line.

Robert M. Levesque, RLA, ASLA
President

cc: Rivercrest Condominiums, LLC, Craig Authier

SECTION 2

**TOWN OF SOUTH HADLEY FORM SP, APPLICATION FOR SPECIAL
PERMIT AND FILING FEE CHECK**

FORM SP

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Date January 31, 2014

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 Special Permit is being requested to allow for the construction of a thirty-one (31) unit condominium

community.

APPLICABLE SECTIONS OF THE ZONING BYLAW:

Special Permit as required under Section 5 (D) of Zoning By-Laws Use Regulation Schedule and
Residence A-1 Zoning District

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 c/o Craig Authier

Address 1421 Granby Road, Chicopee, MA 01020

Email Address: craig_authier@yahoo.com

3. Site Plan Preparer R Levesque Associates, Inc.

Title or License Registered Landscape Architect / Professional Engineer

Address 40 School Street, Westfield, MA 01085

Telephone 413-568-0985

Email Address: robl@rlaland.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 10.83 acre
vacant lot on the south 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

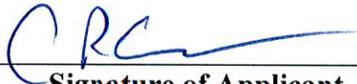
7. Is the subject property located within one or more of the Master Plan's Land Use Area Districts? No If so, in which of the districts or areas? _____

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.



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 _____



RIVERCREST CONDOMINIUMS LLC
 1421 GRANBY RD.
 CHICOPEE, MA 01020

REMITTANCE ADVICE
<i>Special permit appl. fee</i>

53-7186-2118
3096

McBee® One-Writes

PAY *One Thousand Five Hundred Fifty and 10/100* DOLLARS

CHECK AMOUNT Security Features Detailed on Back

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.
<i>1/24/14</i>	<i>Town of South Hadley</i>	<i>Spec permit appl.</i>	<i>3096</i>

\$ **1550.00**

CHICOPEE SAVINGS
 70 CENTER STREET, CHICOPEE, MASS. 01014

Rugla

⑈003096⑈ ⑆211871866⑆ 0699 0015833⑈

R LEVESQUE ASSOCIATES, INC.
40 SCHOOL ST.
WESTFIELD, MA 01085

PEOPLESBANK
HOLYOKE, MASSACHUSETTS

3537

53-7177/2118
14980

Jan. 27, 2014

PAY TO THE ORDER OF Town of South Hadley
Fifty ^{00/100}

\$ 50.00

DOLLARS

MEMO Notice to Abutters - Special Permit Hearing Terry St.

[Signature]

AUTHORIZED SIGNATURE

⑈003537⑈ ⑆211871772⑆ 1054941836⑈

R LEVESQUE ASSOCIATES, INC.

3537

1/27/2014
-Town of South Hadley
\$50.00

Details on Back
Security Features Included

SECTION 3

LIST OF PRE-APPLICATION MEETINGS (HERITAGE SURVEYS & R LEVESQUE ASSOCIATES, INC.)

Pre-Application Meetings

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

Heritage Surveys – Original Filing

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

R Levesque Associates, Inc. – New Filing

January 21, 2014	Meeting with Town Planner, Richard Harris
January 23, 2014	Meeting with Conservation Coordinator, Janice Stone

SECTION 4
NARRATIVE ADDENDUM

Narrative Addendum and Supporting Documentation

I. Narrative Description of the Proposed Use or Activity

a). Existing Conditions

The site has 101.84 feet of frontage along the southerly side of Ferry Street and consists of 10.831 acres (471,820 sq. ft.) of vacant woodland. The site is located approximately 700 feet from the intersection of Brockway Lane (to the west) and within walking distance of the Town Common (to the east).

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.

b). Proposed Project

The proposed project includes the construction of a thirty-one unit condominium community and associated site improvements. The community will include twenty (20) ranch style units with a two-car garage servicing each ranch. The remaining eleven (11) units are townhouse-style units and will be serviced by two-car garages as well.

The proposed entrance/exit drive consists of a twenty-two foot wide bituminous roadway. The roadway transitions from a two-way, to a one-way, twenty-foot (20') wide road running counter-clockwise.

Accommodations for fire apparatus have been incorporated into the proposed green space at the center of the community.

Parking for each unit will take place within the garage or within the paved driveway at the front of each unit. The proposed units yield four (4) parking spaces per unit, including garages. No dedicated visitor parking areas have been provided because the community provides ample visitor parking at each unit.

Trash pickup will take place weekly. Each unit will have curbside pickup.

The landscape plantings and lighting are consistent with that of a residential community. The landscape plan included herewith details the tree and shrub plantings within the community. A typical foundation planting blowup has been provided in said landscape plan. The proposed lighting includes seven (7) freestanding, period light fixtures set on fourteen-foot (14') high fluted poles. All lights will be shielded away from surrounding properties and all poles and fixtures will be a flat black finish. A photometric plan will be provided under separate cover to illustrate the proposed site lighting coverage.

The project is being proposed under Section 5(D) of the Town of South Hadley Zoning Regulations, which provides for the development of "multi-family dwellings for more than three families". This includes detached dwellings where the underlying and/or adjacent land is owned in common by an association of the dwelling owners.

The total project area is (10.831 acres) consisting of 4.530 acres (197,320 sq. ft.) of development

area and 6.301 acres (274,480 sq. ft.) of open space representing 42 percent and 58 percent, respectively.

c). Photographs

Attached is an aerial view of the existing site conditions. (See Attachment #1)

d). 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 -	Please see attached plans
Subsection (K) -	Please see attached plans.
Subsection (L) -	N/A
Subsection (M) -	N/A
Subsection (N) -	Water Supply Protection District- The site is not within the Water Supply Protection District. 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 project plans.
Subsection (G) -	Off-Street Parking-Location - All parking facilities are located on the same lot with the principle use they are required to serve. Size and Surfacing - All spaces are a minimum of nine (9) feet wide and one-hundred eighty (180s.f.) square feet in area. There are a total of 124 parking spaces including garages.
Subsection (H) through (O) -	N/A

e). 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 to provide a variety of housing options to meet its residents' needs. The objective of this development is to provide a choice of housing types on land zoned for residential use. This project will preserve more than 50% of the land in open space and will

remain undeveloped. The project also addresses an important development objective of the **Master Plan** by providing infill residential development. The project location allows for pedestrian connectivity to the Town Center/Town Common Area and the College.

It is important to note that this development directly addresses a major component of the Town's Master Plan, specifically the Land Use Area Visionary Statement - Character and Compatibility of Multi-family developments section. The Vision Statement stresses a viable housing market and economic development strategy that 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 housing 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 proposed units and the retention of existing buffers. The site also enjoys a significant amount of open space.

The location of this development is within close proximity to one of the Town's most active commercial/recreational centers. This development will only improve the existing activity within the village center and reduce to a minor 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 improve nearby business.

The development of this project addresses a specific housing need of town residents wishing to downsize from larger homes to more manageable residences (20 of the 31 units are on one floor) with less maintenance. This community will also provide housing for other segments of the Town's population. Residents associated with the college or those who simply prefer the condominium form of home ownership.

This development will also result in the retention of substantially more open space and existing natural vegetation compared to single-family developments (see project plans) that have been developed in Town in the past several years.

The architectural design of the housing units within Rivercrest will provide an architectural appearance in a scale and style that is in keeping with the character of the multi-family developments in the area. The project will retain significant vegetation and will contain typical landscaping adjacent to the units. The project incorporates the natural topography of the site in the design and 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. The neighborhood consists of a mix of large and small scale homes, new and old structures, single and multi-family owner and rental housing units, a school, a Town Center, a marina, a college boating facility and a significant amount of conservation land. The proposed community is a style and character that is compatible and consistent with the neighborhood 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 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.

The proposed project will result in significantly more open space, vegetative cover, less impervious surface and the same or more landscaping than the other residential units in the neighborhood. Significant natural buffers surrounding the development will be maintained, thereby mitigating screening and buffers. The only buildings that will be visible from Ferry Street will be buildings #1 and #2.

f). 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 two-car garages (See Attachment #3). The character and existing land uses within the neighborhood are a combination of one (1), two (2), and three (3) story residences both single-family and rental units. Also, within the neighborhood there are condominium developments, a ball field, 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 (6.301 acres or 58% 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 residential development will require construction activity normally associated with such projects during development. Access to the site is located along Ferry Street. All construction activity will be within the subject property, except for required utility connections. Development and occupancy of this project will not constitute a 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.

II. OTHER CRITERIA ADDRESSED

The design provides for access to the site from existing or proposed roads, and to proposed structures thereon, with particular reference to 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 roadway to be constructed for access to the condominiums thereon as shown on the plans. The proposed name of the new way (subject to Planning Board approval) will be RIVERCREST DRIVE. The proposed condominiums will not be 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.

a). 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 is 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 Sheet C-2. .

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

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

N/A

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

N/A

d). **Address South Hadley Stormwater Management Bylaw**

The Stormwater Management Permit from the Board will be requested after the Special Permit for a multi-family development is issued as discussed with the Town Planner.

e). **Project Schedule**

The project proponent would like to begin constructing the project during the 2014 construction season. It is anticipated the project will take 3-6 years to complete.

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

N/A

g). **Statement of Proposed Development's Impacts on the Town's Agricultural Lands and Uses**

N/A

III. Plans to Accompany Application

a). **Size and Scale of Project Plans**

The project plans have been developed at a scale of 1" = 50 feet, 1" = 40 feet and 1" = 20 feet depending on the subject matter for clarity.

b). **Submission Format Copy**

Digital copies of the project plans in pdf format have been emailed to the Town Planner.

IV. Plan Content

- Conversion/Use of Existing Structures No Site Changes – N/A
- Conversion/Use of Existing Structures w/ Site Changes – N/A
- New/Expanded Structures ---- Special Permit Applies

1. All applications

Plans attached with details as follows:

Subsections "a)" through "f)" on Plans prepared by R Levesque Associates, Inc.

Subsection "g)" structures or properties on Registers of Historic Places – N/A

Subsection "h)" Legend on R Levesque Associates, Inc. plans.

Subsection "i)" Proposed sign(s) – R Levesque Associates, Inc. plans.

2. Applications for Special Permit with Site Changes

Plans attached with details as follows:

Subsections "a)" through "g)" on Plans prepared by R. Levesque Associates, 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 R Levesque Associates, 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 (under separate cover)
Subsection "b)" to be discussed /presented at Public Hearing (under separate cover)

4. Legend Required

Subsections "a)" through "g)" on Plans prepared by R Levesque Associates, 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 located at the entrance as shown on Sheet C-4. Further detail will be provided by the applicant.

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-family and two-family residences.

d). Description of Architectural Styles of all Principal Structures within 300 feet of the 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-family, two-and three story building as 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 R Levesque Associates, 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 Surveys, 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 Subdivion</u>	<u>Multi-family Development</u>
Total Lot area	9.527 acres	3.53 acres (incl Stormwater mgmt area)
Road Area	1.114 acres	1 acres +/-
Common Area	0.190 acres	6.301 acres

i). Estimated 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. The neighborhood consists of single-family, two-family, owner-occupied and rental units. These homes were constructed recently and over the past several years. The project is located in close (walking distance) proximity to

shopping, entertainment and service-oriented businesses. The project location 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 approximately 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). The site is served by municipal services and utilities. As can be seen from the aerial view (See Attachment #1) it 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. The project 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. This is also 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 R Levesque Associates, 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:

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

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 C-1) shows the proposed roadway to be 950 feet from the intersection of the new way with Ferry Street to the end of the paved roadway. 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 (during previous filing) to discuss both the length of the new road and the design of the cul-de sac. After reviewing the plan, both the Police Chief and the Fire Chief 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 site plans. This request does not constitute any significant hazard to abutters, pedestrians or vehicles and is not inconsistent with Special Permit Standard #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 significant 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.

SECTION 5

DEED



2007 00019573

Bk: 9221Pg: 293 Page: 1 of 4
Recorded: 08/02/2007 11:10 AM

Please Return To:

Ryan, Boudreau, Randall,
Kirkpatrick & Baker, L.L.P.
129 College Street
P.O. Box 190
South Hadley, MA 01075

Locus: 10.831 Acres off Ferry Street, South Hadley, MA 01075

EXECUTOR'S DEED

KNOW ALL BY THESE PRESENTS

I, HORACE T. BROCKWAY, III, EXECUTOR, of South Hadley, Massachusetts, under the Power of Sale contained in the will of Mildred B. Brockway (See Estate of Mildred B. Brockway, Hampshire Probate Case No. 05P0441EP)

for consideration of THREE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$350,000.00)

grant to FERRY STREET NOMINEE TRUST, whose address is 129 College Street, South Hadley, Massachusetts

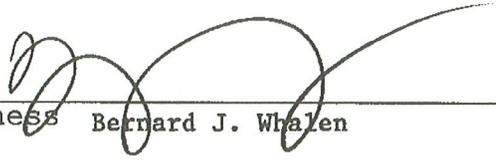
the land situated in South Hadley, Hampshire County, Massachusetts, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Being a portion of the premises described in the deed of Horace T. Brockway, Jr. to Horace T. Brockway, Jr. and Mildred Brockway dated November 29, 1954 and recorded in the Hampshire County Registry of Deeds in Book 1183, Page 375. The said Horace T. Brockway, Jr. died on October 7, 1987. See certificate releasing Massachusetts estate tax lien recorded in said Registry in Book 3306, Page 52.

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 08/02/2007 11:10 AM
ctrl# 018610 11019 Doc# 00019573
Fee: \$1,598.00 Cons: \$350,000.00

Witness my hand and seal this 31st day of July, 2007.


Witness Bernard J. Whalen

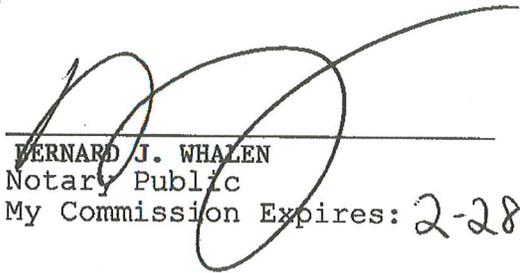

Horace T. Brockway, III,
Individually and as Executor

COMMONWEALTH OF MASSACHUSETTS

HAMPSHIRE, SS.

July 31st, 2007

On this 31 day of July, 2007, before me, the undersigned notary public, personally appeared Horace T. Brockway, III, Executor, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


BERNARD J. WHALEN
Notary Public
My Commission Expires: 2-28-2008



BERNARD J. WHALEN, JR.
Notary Public
Commonwealth of Massachusetts
My Commission expires on February 28, 2008

Exhibit "A"

The land situated in South Hadley, Hampshire County, Massachusetts, bounded and described as follows:

10.831 acres more or less, off Ferry Street, Plan of land in South Hadley, Massachusetts surveyed for the estate of Mildred B. Brockway, Prepared for the Estate of Mildred B. Brockway" dated December 27, 2006, by Heritage Surveys, Inc., to be the Hampshire County Registry of Deeds. See Plan Book 215 Page 86 .

Subject to order issued by Massachusetts Division of Fisheries and Wildlife order issued June 13, 2007 (NHESP Tracking order No. 06-21235) which the Grantee agrees to comply with and assume all obligations thereunder.

The Grantor herein, subject to the terms set forth herein, reserves unto itself and its successors and assigns the following rights which shall be appurtenant to the land of the Grantor shown as *Remaining land of the Estate of Mildred B. Brockway* on the plan of land entitled **Subdivision Approval Not Required Plan of Land in South Hadley, Massachusetts Surveyed for The Estate of Mildred B. Brockway** prepared by Heritage Surveys and Recorded with the Hampshire County Registry of Deeds in Book of Plans 215 Page 86 .

Ferry Street, South Hadley, Massachusetts

1. The right of use of the roadways contemplated by the grantee for all uses a public way may be used for, except parking. The Grantee shall have the right to locate or relocate these contemplated ways in any manner to facilitate its development of the property herein conveyed without the permission or assent of the Grantor.
2. The right, at the expenses of the Grantor, to connect to utilities that the Grantee contemplates will be located in any roadways created and other areas. Grantee hereby agrees that any such utility lines, pipes or other installation will be built in a manner to allow Grantor to connect to install utilities to service the said remaining land of the Grantor. Grantor shall be responsible to repair an damage to land of the Grantee when making such connection and return it to the condition it was prior to connection.
3. Nothing herein shall obligate the Grantee to develop the land granted herein or install any utilities or build any roadways.
4. Grantor and their heirs, successor and assigns, agree to hold Grantee and its successors and assigns harmless from and against any and all liability for injury or damage to persons or property resulting from the construction, repair, maintenance and use of the rights created by this conveyance, except that Grantee is responsible for the consequences of its own negligence. In exercise of the rights set forth herein Grantor will not disrupt or interfere with Grantee's use of its property.
5. That the rights created herein shall also become appurtenant to the land adjacent to the remaining land of the Grantor if said land comes into ownership of the Grantor and is part of a development of the Grantor.

6. The Grantor and Grantee agree that the contemplated dedication of the parcel herein conveyed to MGL CH 183A shall be subject to the afore reserved rights.
7. The Easement reserved shall be shown on the Plan of Grantee's Development and said Easement shall comply with the rules and regulations of the Town of South Hadley.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE

SECTION 6

LOCUS MAP BASED ON USGS TOPOGRAPHIC MAP

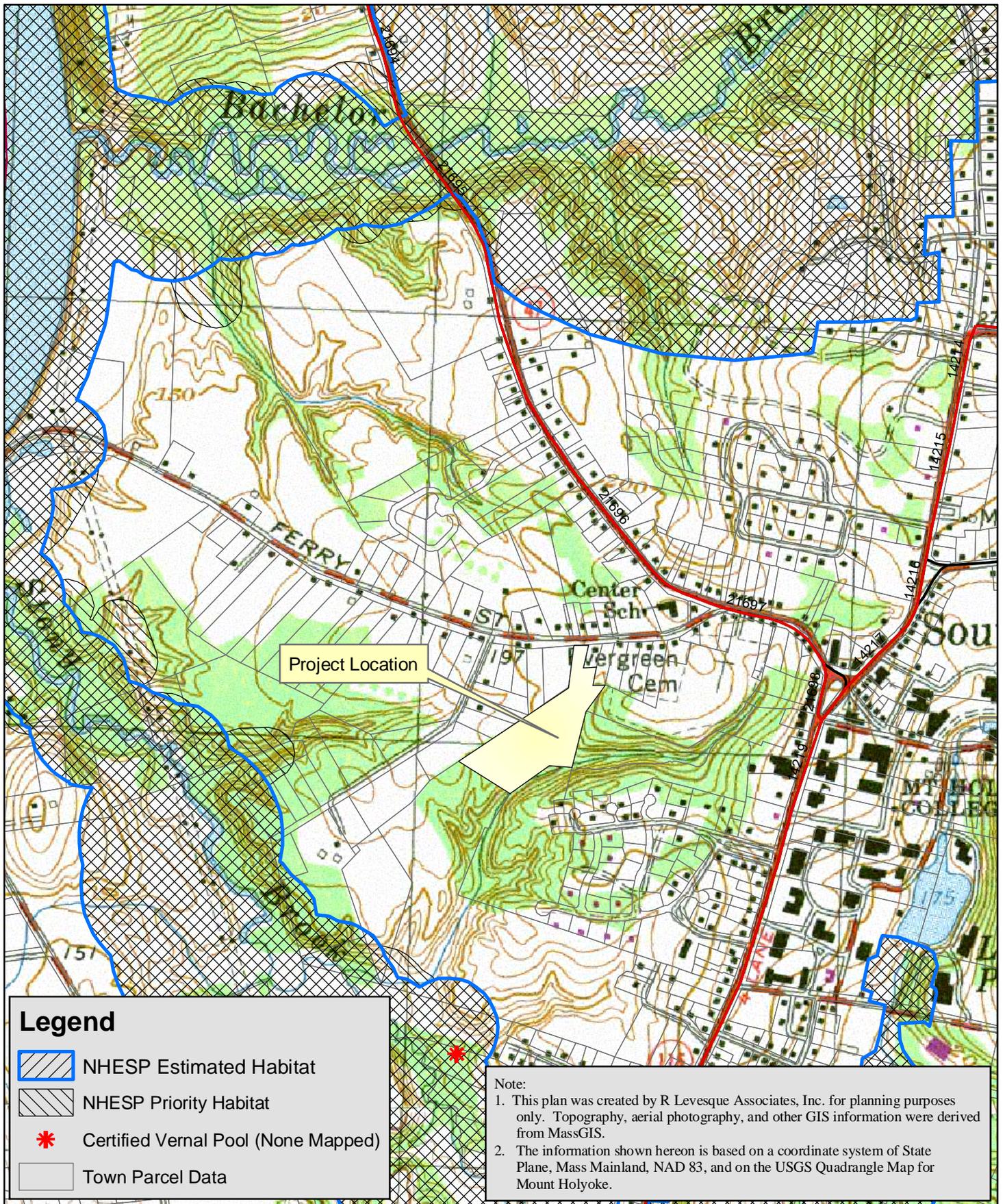
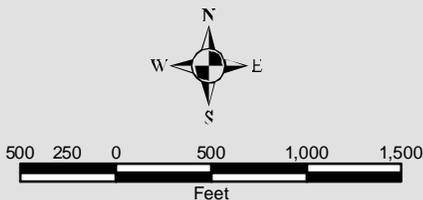


Figure 1: Locus Map
 Parcel 47-76, Ferry Street
 South Hadley, Massachusetts



SECTION 7

**LIST OF ABUTTERS WITHIN 300 FEET OF PROPERTY AND
LETTER CERTIFYING LIST
(SOURCE: TOWN OF SOUTH HADLEY)**



TOWN OF SOUTH HADLEY

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

www.southhadleyma.gov

KEVIN E. TAUGHER
Chairman

HAZEL R. SNOPEK
Clerk

FRANCIS M. CONTI
Member

MELISSA L. COUTURE
Associate Assessor

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

January 22, 2014

R. Levesque Associates, Inc.
40 School Street
PO Box 640
Westfield MA 01085

Dear Paula:

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	Map	Cut	Bloc	Cut	Lot	Lo	Un	Lo	Un	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	4									22 JEWETT LN	MOORE ANNE L	22 JEWETT LN	SOUTH HADLEY	MA	01075
46	68									JEWETT LN	MOUNT HOLYOKE COLLEGE	50 COLLEGE ST	SOUTH HADLEY	MA	01075-1404
47	21									FERRY ST	HOLMES KEITH M	23 FERRY ST	SOUTH HADLEY	MA	01075-1041
47	22									23 FERRY ST	HOLMES KEITH M	23 FERRY ST	SOUTH HADLEY	MA	01075-1041
47	23									21 FERRY ST	PURDY MARY E	21 FERRY ST	SOUTH HADLEY	MA	01075
47	31									19 FERRY ST	CLEARY JAMES M	19 FERRY ST	SOUTH HADLEY	MA	01075
47	50									10 FERRY ST	MACLEAN HELEN H	10 FERRY ST	SOUTH HADLEY	MA	01075-1040
47	51									12 FERRY ST	AGUDELO SARAH HART	12 FERRY ST	SOUTH HADLEY	MA	01075
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	209 MEADOW ST	CHICOPEE	MA	01013-2212
47	55									42 FERRY ST	WALTER CLIFFORD JR	42 FERRY ST	SOUTH HADLEY	MA	01075
47	56									46 FERRY ST	COTTON JEREMY J	46 FERRY ST	SOUTH HADLEY	MA	01075-1040
47	63									11 BROCKWAY LN	MACHAK RAYMOND M	11 BROCKWAY LN	SOUTH HADLEY	MA	01075-1036
47	64									FERRY ST	EVERGREEN CEMETERY ASSOC	PO BOX 451	SOUTH HADLEY	MA	01075-0451
47	65									COLLEGE ST	MOUNT HOLYOKE COLLEGE	50 COLLEGE ST	SOUTH HADLEY	MA	01075-1404
47	66									BROCKWAY LN	GRANT CLIFFORD P	64 FERRY ST	SOUTH HADLEY	MA	01075-1042
47	67									15 BROCKWAY LN	HEALY JANE A	PO BOX 777	SOUTH HADLEY	MA	01075-0777
47	68									BROCKWAY LN	GRANT CLIFFORD P	64 FERRY ST	SOUTH HADLEY	MA	01075-1042
47	70									36 FERRY ST	WHITE JOANNE M	36 FERRY ST	SOUTH HADLEY	MA	01075-1040
47	72									34 FERRY ST	BROUGH SCOTT R	34 FERRY ST	SOUTH HADLEY	MA	01075
47	74									HADLEY ST	EVERGREEN CEMETERY	PO BOX 451	SOUTH HADLEY	MA	01075-0451

Record Count: 26

Parcel Count: 26

45
GRANT CLIFFORD P
& SANDRA L
64 FERRY ST
SOUTH HADLEY, MA 01075-1042

46
STUEBER KRISTIN TRUSTEE
THE KRISTIN STUEBER LIVING TRUST
24 BROCKWAY
SOUTH HADLEY, MA 01075

46
DOBOSH PAUL A
& JUDITH M
26 JEWETT LN
SOUTH HADLEY, MA 01075-1361

46
WALSH THERESA B
24 JEWETT LN
SOUTH HADLEY, MA 01075

46
MOORE ANNE L
& OSTROWSKI VIVIAN A
22 JEWETT LN
SOUTH HADLEY, MA 01075

46
MOUNT HOLYOKE COLLEGE
50 COLLEGE ST
SOUTH HADLEY, MA 01075-1404

47
HOLMES KEITH M
& KATHERINE B
23 FERRY ST
SOUTH HADLEY, MA 01075-1041

47
HOLMES KEITH M
& KATHERINE R
23 FERRY ST
SOUTH HADLEY, MA 01075-1041

47
PURDY MARY E
21 FERRY ST
SOUTH HADLEY, MA 01075

47
CLEARY JAMES M
& JEFFREY A & JOHN F JR
19 FERRY ST
SOUTH HADLEY, MA 01075

47
MACLEAN HELEN H
& HEATHER M
10 FERRY ST
SOUTH HADLEY, MA 01075-1040

47
AGUDELO SARAH HART
& LUIS E
12 FERRY ST
SOUTH HADLEY, MA 01075

47
ROBERTS ROLAND L
& JOYCE G
14 FERRY ST
SOUTH HADLEY, MA 01075

47
ROBERTS ROLAND L
& JOYCE G
14 FERRY ST
SOUTH HADLEY, MA 01075

47
DRAKE KRISTEN M
209 MEADOW ST
CHICOPEE, MA 01013-2212

47
WALTER CLIFFORD JR
& CATHERINE C
42 FERRY ST
SOUTH HADLEY, MA 01075

47
COTTON JEREMY J
& WALES JESSICA L
46 FERRY ST
SOUTH HADLEY, MA 01075-1040

47
MACHAK RAYMOND M
& CATHY L
11 BROCKWAY LN
SOUTH HADLEY, MA 01075-1036

47
EVERGREEN CEMETERY ASSOC
C/O LYNDON BAGG
PO BOX 451
SOUTH HADLEY, MA 01075-0451

47
MOUNT HOLYOKE COLLEGE
50 COLLEGE ST
SOUTH HADLEY, MA 01075-1404

47
GRANT CLIFFORD P
& SANDRA L
64 FERRY ST
SOUTH HADLEY, MA 01075-1042

47
HEALY JANE A
PO BOX 777
SOUTH HADLEY, MA 01075-0777

47
GRANT CLIFFORD P
& SANDRA L
64 FERRY ST
SOUTH HADLEY, MA 01075-1042

47
WHITE JOANNE M
36 FERRY ST
SOUTH HADLEY, MA 01075-1040

47
BROUGH SCOTT R
& LYNDIA J
34 FERRY ST
SOUTH HADLEY, MA 01075

47
EVERGREEN CEMETERY
ASSOCIATION
PO BOX 451
SOUTH HADLEY, MA 01075-0451

ATTACHMENTS

MAPS WITH SITE OVERLAY

WATER SUPPLY PROTECTION OVERLAY DISTRICT

PROPOSED HOUSE STYLES (UNDER SEPARATE COVER)

FLOOR PLANS (UNDER SEPARATE COVER)

ASSESSORS MAP – SUBJECT PROPERTY AND PROPERTY WITHIN 300'

PRELIMINARY SINGLE-FAMILY SUBDIVISION PLAN (HERITAGE SURVEYS)

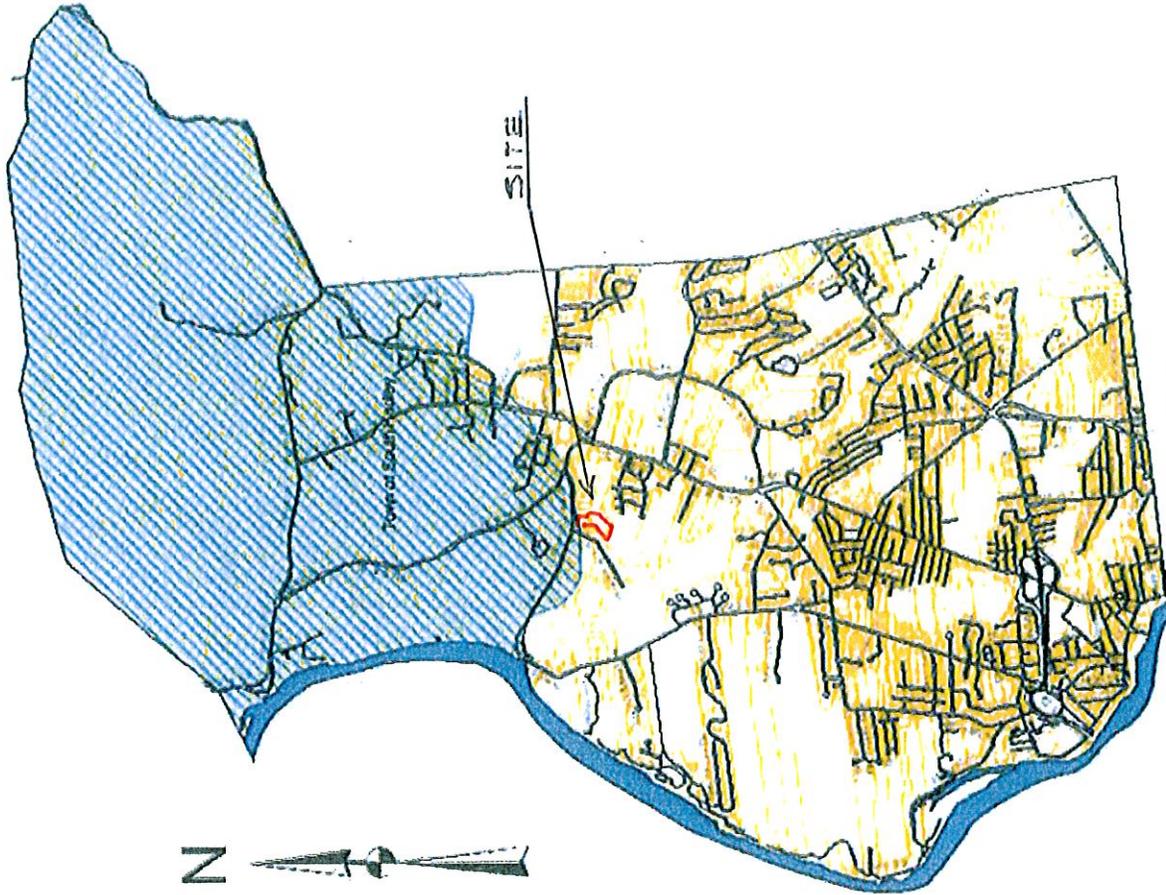
PICTURE OF SURROUNDING PROPERTIES (HERITAGE SURVEYS)

EXECUTIVE ORDER 418 COMMUNITY DEVELOPMENT PLAN



Ferry St. Aerial Image
South Hadley, MA
1 Inch = 400 Feet
February 04, 2014

Water Supply Protection Overlay District



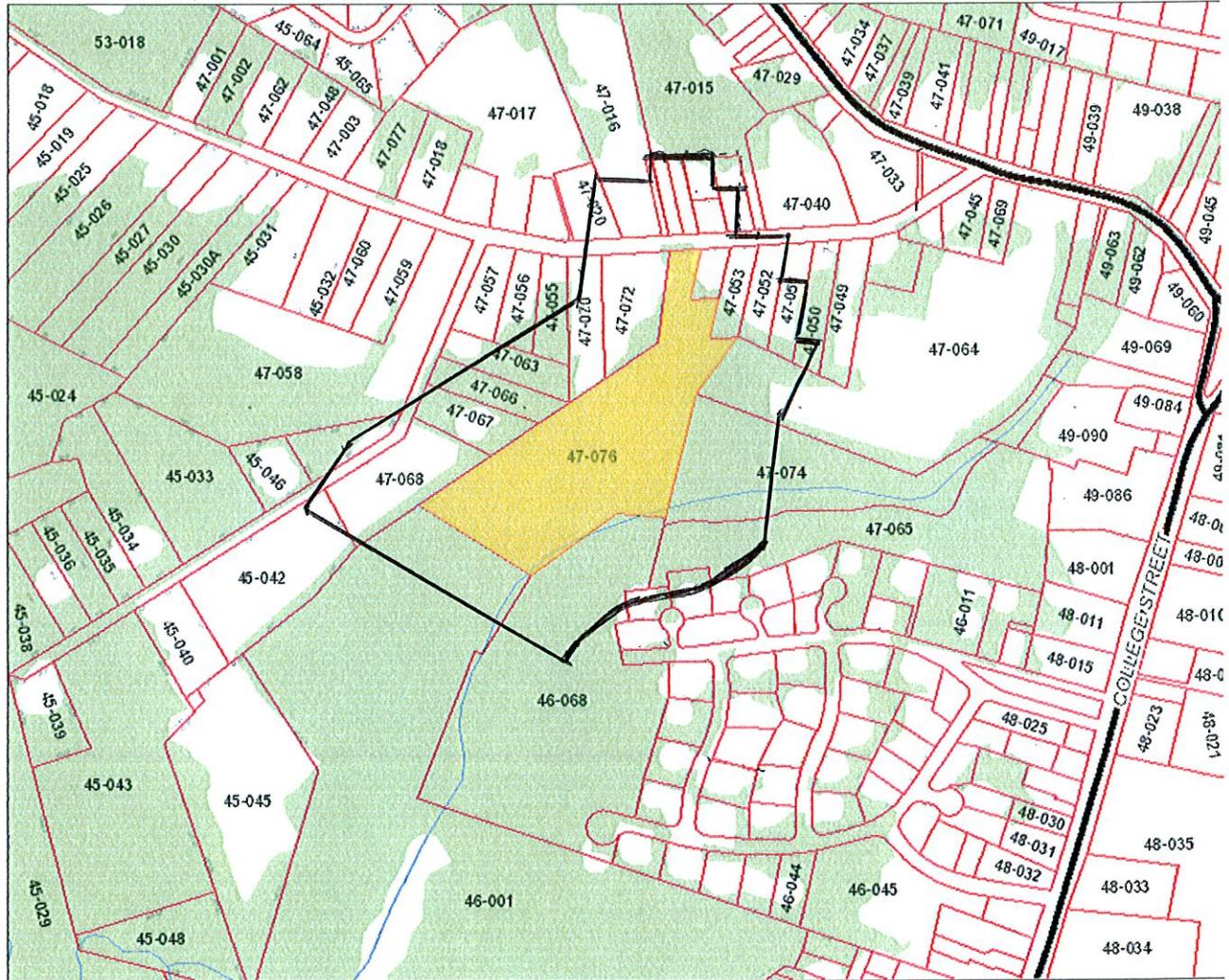


Properties 2009 OrthoPhotos

Size

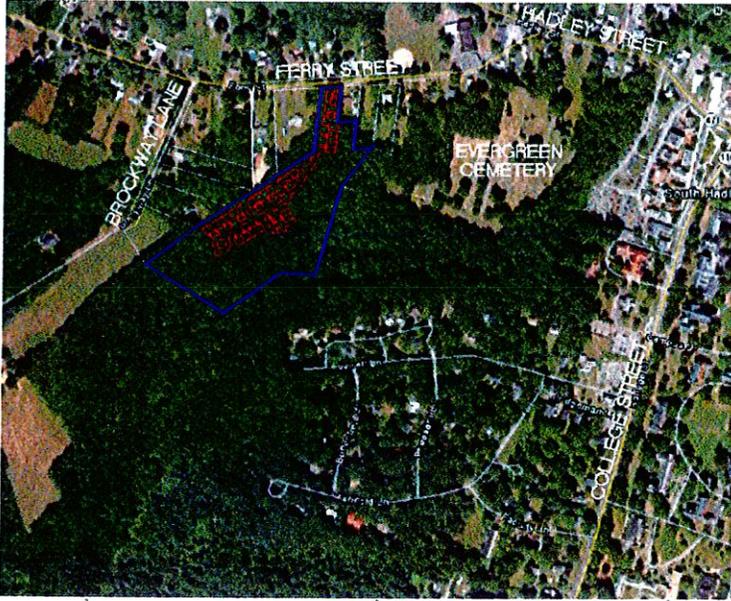
Help

Scale 1" = 500



Google Maps Go v3.1.2 AppGeo Save Map as Image

SUBJECT PROPERTY
&
PROPERTY WITHIN 300'



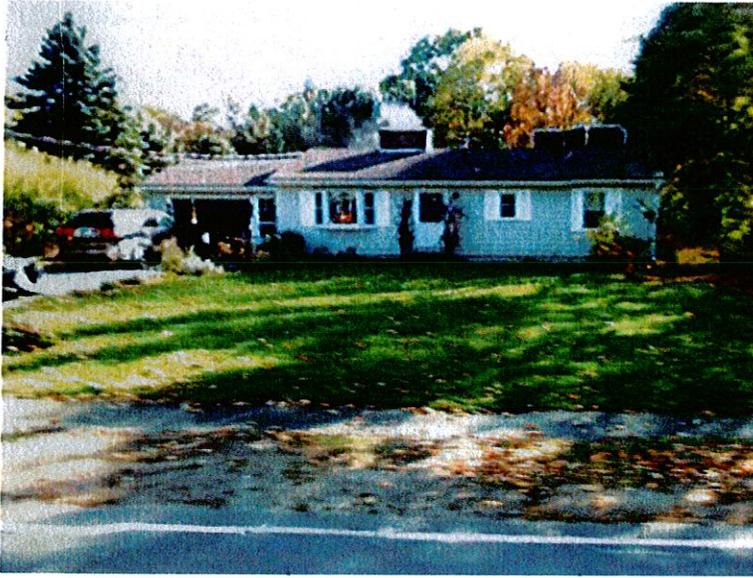
Picture showing site location.



Site looking southerly on the northerly side of Ferry Street.



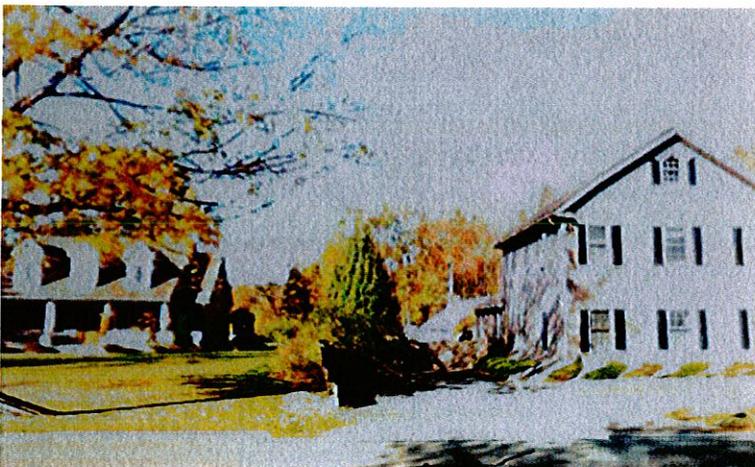
Site looking south easterly on the northerly side of Ferry Street.



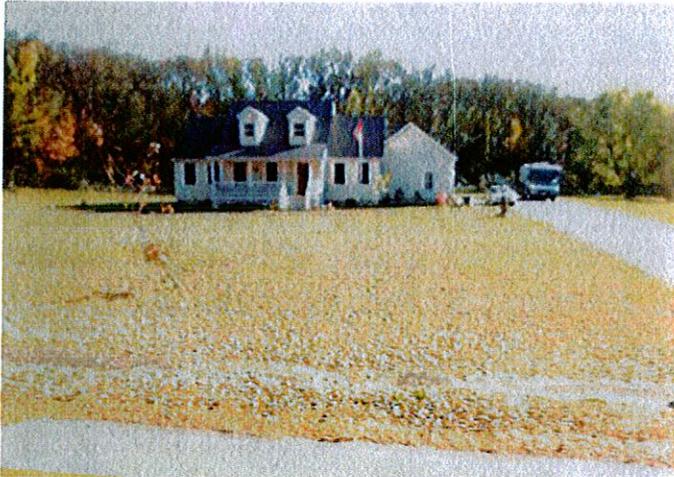
Existing house located on the easterly side of the project site on the southerly side of Ferry Street.



Existing house located across the street from the project site on the northerly side of Ferry Street.



Existing houses located across the street from the project site on the northerly side of Ferry Street.



Existing house located on the westerly side of the project site on the southerly side of Ferry Street.



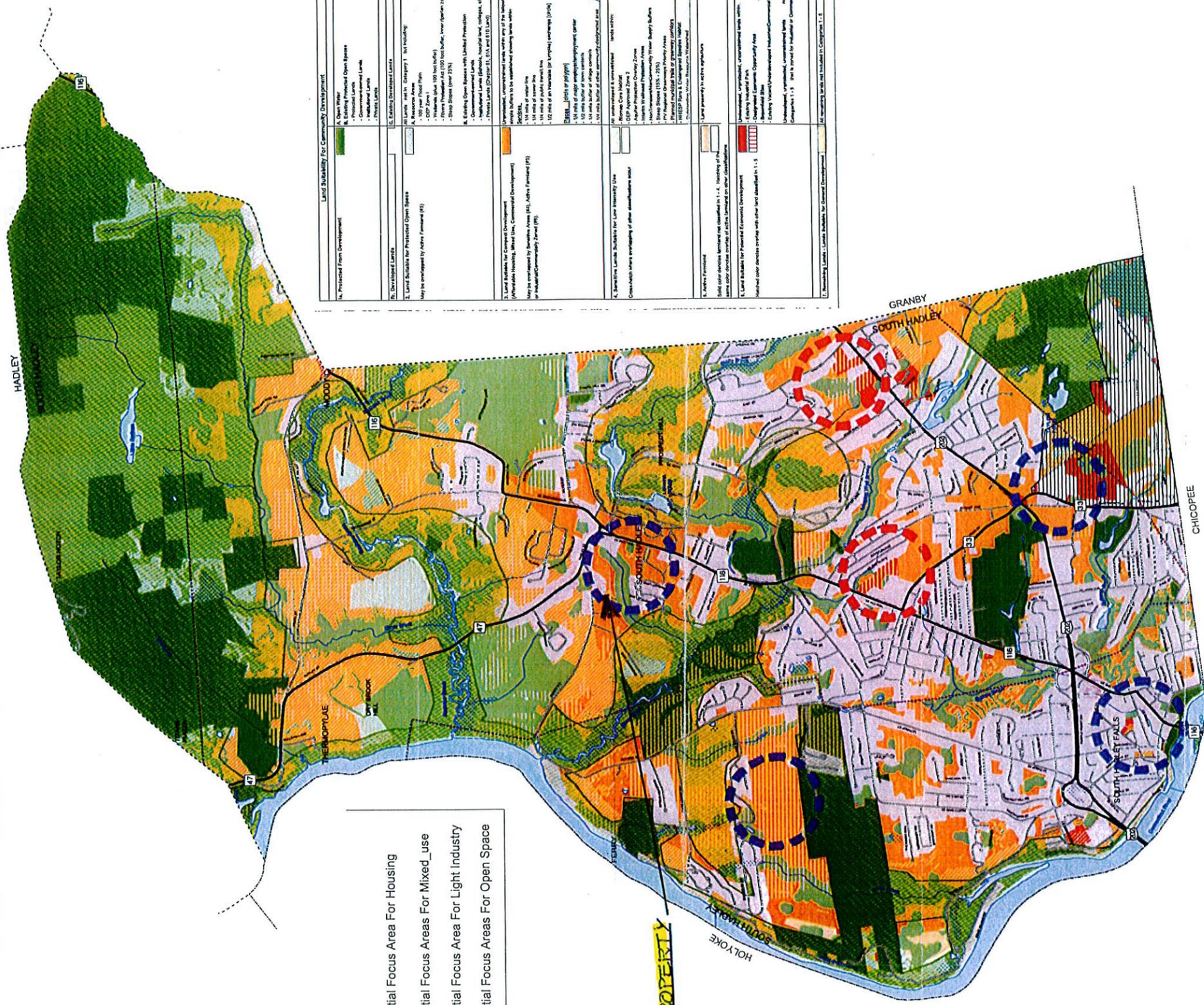
Looking easterly down Ferry Street.



Looking westerly down Ferry Street.

Executive Order 418
Community Development Plan

South Hadley, Massachusetts Bring It All Together Housing, Economic Development & Open Space



-  Potential Focus Area For Housing
-  Potential Focus Areas For Mixed_use
-  Potential Focus Area For Light Industry
-  Potential Focus Areas For Open Space

Land Suitability For Community Development	
A. Open Water	B. Existing Protected Open Spaces
C. Wetlands	D. Agricultural Lands
E. Forested Lands	F. Other Lands
G. Existing Developed Lands	H. Other Lands
I. Other Lands	J. Other Lands
K. Other Lands	L. Other Lands
M. Other Lands	N. Other Lands
O. Other Lands	P. Other Lands
Q. Other Lands	R. Other Lands
S. Other Lands	T. Other Lands
U. Other Lands	V. Other Lands
W. Other Lands	X. Other Lands
Y. Other Lands	Z. Other Lands



APPENDIX I

**SITE LAYOUT PLAN, SITE GRADING AND DRAINAGE PLAN, SITE
UTILITIES PLAN AND SITE LANDSCAPE PLAN
BY R LEVESQUE ASSOCIATES, INC
DATED FEBRUARY 4, 2014**