

FORM SP

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Date 9/5/2013

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:**

Special Permit to allow use of premises as a Professional Business Office.

**APPLICABLE SECTIONS OF THE ZONING BYLAW:**

Sections 7(M), 9

1. Applicant Jorge and Eleni Gomez

Address 49 San Souci Drive

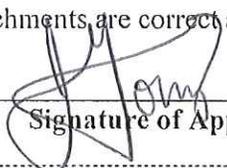
South Hadley, MA 01075

Telephone 413-532-8861 413--237-3111 (cell)

Email Address: Jorge.Gomez@partners.mcd.com

2. Owner (if not applicant) Shamrock Realty Partnership  
Address 296 Brainerd Street, South Hadley, MA 01075  
Email Address: \_\_\_\_\_
3. Site Plan Preparer N/A - no site changes or structural changes planned - request waiver  
Title or License \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone \_\_\_\_\_  
Email Address: \_\_\_\_\_
4. Deed of property recorded in the Hampshire County Registry of Deeds,  
Book 8150 Page 287
5. Location and description of property (street and number if any) \_\_\_\_\_  
660 Newton Street, South Hadley, MA 01075  
Assessors Map # 40 Parcel # 28 and 6
6. The subject property is presently in zoning district(s): RA-1
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 116, Mosier/Brainerd St. to Cumberland Farms
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

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**FOR TOWN CLERK (indicate date and time received:**

Submission received on (Date) \_\_\_\_\_  
at (time) \_\_\_\_\_

Signature \_\_\_\_\_

660 Newton Street, South Hadley, MA

II. Application for Special Permit  
Support Documentation

- A. Narrative: The proposed use will be as an Administrative Office for my management business. There will be two full time office staff and we will conduct a professional management training session four times a year with an average class size of 14. The class is conducted between the hours of 10:00 a.m. and 6:00 p.m. usually on Wednesday for eight weeks. No changes to the building or the existing site layout or parking area is required, other than signage, which is to be equal to or smaller than the current sign on the premises.
- B. Photographs: See photographs submitted.
- C. (i) Section 7 Compliance: I am the proprietor of the professional business that will occupy the premises. I intend to comply with the signage requirements of Section 7 and any other provision of the Zoning Bylaw. As the submitted photographs show, the building will not be changed and complies with building requirements of Section 7(M)(2). There is sufficient and adequate off-street parking for the patrons and staff of the business.
- (ii) Section 8 Compliance: Other than signage and parking which are discussed in Section C(i) above, Section 8 is not applicable.
- D. Master Plan Consistency Statement: The proposed use as a professional business office in this location is consistent with the Master Plan Land Use Area Vision Statements. The expressed vision is to have land use change managed in a manner that allows for economic development consistent with other community goals. This is not really a change in use as this property was used as a professional business office for many years. I will preserve the aesthetic quality of the building, keeping the structure as is and in compliance with Section 7(M) of the Bylaws but will advance economic development by putting a dormant property back into productive use in furtherance of the Master Plan Economic Development Goals. The Vision Statement for Route 116, Mosier/Brainerd Streets to Cumberland Farms is to maintain the area's residential character "with businesses of a professional nature (versus retail)". My use of this property will have no retail component and will maintain the present character of the neighborhood.
- E. Special Permit Standards Consistency Statement: The proposed use is compatible in type and scale with adjacent land uses in the applicable Land Use Area and is in harmony with both the Master Plan and the intent of Professional Business use provisions of the Bylaw. No significant hazard to the public or abutters will be posed and no nuisance will be generated as it is strictly an administrative office use.

- F. Historical and Cultural Impacts: None to my knowledge.
- G. Historical Nature of Building: None to my knowledge.
- H. Storm Water Management ByLaw: Not applicable to my knowledge.
- I. Project Schedule: Not applicable. No structural or site changes planned.
- J. Scenic Roadways: No impact
- K. Agricultural Lands and Uses: No impact

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For Sale: \$450,000 (5 beds, 2 baths, 4,510 sqft)

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660 Newton St, South Hadley, MA, 01075 is a single family home of 4,510 sqft on a lot of 91,736 sqft (or 2.11 acres). Zillow's Zestimate® for 660 Newton St is \$406,576 and the Rent Zestimate® is \$2,400/mo. This single family home has 5 bedrooms, 2 baths, and was built in 1901. The 6 bed single family home at 110 Mosler St in South Hadley is comparable and for sale for \$459,000. This home is located in South Hadley in zip code 01075. South Hadley Falls is a nearby neighborhood. The closest ZIP codes are 01053 and 01062. Amherst, Amherst, and Easthampton are the nearest cities.

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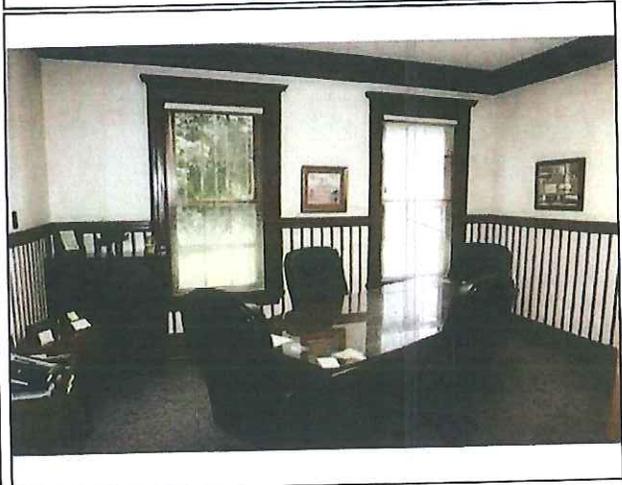
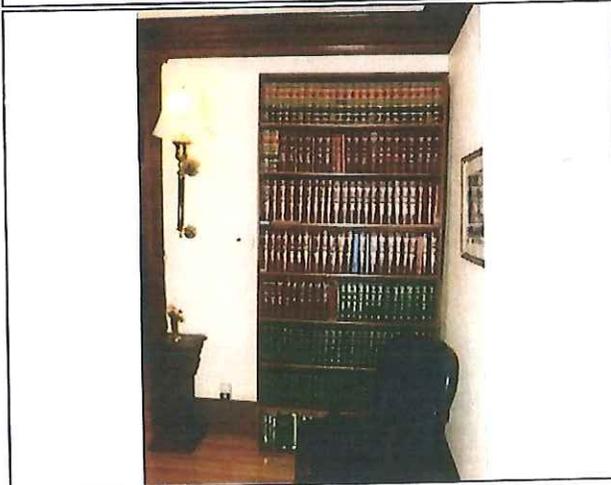
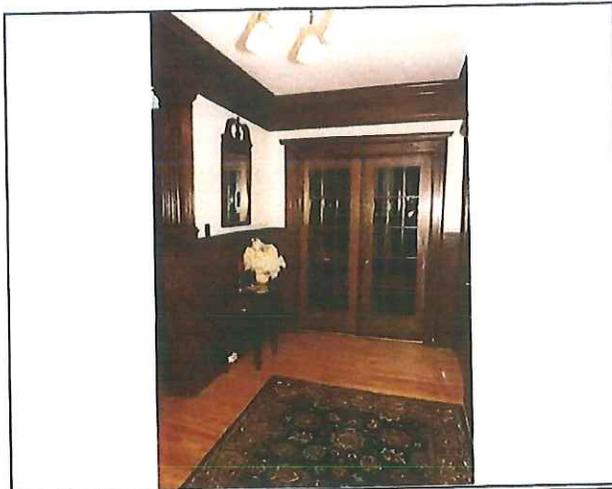
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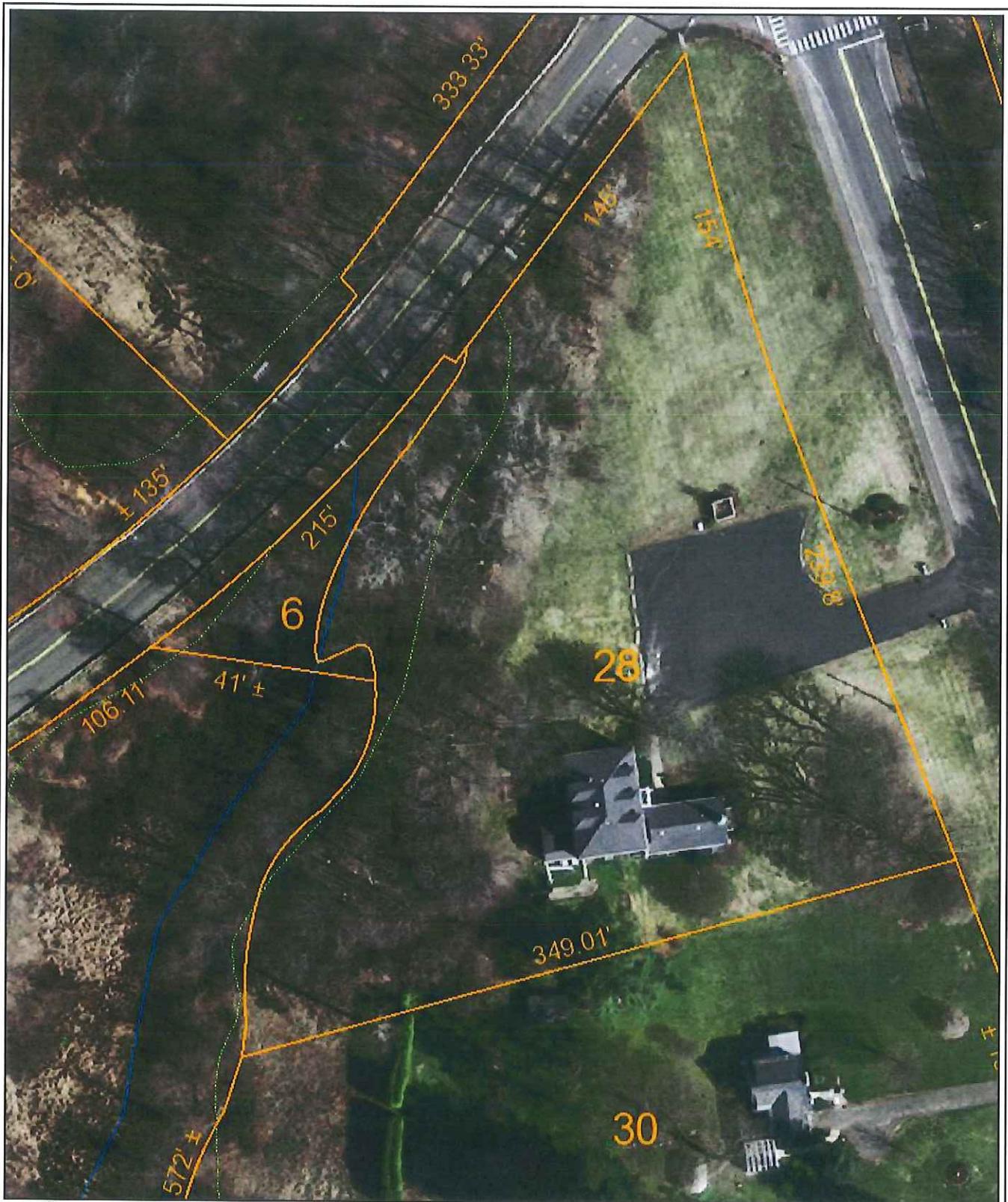
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660 Newton Street  
 South Hadley, MA  
 1 Inch = 64 Feet  
 September 11, 2013



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