

SOUTH HADLEY PLANNING BOARD PUBLIC HEARING

Applications for Site Plan Review and Stormwater Management Permit for proposed Senior Center

MINUTES OF SEPTEMBER 9, 2019 AS APPROVED

Present: Mark Cavanaugh, Chair; Melissa O'Brien, Vice-Chair; Diane Mulvaney, Clerk; Brad Hutchison, Member; Joanna Brown, Member; Richard Harris, Town Planner; and Colleen Canning, Recorder

Clerk Mulvaney recused herself from deliberations at the Public Hearing as she is the Chair of the Senior Center Building Committee.

Chair Cavanaugh called the Public Hearing into order at 7:02 PM

Vice-Chair O'Brien read the Public Hearing notice out loud:

The South Hadley Planning Board, in accordance with the provisions of Chapter 40-A, Section 11, Massachusetts General Laws, will hold a public hearing on Monday September 9, 2019 at 7:00 p.m. in the Selectboard Meeting Room of the Town Hall to discuss the application of the Town of South Hadley; 116 Main Street; South Hadley, MA 01075 for Site Plan Review under Article XII of the Town of South Hadley Zoning By-Law and approval of a Stormwater Management Permit under Chapter 200 of the Town of South Hadley By-Laws for development of a new Senior Center.

The applicant is seeking Site Plan Review approval and a Stormwater Management Permit to allow construction and operation of a 16,700 +/- square foot senior center to replace the existing 17,700 +/- square foot facility presently at the site. Other elements of the project include demolition and clearance of the existing facility, provision of parking, landscaping, Stormwater management facilities, and related improvements. The subject property consists of a 3.73 acre parcel of land located at the intersection of Dayton and Fulton Streets and is generally identified Parcels #154 and #155 on Assessor's Map Number #28.

Plans and the application may be viewed at the Office of the Planning Board during normal office hours (8:30 a.m. to 4:30 p.m.). The application packet and various plans are also posted on the Town's website on the Planning Board page under "Project Plans A-L" subsection titled "Dayton Street (45) Senior Center - 2019".

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

*Melissa O'Brien, Clerk
South Hadley Planning Board*

*Publication: Friday, August 23, 2019
Friday, August 30, 2019*

Chair Cavanaugh invited the consultants to address the board.

John Hammer, Landscape Architect with Milone and MacBroom, introduced the representatives of the project and turned the presentation over to Christopher Wante, AIA with EDM, to address architectural design.

Christopher Wante described the intended design of the new Senior Center using plans for visual reference. He explained how the proposed design was generated with assistance from the Senior Center Building Committee. A challenge of the design was to fit a civic building on a relatively square lot within a residential area. The design was intended to create volume without increasing height. The proposed building would be divided into four volumes which would accommodate the varied functions of the building. The entrance to the building was denoted by its large vertical volume. The roofline at the rear of the building would reflect the residential area it faced. The building material would mainly consist of brick and clapboard. The main roof would consist of asphalt shingles while the entrance roof would be metal.

Chair Cavanaugh inquired if the overhang at the drop-off location was accessible to vehicles. Christopher Wante explained that the location was only pedestrian accessible.

Ms. Brown inquired about handicap parking on site. Chris Wante explained that the site had seven handicap parking spots which exceeded the requirement of four spaces. There were two entrances to the building; one was for employees only. He explained that all entrances were ADA (Americans with Disabilities Act) accessible.

John Hammer, Landscape Architect with Milone and MacBroom, detailed the proposed site conditions for the New Senior Center. The proposed layout pulled the new building as close to street front as zoning would allow to accommodate additional parking. He explained that that proposed design would increase parking by roughly twenty spaces. The parking lot was designed to be flush with the sidewalks and pavement. He added that the parking would dually benefit the baseball diamond abutting the senior center. Trees were intended to be landscaped in aisles within the parking lot. Trees on site that were planned for removal were approved by the Tree Warden for removal at the time of design. He added that parking lot lighting was dark sky compliant and would not extend over the property line.

Vice-Chair O'Brien inquired about the existing playscape and basketball court that appeared to be removed in proposed plan. John Hamer explained that there was not a plan for replacement of those facilities at this time. Vice-Chair O'Brien explained that this playscape was the only one located near the center of Town. She described it as an asset to the community as it was a shaded play area located within a residential neighborhood. She observed that the increased parking correlated with the removal of recreational facilities.

Mr. Harris described deficits within the consultant's application. He struggled to find a narrative within the application that tied the project together. He added that comparative analysis would be required to justify the amount of parking within the proposed plan. Hampton and Greenfield Senior Centers were used as comparison facilities for the traffic study but it did not offer adequate information to determine parking. John Hammer responded that parking was determined by peak generation during lunch time. Leslie Hennessey, Senior Center Director, added that the parking lot at the current facility is always full and visitors often are required to park street-side.

Mr. Hutchison inquired about the integration of sidewalks in the design. The consultant explained how the sidewalks within the neighborhood would be "pulled" into the senior center lot which would offer better connectivity to streets within the existing neighborhood. Mr. Harris added that public sidewalk improvement projects could be considered if grant funding is awarded through the Town's pending MassWorks grant application.

Michael Gagnon, PE with Milone and MacBroom, addressed the proposed stormwater management engineering. He explained that stormwater at the current Senior Center drains toward an existing wetland where it collects behind the current building and flows out to the municipal drainage system. Within the new design, that system would be eliminated. The new design would implement a 'subsurface infiltration system' where stormwater would sheet flow to the back of the parking lot where it would enter a water quality swale before entering the bordering wetland. Michal Gagnon explained that test pit information required a single infiltration system to be designed as it wouldn't be possible to get adequate groundwater separation.

Michael Gagnon shared that the proposal for development was currently being considered by the Conservation Commission following their submittal of a 'Notice of Intent' to develop within the 100 foot wetland buffer zone. He explained that the new Senior Center would be considered a combination of 'new' development and 'redevelopment'. The additional parking area was considered 'new' development.

Michael Gagnon detailed how the ten criteria for stormwater management were all satisfied. The criteria addressed the following: 1) no new untreated discharge, 2) peak rates, 3) recharge, 4) water quality, 5) high pollutant load, 6) stormwater in critical areas, 7) redevelopment, 8) erosion control, 9) operations and maintenance and 10) illicit discharge. He further detailed the proposed stormwater management in relation to 4) *high pollutant load* and 8) *erosion control*. The fourth criteria requires eighty percent of TSS (Total Suspended Solid) to be removed. This could be accomplished through pretreatment of the water prior to entering the swale through the implementation of a raingarden. The eighth criteria, erosion control, could be accomplished by providing a constructed entrance to the site through the use of sediment barriers at the perimeter and installing a silt fence along the wetland. Catch basins at Dayton and Fulton Streets would be implemented for added protection.

Mr. Harris inquired about the pending issues noted in the DEP's review of the stormwater management systems which were addressed in the application for development through the

Conservation Commission. He explained that he did not want to contract a peer-review of the original Stormwater Management system if it was intended to be redesigned. Michael Gagnon responded that updated plans that addressed DEP concerns would be submitted to the Planning Department.

Ms. Brown expressed concern for the 'sheet flow' stormwater runoff and cited safety concerns for visitors traversing the parking lot during a storm event. Michael Gagnon explained that the parking design had no curbs, therefore water would not pool creating no need for catch basins as stormwater would flow uninterrupted. Winter weather maintenance of the parking lot was addressed in the O&M (Operations and Maintenance) plan. Mr. Harris noted that the DPW needed to be notified of all proposed O&M procedures.

Mr. Huchison inquired about the location of the generator relative to the nearby residences. The consultant explained that the generator would be visually screened with vegetation. A 'level two sound controller' would be implemented to subdue the sound.

Ms. Brown inquired if the building would be eligible for use during emergencies. Christopher Wante explained that the proposed Senior Center could be consider a 'heating and cooling center' but not an 'emergency center' per FEMA requirements

Chair Cavanaugh inquired about outdoor lighting on-site. Christopher Wante explained that the lighting was programmable and could be set to whatever specifications the Town desired. He explained that all exterior lightening would utilize LED bulbs and no light would trespass over the property line.

Ms. Brown inquired about the potential for bike racks on-site. Christopher Wante explained that the current design did not have bike racks but they could be added.

Mr. Harris addressed a comment from SHELD (South Hadley Electric Light Department) regarding the proposed project. They noted that the proposal did not include charging stations for electric vehicles.

Vice-Chair O'Brien re-visited her concern for the removal of the playscape and basketball court. Mr. Harris referenced the mission of the Town's Master Plan and explained that intergenerational use of public facilities was important to foster livable neighborhoods for all generations. Removing areas of recreation at the Senior Center could lead to segregation of the population.

Chair Cavanaugh opened the hearing to public comment at 8:22 PM.

Kathy Davis, 7 Saybrook Circle, addressed the Board. She was enthusiastic that the Board and Town Planner were invested in creating and maintaining areas for intergenerational communities.

Linda Young, Council on Aging member, addressed the Board. She explained that the new Senior Center required all the parking it could get. She added that the amount in the proposal wouldn't even be enough to accommodate the expected visitors.

Rudy Ternbach, Precinct E, addressed the Board. He inquired if the stormwater management systems were constructed to accommodate increased rainfall expected from climate change. Michael Gagnon explained that 'NOAA Atlas 14' software was used to gather the most accurate rainfall data. However, he added that climate change as described was difficult to predict and to design for.

Linda Young, Council on Aging member, invited everyone to a plant sale on September 14, 2019 to benefit the Senior Center.

Ms. Brown inquired about Wi-Fi accessibility on-site. Christopher Wante responded that there was a Technological Consultant working on the project and that the site would be Wi-Fi compatible.

The Board reviewed items that needed to be addressed prior to the close of the Public Hearing:

- A third party peer-review of the project needed to be performed and responded to by the consultant.
- Updated information needed to be received relative to the Stormwater Management.
- Additional information regarding parking calculations needed to be received.
- Options for the playscape and basketball court needed to be explored.
- The potential for bike racks needed to be explored.
- Consideration for electric vehicles needed to be explored.

As there was no further discussion, Chair Cavanaugh inquired if there was a motion to continue the Public Hearing.

Motion: Mr. Hutchison moved to continue the Public Hearing to October 7, 2019 at 6:45 PM. Vice-Chair O'Brien seconded the motion. Four (4) of Five (5) members present voted in favor of the motion. Clerk Mulvaney abstained from the vote as she recused herself from deliberations regarding the project as she is Chair of the Senior Center Building Committee.

The meeting reconvened at 8:41 PM.

Respectfully Submitted,
AS APPROVED
Colleen Canning

Appendix

Document	Document Location
Proposed renderings of the New Senior Center	Planning Files
Proposed Stormwater Management Plan or New Senior Center	Planning Files
Traffic Study for Proposed Senior Center	Planning Files