

Development Status Report: April 28, 2008

A. Projects under development

1. Adam and Eve Estates – Lyman Street

Number of Building Lots: 9

Percent Infrastructure Completed: 78%; Percent Housing Units Completed: 22%

The Planning Board is holding a Letter of Credit in the amount of \$59,000. This amount was based on an estimate of approximately \$53,000 from the DPW, notification by District One Water Superintendent that a fence has yet to be restored, an estimate of the street tree costs, and a contingency. Two (2) houses have been completed and occupied. A third lot has been sold and the buyers intend to begin construction in the Summer of 2008.

The Conservation Commission and DEP have noted that there are sediment control issues which must be addressed by the developer. These have apparently been partially addressed.

2. Mountainbrook – Mountainview Street and Westbrook Road

Number of Building Lots: 52

Percent Infrastructure Completed: 45%; Percent Housing Units Completed: 11.5%

Comment: The Planning Board has extended the Special Permit for two (2) years in accordance with the original decision adopted by the Board. Six (6) houses appear to be completed. Three (3) houses (including the house at 37 Westbrook Road) are under construction. It appeared that three (3) additional lots had been cleared in preparation for construction this past Fall, but construction has not begun.

The Planning Board holds the following Performance Guarantees:

- a \$300,000 Tri-Party Agreement on Phase 1
- a \$132,000 Tri-Party Agreement on Phase 2
- Covenant Agreements (2) on differing portions of Phase 2

The Covenant Agreements do not permit any construction on the lots in Phase 2.

The DEP has noted that there are sediment control issues which must be addressed by the developer. These have apparently been addressed.

3. Shadowbrook Estates – Baker Street

Number of Dwelling Units: 36

Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 89%

Comment: Thirty-two (32) units are completed and four (4) are substantially finished.

4. Pettengill Office/Condominium Project – Newton, Camden, and Lyman Streets
 Number of Dwelling Units: 6 and an office building
 Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 33 %
Comment: The bank/office building has been completed. Similarly, two of the condos have been completed; two appear to be substantially completed.

5. Ladizki Flag Lot – David Ladizki
 Number of Dwelling Units: 1
 Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 0 %
Comment: The house is nearing completion.

6. Oakley Estates – Dino Marinello – Lathrop Street
 Number of Building Lots: 6
 Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 67 %
Comment: The Planning Board retains a Financial Guarantee (\$21,600 Letter of Credit that expires May, 2008). Three (3) new houses have been completed and the renovations of the existing house have been completed. Two lots remain to be built upon. Another house is being started.

7. Mount Holyoke College Residence Hall – Morgan Street
 Significant Issues: None known at this date
Comment: The project is under construction, but nearing completion.

8. Elder Housing – WestMass Elder Care – Canal Street @ West Summit Street
 (45 new elderly apartment units)
 Number of Dwelling Units: 45
 Percent Infrastructure Completed: 0 %; Percent Housing Units Completed: 0 %
 Significant Issues: Removal, disposal, and replacement of unexpected debris uncovered on the site.
Comment: Construction is nearing completion with a dedication planned for May 30, 2008.

9. Stonybrook Village Residential – Phase I & II – Newton Street opposite White Wing
 (32 new condominium units in Phase I and 4 new condominium units in Phase II) –
 Number of Dwelling Units: 36
 Percent Infrastructure Completed: 20 %; Percent Housing Units Completed: 2.8 %
 Significant Issues: None known at this date
Comment: The developer has completed one of the quads. Work on the second four units will not commence until at least 2 of the first four units are sold. To date, one of the units has been sold.

10. Park Avenue Extension – Homes By LeBlanc – eastern terminus of Park Avenue – Definitive Subdivision (1 new building lot)

Number of Building Lots: 1

Percent Infrastructure Completed: 85%; Percent Housing Units Completed: 100 %

Significant Issues: Replacement of some trees and slope stabilization.

Comments: The house has been completed. Only the top course on the roadway appears to remain before completion of the site work. However, “as-built” plans for the roadway need to be completed and submitted upon completion of the site work.

The developer’s bank has submitted a new Letter of Credit in the amount of \$7,000 based on a verbal estimate from their contractor and the DPW. The Planning Board has not reduced the Financial Guarantee to this amount since a formal request has not been submitted or reviewed by the departments.

The Conservation Commission has noted that the developer needs to do some additional plantings and reseed a portion of the disturbed area.

11. Mountain Avenue/Viviani 3-Family – Special Permit

Status: The Planning Board granted the Special Permit Approval at its April 25, 2007 meeting. The decision was recorded with the Town Clerk on **May 11, 2007**. Appeal period lapsed with no appeal having been filed. The developer has provided a revised site plan which adequately addresses the conditions of the Planning Board’s approval.

The construction of the new structure appears to be substantially complete.

12. Annafield Estates – Stewart Street (4 new building lots)

Percent Infrastructure Completed: 80%; Percent Housing Units Completed: 0%

Status: The developer appears to have completed all improvements except for the top course of pavement. SHELD has provided a street lighting plan which is being referred to the Town Administrator for approval.

The Planning Board is retaining a Letter of Credit in the amount of \$41,500 based on figures from the DPW, SHELD, and Tree Warden.

13. Granby Road Condominiums “Jacob’s Edge”/Home Improvement Associates, LLC – Granby Road @ Lorraine Avenue – Special Permit/Form H Plan

Status: Planning Board granted Special Permit approval at its March 3, 2008 meeting subject to various conditions including a reduction from 28 units to 25, increased buffers, and increased setbacks. A decision was filed with the Town Clerk on March 19, 2009. No notice of appeal was filed within 20 days.

The developer has approached the Conservation Commission regarding the possible acceptance of some of the land as conservation area.

B. Projects approved by Planning Board, but not initiated

1. Stonybrook Village Commercial – Newton Street opposite White Wing
Status: (See “Stonybrook Village Residential” above.) No progress has been made on the commercial component. The developer has indicated that the commercial component is being marketed and several parties have expressed interest in the site.
2. Dry Brook Village – Hadley Street and Sullivan Lane opposite Pearl Street - (36 new condominium units) –
Status: The developer has obtained the necessary approvals of the wastewater treatment system. At the developer’s request, the Planning Board has granted a one-year extension of the Special Permit approval. This approval expires April 2008.

Given the slow down in home sales, the Board granted the developer another extension for the Special Permit through April 2009.

3. Park Avenue Extension – Murphy Subdivision – western terminus of Park Avenue – Definitive Subdivision (1 new building lot)

Status: Planning Board granted approval with conditions on **September 27, 2006**. Two appeals are pending in Land Court at this time.

The Planning Board has granted approval of several minor modifications of its September 27, 2006 decision as they relate to the ownership, use, and maintenance of the proposed roadway extension. The most recent modifications were granted at the November 19, 2007 Planning Board meeting.

The Planning Board signed decisions modifying the original September 27, 2006 decision. The modifications generally relate to ownership, maintenance, and access to the proposed extension.

The Planning Board has endorsed the Definitive Plans and they have been recorded in the Registry in Northampton.

4. Riverside Park/HG&E – Main Street – Earth Removal
Status: Planning Board granted approval on **September 27, 2006**. The project is pending approval by the Conservation Commission. An earth removal permit was required for this project since the project involves alteration of grades and no building permit is involved with this project.

While the applicant submitted a revised plan and Mass. NHESP approved the project, that plan and approval did not address vista pruning. The Intervenor Status Committee reviewed the revised plan and met with the project consultant to clarify aspects of the plan. Efforts are underway to address the vista clearing tasks before Conservation Commission gives its final approval on the plans.

The Conservation Commission approved the plans at its December 17, 2007 meeting.

HG&E has filed an appeal of the Commission's Order of Conditions. DEP has sent a request for a substantial amount of information and documentation from HG&E.

5. Mount Holyoke College Boat House – Ferry Street – Section 3 Plan Review
Status: The Planning Board granted the plan review approval based on a revised site plan. The Board of Health has questioned the retention basin. The consultant has provided the Board of Health with calculations as to the time that the “rain garden” will take to drain – 52 hours. This information has been forwarded to the Town Engineer for review.

The Board of Health has approved the project based on the supplemental information. The Conservation Commission approved the project except for aspects related to the dock. The DEP is now conducting its review including the public comment period.

John Bryant, Director of Facilities Development at MHC recently advised that they have filed with FERC per HG&E. They anticipate beginning work on the boathouse early Summer 2008.

6. Ethan Circle Subdivision – Hadley Street – Preliminary Subdivision Plan
Status: The Planning Board granted approval of the Preliminary Plan at its May 9, 2007 meeting. The decision was recorded with the Town Clerk on May 11, 2007. There is no appeal period for a Preliminary Subdivision Plan. The developer is to prepare a Definitive Plan submittal based on the conditions stated in the Preliminary Plan. A Definitive Plan submittal is anticipated in the near future.

The prospective developer has apparently been doing soils tests on the site. It was noted at a previous meeting that District #2 Water Department will require that the water system be looped.

7. Mount Holyoke College Kendall Hall Expansion – Silver Street - Site Plan Review
Status: The Planning Board granted the plan review approval subject to conditions at its September 5, 2007 meeting. There is not an appeal period on Site Plan Review. MHC plans to begin the work in the summer of 2008.
8. Maraline Development, Inc./Cansen, Inc. Expansion (31,500 square foot expansion on Industrial Drive) – Site Plan Review
Status: Planning Board granted Site Plan Review approval on November 19, 2007 subject to several conditions which primarily relate to the adjoining property.
9. Houle Welding & Fabrication Warehouse-East Street – Site Plan Review
Status: Planning Board granted Site Plan Review approval on March 17, 2008 subject to several conditions. The Board subsequently granted a modification of the plan, after notifying the abutters of the request and holding a discussion in a posted regular

meeting, which will the applicant to the building size by 42% above what was approved.

10. Chicopee Savings Bank & Office Building -Willimansett Street – Special Permit/Site Plan Review

Status: Planning Board granted Site Plan Review approval for the 4,000 square foot office building and the drive-thru for the bank at the April 28, 2008 meeting. The decision was filed shortly thereafter and there is a 20-day appeal period on the Special Permit decision. Applicant has submitted plans for approval of the exterior lighting under Section 1014 of the General Bylaws.

C. Projects pending before Planning Board

1. Ferry Street Nominee Trust Multi-Family Development (22 units) -Ferry Street – Special Permit/Form H Plan

Next Public Hearing Date: **June 3, 2008**

Deadline for Departmental Comments: **June 16, 2008**

Anticipated Date of Decision: **July 2008 (or Later)**

Significant Issues: **Unknown at this time.**

Status: **Plans are now undergoing departmental reviews. The application lacked any information on drainage measures.**

D. Projects anticipated to be submitted for Planning Board Review

1. McCray's Farm – Upper River Road – Approximately 10-20 acres appears to be in planning stages for a small subdivision.

2. Multi-family/condominium/single-family units – Old Lyman Road and Charles Street– Special Permit. However, the owner is claiming ownership of a portion of a “paper” street on the basis of a “quit claim” deed. If he cannot prove such ownership, then this may alter his plans for the property.

3. Multi-family/condominium units – Route 33 @ Granby Road

4. Self-Storage Facility Expansion – East Carew Street – Site Plan Review

5. 108 College Street - College Hill Condominiums – Special Permit/Form H Plan – New plan for multifamily units is anticipated to be submitted in 2008.

6. Multi-family development – College @ Brainard Street

7. Multi-family development – Alvord Street