

EATON ASSOCIATES

December 16, 2011

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

RE: Special Permit & Form H Subdivision
Two - family dwelling (new)
5 - 7 Wood Avenue
South Hadley, MA 01075

Dear Planning Board Members:

On behalf of our client Coderre Development, Inc., c/o Gerald Coderre, please find enclosed the application for a special permit and Form H subdivision for the new construction of one two-family dwelling unit to be located on a parcel of land on the north side of Wood Avenue. The parcel (#5 & #7) Wood Ave has 20,000 +/- sq. ft. of land with an existing two-family unit and detached garage thereon.

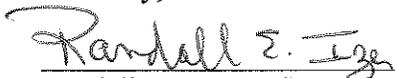
The format for this submission follows the Town's new "Filing Instructions-Rules and Regulations" for a special permit that were recently developed and the Subdivision Rules and Regulations Section 6 requirements for a Form H subdivision.

This Planning Board filing includes the following:

1. Eleven (11) copies of plans entitled "SPECIAL PERMIT" CODERRE DEVELOPMENT, INC., October 28, 2011
2. Digital copy of the above referenced plans.
3. One (1) original Form H.
4. One (1) original Form SP.
5. Eleven (11) Special Permit and Form H Subdivision Filing (Support Documentation).
6. One check #3230 addressed to the Town Of South Hadley in the amount of \$ 250.00 for Form H filing fee.
7. One check #3230 addressed to the Town of South Hadley in the amount of \$ 300.00 for Form SP filing form.

It is requested that you direct any correspondence regarding the above referenced project filing to Coderre Development, Inc., 311 River Road, South Hadley, MA 01075 (413) 538-1002 with copies of the same to Harold L. Eaton and Associates Inc. (Email - hleaton@aol.com)

Sincerely,



Randall E. Izer, RLS

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:

Construction of duplex on Wood Avenue Assessors Map 27
Parcel 281

APPLICABLE SECTIONS OF THE ZONING BYLAW:

Section 9 Special Permit & Section 5 Use Regulations (5D)
Section 6 Dimensional Regulations (6B)

1. Applicant CODERRE DEVELOPMENT, INC
Address 311 River Road
SOUTH HADLEY, MA 01075
Telephone 1-413-538-1002
Email Address: gcoderre@comcast.net

2. Owner (if not applicant) _____

Address _____

Email Address: _____

3. Site Plan Preparer HAROLD EATON and ASSOCIATES, INC

Title or License PROFESSIONAL LAND SURVEYOR - RANDALL E. IZER #35032

Address 235 RUSSELL STREET, HADLEY, MA

Telephone 1-413-584-7599 (T) 1-413-585-5976 (FAX)

Email Address: heaton@aol.com

4. Deed of property recorded in the Hampshire County Registry of Deeds,

Book 10326 Page 0149

5. Location and description of property (street and number if any) 5-7 Wood Ave

Assessors Map # 27 Parcel # 281

6. The subject property is presently in zoning district(s): RESIDENTIAL A-2

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 ROUTE 33 to ROUTE 202

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:

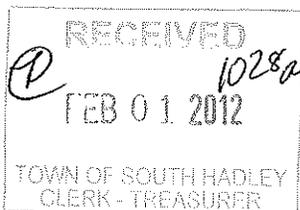
11. Amount of Application Fee: \$ 550⁰⁰

12. Fee Paid? Yes No

FOR TOWN CLERK (indicate date and time received):

Submission received on (Date) _____
at (time) _____

Signature _____



SOUTH HADLEY PLANNING BOARD

APPLICATION FOR APPROVAL OF MORE THAN

ONE BUILDING FOR DWELLING PURPOSES PER LOT

Date 2/1 20 12

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 CODERRE DEVELOPMENT INC.

Address 311 RIVER ROAD, SOUTH HADLEY, MA 01075 Telephone 413-538-1002

2. Owner (if not applicant) SAME Email Address gcoderre@Comcast.net

Address -

3. Name of Development Wood Ave.

4. Engineer or Surveyor HAROLD EATON and ASSOCIATES, Inc.

Address 235 RUSSELL STREET, HADLEY, MA Tel: 413-584-7599
email h1eaton@aol.com

5. Deed of property recorded in the Hampshire County Registry of Deeds,
Book 10326 Page 0149

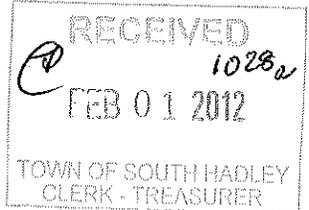
6. Location and description of property Property Zoned Res A-2 located on north side of Wood Ave. as shown on Assessors Map 27, Parcel 281.


Signature of Applicant

Town Clerk:

Date of Submission _____

Signature _____



Pre-application Meeting

A pre-application meeting was held in September, 2010 with the Chairperson of the South Hadley Planning Board and the Town Planner to review the preliminary plans for the development of this project.

II. Application Support Documentation.

a) Narrative Description of the Proposed Use or Activity

Existing Conditions

The subject property is in the Residence A-2 Zoning District and is located approximately 205+/- feet westerly of Newton Street (Route 116) on the north side of Wood Avenue and consists of 20,000+/- sq. ft. of land. The site is identified as parcel 281 on Assessors Map 27 (See Locus Map attached). There is an existing two-family wood framed house currently being renovated on the easterly edge of the property with a building footprint that exceeds the setback requirements for the district. One of the units in this dwelling is occupied, the other is currently being renovated for occupancy. The existing garage setback to the rear property line is 4.5 feet, the required setback for an accessory building is three (3) feet. The garage is to remain and be resided. The remainder of the property in open and grassed.

Proposed Project

The total area of this site is 20,000 sq. ft. and the Residence A-2 Zoning District allows for the development of new two-family dwellings with a special permit. This proposed duplex 60' x 45' (2,700 sq. ft) along with the existing rehabilitated two family structure require a Form H Subdivision (more than one dwelling on a lot) and is scheduled for occupancy in the fall of 2012.

Currently a new single-family dwelling is under construction by Coderre Development on the abutting parcel (Map 27, Parcel 334) bringing a new single-family dwelling unit on Foch Avenue and the new construction and renovated two-family units on Wood Avenue will provide a newness to the neighborhood and retain the home ownership nature of this neighborhood.

Each of the new units is designed with one garage each and the driveway will provide for a second vehicle. Permitted lot coverage for this property (20,000 sq. ft.) is 50% (10,000 sq. ft.) (40% for principal uses (8,000 sq. ft.) and 10% (2,000 sq. ft.) accessory uses). This development will result in principal use coverage of 4,142 sq. ft. (21%) and accessory use of 400 sq. ft. (2%).

b) Photographs

Attached are aerial views of the subject property showing 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 Bylaws.

South Hadley Zoning Bylaw

Section 7 SUPPLEMENTAL DISTRICT REGULATIONS

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

Section 8 GENERAL PROVISIONS

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

Subsection (G) ---- Off-Street Parking ---- Four parking spaces provided. Compliant.

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

d) Master Plan Consistency Statement.

This proposed development that will result in two rehabilitated dwelling units and two new construction dwelling units within the Route 116 Corridor directly addresses the Master Plan Goal "to actively promote development and redevelopment of the route 116/Route 33 focus area as an attractive, economically vital, livable and pedestrian friendly mixed-use center for the

Town, integrating residential and commercial uses” ---- and “the area offers substantial potential for future reinvestment in housing----“. The development of these four (4) dwelling units (two new construction & two rehabilitated units) on Wood Avenue and the new single-family unit on Foch Avenue, also being developed by Coderre Development, Inc., will certainly be an asset to the area.

While the Comprehensive Plan has a strong focus on maintaining and retaining the Route 116 business corridor, it also emphasizes the maintenance and retention of the residential character of this corridor. Many of the storefronts along Newton Street are supported directly by the adjoining residential neighborhoods, and there is a Master Plan focus to retain these residences and to not support additional zone changes behind the Newton Street storefronts. In many cases small developments such as this project (new construction and/or rehabilitation) will not only provide a local neighborhood upgrade, but also retention of this and similar neighborhoods as “residential” and within walking distance to many of the Town’s commercial and service providers.

e) Special Permit Consistency Statement.

South Hadley Zoning Bylaw

Section 2 (F) Existing Uses, Buildings and Structures; Nonconforming Uses

Subsection 1. Through 4 ---- N/A

Section 7 SUPPLEMENTAL DISTRICT REGULATIONS

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

Section 8 GENERAL PROVISIONS

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

Subsection (G) ---- Off-Street Parking ---- Four parking spaces provided. Compliant.

Section 9 SPECIAL PERMITS

Subsection C - Standards for Special Permits

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

The adjacent land uses to the east of the subject property consists of a row of individual storefronts and a single and two-family dwelling unit along Newton Street and between these uses and the site is property with frontage on both Wood Avenue and Foch Avenue consisting of a dwelling unit and what appears to be a pre-existing non-conforming adjoining boat repair business (the property is zoned Residence A-2).

The dwelling units proposed for the subject property along with the landscaping will be an improvement to the neighborhood with the retention and upgrading of the existing two-family dwelling, and the addition of the proposed new two-unit residential dwelling. This investment will bring new life this residential area. This proposed use is compatible with the type and scale of the adjacent residential land uses and with the character of the neighborhood.

Subsection (C)2. ---- Be in harmony with the general purpose and intent of the Zoning Bylaw.

Among the purposes of the Bylaw is to promote and encourage the most appropriate use of land by considering the recommendations of the Master Plan and the Town’s Community Development Plan (See Section II d above). This includes development at an allowed density consistent with the Residence A-2 Zoning District and redevelopment as an appropriate use of the land.

The site and this general area of town is zoned Residential A-2 with existing higher densities for residential development allowed. Original subdivision of much of the land surrounding the subject property consisted of 10,000 sq. ft. (100'x100') lots that resulted in a mix of lot sizes and housing types and sizes, as well as the location of individual units on those lots which varied as adjacent lots, in some cases, were acquired over time.

Subsection (C)3. ---- Constitute no significant hazard to abutters, pedestrians or vehicles.

This is a residential development and redevelopment with construction activity normally associated with the development of such projects. There will be no significant hazards caused by this project.

Subsection (C)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 with the retention and rehabilitation of the existing two-story, two-family dwelling, and the proposed construction of the new one-story two-family structure.

Subsections Other Special Permit Standards:

- This proposed activity will provide an important residential effort to the neighborhood with the complete upgrading of an existing two family structure and the provision of a new construction duplex consistent in scale with the surrounding existing homes.
- Access to the subject property in from the existing street. Access to this duplex is the same as for all other homes on this street
- Public services, facilities and utilities are nearby or exist at the site.
- The development meets required yard requirements.

f. Statement of the proposed development's historical and cultural impacts.

N/A

g. Background on the historical nature of the buildings existing on the property.

The property was part of a Plan of Land titled Liberty Gardens made by F. T. Westcott, C. E. Dated April 1918 and filed at the Hampshire County Registry of Deeds. Records indicate the residence existed prior to 1946. There is no designation of the subject property as having historical and/or cultural nature.

h. Subject to Stormwater management bylaw.

N/A

I. Project Schedule.

This project is scheduled for spring 2012 construction and occupancy late summer / fall 2012.

j. Proposed development's impacts on the Town's scenic roadways.

N/A

k. Proposed development's impacts on the Town's agricultural lands and uses.

N/A

III. Plans to Accompany Application.

Attached to this narrative is the original plan at 1" = 20', and eleven (11) paper copies and a digital copy in "pdf" format.

IV. Plan Content.

The content of the plans required is subject to the category "New/Expanded structures (principal and/or accessory).

1) All applications.

a: Separate locus map: see 8 ½ x 11 attached.

b,c,d,e,f: see plans attached.

g: n/a

h: see plans attached

i: n/a

2) Applications for Special Permit involving site changes.

"a" through "m": Any site changes are those associated with the construction of a single story duplex residential structure and the incidental regrading around the foundation to meet existing grade. See Plan for details.

3. Provide Building elevations and floor plans.

Building elevations and floor plans attached.

4. Legend Required.

See plans attached.

V. Multifamily and Multiple Tenant Commercial/Office/Industrial Development.

N/a

VI. Management Plan.

N/A

VII. Preparation of Plans.

Plans have been prepared by Harold L. Eaton and Associates, Registered Professional Land Surveyors.

VIII. Other permits

None required except utility hookups.

IX. Supplemental Application Requirements.

N/A

X. Waiver of Application Requirements.

None requested.



SUBJECT PROPERTY

66 ft

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Wood Ave, South Hadley, MA 01075

SUBJECT PROPERTY

BOAT REPAIR GARAGE

FOCH AVE

FAMILY PIZZA

S F HOUSE

2-FAM HOUSE

LD GAS STATION

WOOD AVE

HALFWAY HOUSE

OFFICE BLDG

PKG. STORE

ZONED RESIDENCE A-2

ZONED BUSINESS A

NEWTON STREET

HIGH SCHOOL FIELD

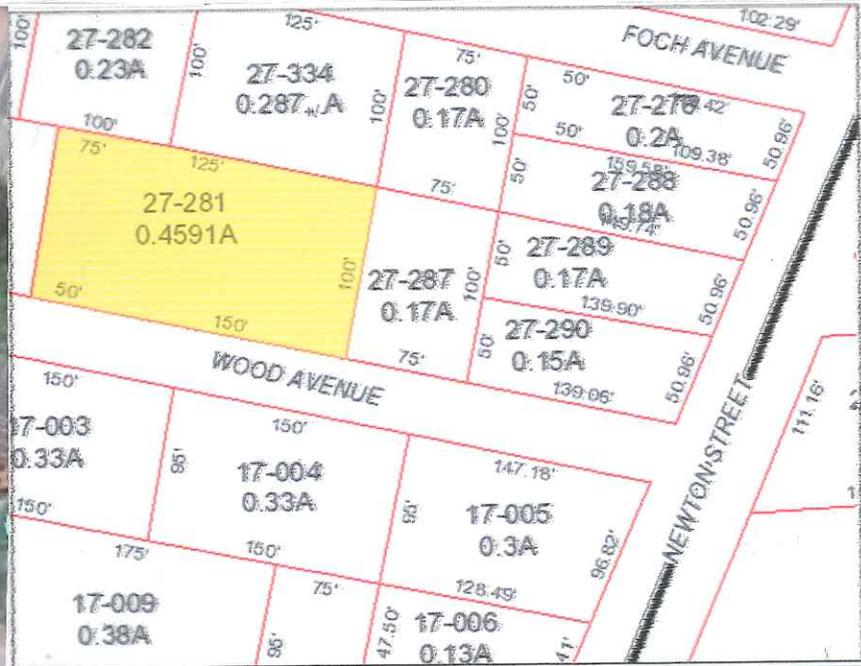
179 ft

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ATTACHMENT #1



LOCUS

320 ft

116

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