

Development Review Team: December 15, 2008

Planning Board Projects – Post Meeting

A. Projects under development

1. Adam and Eve Estates – Lyman Street – ***No Change since November 2008 meeting***

Number of Building Lots: 9

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

Significant Issues: **None known at this date**

Performance Guarantee: \$59,000 Letter of Credit

Description/Comment: The subdivision involves 9 new single-family building lots with 1 lot addressed to Lyman Terrace and 8 lots addressed to a new street “Apple Road”. The developer has installed the drainage, water lines, and sewer lines. The base of the road has been completed. A sidewalk is to be installed on one side of Apple Road, but not on Lyman Terrace.

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. Construction of a third house is underway.

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. At the April 28th meeting, Janice Stone indicated that there were some issues related to the house that was sold. These issues need to be resolved.

The Conservation Commission Order of Conditions was extended through 2011.

Comments at December 2008 meeting: The Conservation Commission Administrator indicated that there remains a problem with the fence which was installed without approval.

2. Mountainbrook – Mountainview Street and Westbrook Road - ***No Change since November 2008 meeting***

Number of Building Lots: 52

Percent Infrastructure Completed: 45%; Percent Housing Units Completed: 13.5%

Significant Issues: **None known at this date**

Performance Guarantees: The Planning Board holds several Performance Guarantees on this project:

- a Letter of Credit for the detention basins,
- a \$300,000 Tri-Party Agreement on Phase 1,
- a \$132,000 Tri-Party Agreement on a portion of Phase 2, and
- two Covenant Agreements on differing portions of Phase 2

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

Description/Comment: The subdivision involves two new roadway systems: Red Bridge Lane and Lyon Green. Red Bridge Lane (with 33 single-family building lots) is located and accessed off Westbrook Road while Lyon Green (with 19 single-family building lots) will be located and accessed off Mountainview Street. Phase 1 of the development incorporates all of the Red Bridge Lane roadway system and is currently the site of all of the house construction. Phase 2 will incorporate all of the Lyon Green roadway system.

The developer has installed all of the utilities inclusive of drainage for Phase 1. Only a preliminary clearing of the right of way and some utility work has been undertaken on Phase 2.

The Planning Board has extended the Special Permit for two (2) years in accordance with the original decision adopted by the Board. Seven (7) houses appear to be completed and occupied. Three (3) houses (including the house at 37 Westbrook Road) appear to be nearly complete with two of them available for purchase. Two (2) additional houses are at various stages of construction but not near completion. Several additional lots were previously cleared, but no construction has begun on those lots.

The Tree Warden identified three pre-existing trees which were “declining/dead” in late August and recommended that the trees be removed. According to the developer, they have removed those trees and plan to plant trees in front of all “completed” houses in the Spring 2009. The delay until Spring 2009 for planting of the trees is on the advice of their arborist.

The “bridge” from Westbrook Road sustained a “wash out” on the sideslope over the weekend of October 25-26. Marion Excavating restabilized the slope and made drainage improvements. They indicated that the problem was caused by a substantial blockage of the inlet by leaves.

The Town Engineer has stated that “the repair is acceptable. However, DPW will perform final inspection for all substructures and utilities including sewer, drain, culvert and bridge. At which point, DPW will notify Planning Board of any corrective action or third party review that is required prior to placement of final top course pavement.” The Conservation Commission Administrator has indicated that the Commission will need to approve a revised plan for the bridge.

Comments at December 2008 meeting: The Conservation Commission Administrator stated that they have extended the Order of Conditions 2-3 years.

3. Shadowbrook Estates – Baker Street - *No Change since November 2008 meeting*

Number of Dwelling Units: 36

Percent Infrastructure Completed: 98%; Percent Housing Units Completed: 89%

Significant Issues: **Retention Basin**

Description/Comment: This development involves the addition of 36 new condominium dwellings (in 18 duplexes) to the Shadowbrook Estates development which began in the 1980's. No additional dwellings are anticipated to be added to Shadowbrook Estates once this phase is completed.

The developer has installed all of the utilities inclusive of the drainage system.

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

Issues regarding this project: More plantings may be necessary to address the Conservation Commission's concerns. Additionally, the retention basin is not draining as it should. The Conservation Commission Administrator has sent an email to the developer regarding the condition of the retention basin.

The developer has provided a revised drainage report which is based on the actual soils of the site as opposed to the original study which relied upon the Hampshire County Soils Survey. This new report shows that the "pre-development" drainage volumes were significantly higher than the original estimate.

The Conservation Commission will be considering a request to modify the Order of Conditions. The Planning Board may require a modification of the Special Permit.

Comments at December 2008 meeting: The Conservation Commission Administrator indicated that the retention basin water levels, while "high", are lower than they have been for some time. This development will be considered at the Commission's December 29th meeting.

4. Pettengill Office/Condominium Project – Newton, Camden, and Lyman Streets – *No Change since November 2008 meeting*

Number of Dwelling Units: 6 and an office building

Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 67%

Significant Issues: **None known at this date**

Description/Comment: This project included construction of 6 new condominium dwellings (in 3 duplexes) and a new bank/office building. To date, the developer has installed all of the infrastructure including the utilities and drainage. The bank/office building has been completed. Four of the condo units appear to be completed and three have been sold and occupied. It is unknown whether the developer will build the additional 2 dwellings.

Comments at December 2008 meeting: None.

5. Oakley Estates – Dino Marinello – Lathrop Street
Number of Building Lots: 6
Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 67%
Significant Issues: None known at this date
Performance Guarantee: *The Planning Board set the new Performance Guarantee at \$19,000. Accordingly, the developer has been requested to provide a new Letter of Credit in this amount.*

Description/Comment: This project includes development of 5 new single-family building lots (a pre-existing house was renovated and left on a separate lot) and construction of Oakley Drive. To date, the developer has installed all of the utilities, drainage, and completed the base course of the roadway. Three (3) new houses have been completed and the renovations of the existing house have been completed. A fourth house is under construction. Thus, one lot remains to be built upon.

Comments at December 2008 meeting: District One Fire Chief indicated that they have signed off on the CO for the fourth house, but the Building Commissioner noted that a CO has not been issued.

6. 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) – ***No Change since July 2008 meeting***

Number of Dwelling Units: 36
Percent Infrastructure Completed: 20%; Percent Housing Units Completed: 2.8%
Significant Issues: None known at this date

Performance Guarantee: The Planning Board holds an Irrevocable Standby Letter of Credit in the amount of \$95,000 for the drainage improvements.

Description/Comments: This development consists of 36 condominium dwellings, to be constructed in either in a “quad” arrangement or duplexes. Some of the utilities and roadway improvements have been completed.

To date, the developer has completed and sold all four units in one of the quads. The second quad is substantially constructed and a duplex is also under construction.

Comments at December 2008 meeting: The “access drive” is known as “Stonybrook Way”.

7. Park Avenue Extension – Homes By LeBlanc – eastern terminus of Park Avenue – Definitive Subdivision (1 new building lot) – ***No Change since August 2008 meeting***

Number of Building Lots: 1
Percent Infrastructure Completed: 85%; Percent Housing Units Completed: 100%
Significant Issues: Replacement of some trees. ***When will the “As-built” plans be submitted?***

The Town holds a \$33,000 Letter of Credit. While a \$7,000 Letter of Credit was submitted subsequently, the Planning Board was never requested to reduce the Performance Guarantee.

Description/Comments: This subdivision involves the “completion” of a portion of Park Avenue in that Park Avenue was originally to be constructed as a “thru” street. However, that is not feasible and the developer of this project is creating one new single-family building lot and providing a “turn around” at the end of the roadway where none previously existed.

The roadway and utilities including drainage have been completed. The house has been completed. However, “as-built” plans for the roadway need to be completed and submitted.

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.

Departments have raised some issues that need to be resolved: plantings in buffer zone and water concerns.

At the April 28th Meeting, Janice Stone stated that the developer needs to do some additional plantings and reseed a portion of the disturbed area.

Comments at December 2008 meeting: The Conservation Commission Administrator stated that the developer has planted trees and shrubs, but the Commission is waiting for the listing of the vegetation which was planted.

8. Mountain Avenue/Viviani 3-Family – Special Permit - **No Change since November 2008 meeting**

Number of New Dwellings: 1

Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 0%

Significant Issues: None.

Description/Comments: This development involves removal of an older garage and replacement with a new garage and an additional dwelling above the garage.

The Planning Board granted the Special Permit Approval at its April 25, 2007 meeting. The developer provided a revised site plan which adequately addressed the conditions of the Planning Board’s approval.

The construction of the new structure appears to be complete. But, a Certificate of Occupancy has not been issued. The garage is being used and lights are on in the dwelling above the garage.

Comments at December 2008 meeting: The Building Commissioner stated that a Certificate of Occupancy has been issued.

9. Annafield Estates – Stewart Street - **No Change since December 2008 meeting**

(4 new building lots)

Number of Building Lots: 4

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

Significant Issues: None.

Performance Guarantee: The Planning Board holds an Irrevocable Letter of Credit in the amount of \$41,500 which expires November 13, 2008

Description/Comments: This subdivision involves the extension of Stewart Street by creation of 4 new single-family building lots around a new cul-de-sac. **Site work has begun on one of the houses.** All of the utilities and drainage systems have been installed and the base coarse of the roadway has been completed.

SHELD has provided a street lighting plan which was referred to the Town Administrator for approval.

The Planning Board has reduced the Letter of Credit to \$21,700 based on the following figures from the various departments:

| | |
|--------------------|------------------------------|
| DPW - | \$18,471 |
| SHELD | \$ 0 |
| Water Department - | \$ 0 |
| Tree Warden - | \$ 1,200 |
| Contingency - | \$ 2,029 (approximately 10%) |

The Conservation Commission Administrator has indicated that the builder encountered substantial, high ground water in excavating for the first house. Therefore, the builder will have to drain into wetlands which feed into Buttery Brook.

Comments at December 2008 meeting: The Conservation Commissioner stated that a Notice of Intent has been filed with the Conservation Commission to allow a foundation drain to flow into the wetlands bordering Buttery Brook. The MassDEP has filed “strong comments” regarding the submittal. Among the concerns which have been discussed and noted is the lack of an “alternatives analysis” and the fact that the applicant is proposing to discharge directly into the wetlands.

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

Number of Dwelling Units: 25

Percent Infrastructure Completed: 10%; Percent Housing Units Completed: 0.00%

Significant Issues: **Status of the Buffer along the western portion of the property.**

Performance Guarantee: The Planning Board holds a Letter of Credit in the amount of \$155,000 for the drainage and related improvements. The amount of the LOC is

10% above the amount recommended by the Town Engineer. The LOC is limited to drainage work.

Description/Comments: This project involves construction of 25 new condominium dwellings in a combination of duplex and triplex arrangements. The developer has “cut” the driveway for a portion of the development and installed a portion of the utilities including a detention basin. The Special Permit for this project was granted (subject to numerous conditions) on March 3, 2008 and the decision was filed with the Town Clerk on March 19, 2008. No appeal was filed.

The developer has largely cleared the site of trees and loam. A “temporary” detention basin was dug without Planning Board authorization or notification as a means of mitigating the impact of the heavy rains and the removal of all of the vegetative covering.

Construction is underway for the first duplex to be constructed. There have been concerns and objections voiced about work in the “buffer” zone adjoining the houses on Lorraine Avenue. The Town Planner and developers disagree as to when the buffer has to be revegetated.

At their December 8, 2008 meeting, the Planning Board approved a “timing/clarification” plan regarding the installation of the buffers. This plan includes immediate installation of some pvc fencing as part of the western buffer.

The developer does not expect to obtain the first Certificate of Occupancy until early Spring 2009.

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 plans were revised to remove all utilities and drainage work from the required buffer area. At its July 14, 2008 meeting, the Planning Board approved the revised plans including the buffer and landscaping plans.

The “access drive” will be known as “Jacob’s Way”.

Comments at December 2008 meeting: None.

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

Size of Building: 4,000 square feet

Percent Infrastructure Completed: 100%

Significant Issues: **Signage questions.**

Performance Guarantee: None required.

Status: Planning Board granted Site Plan Review/Special Permit on April 28, 2008 subject to several conditions. The Selectboard approved the Outdoor Lighting Plan including waiver of the public hearing requirement based, in part, on SHELD's comments which suggested that the Photometric Plan was sufficient and met the Town's General Bylaws. The building is proceeding. Discussions with sign contractor indicate that additional Planning Board approval of the free standing sign is required and that the proposed location of the sign is not in compliance with the Zoning Bylaw.

Comments: The Planning Board approved the illumination of a "monument" type sign in front of the building at their September meeting.

The Town Planner signed off on the CO Friday morning (November 14, 2008). The Building Commissioner has issued a Temporary CO.

The contractor has completed the "landscaping, etc." around the area of the electrical meter panels, and gas piping.

Comments at December 2008 meeting: The Building Commissioner has issued a final Certificate of Occupancy and the grand opening has been held for the bank.

12. Mount Holyoke College Kendall Hall Expansion – Silver Street - Site Plan Review – **No Change since November 2008 meeting**

Size of Building Addition: 6,000 square feet

Percent Infrastructure Completed: __%

Significant Issues: **None at this time.**

Performance Guarantee: None required.

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.

The exterior of the structure is substantially completed.

Comments at December 2008 meeting: None.

13. Maraline Development, Inc./Cansen, Inc. Expansion (31,500 square foot expansion on Industrial Drive) – Site Plan Review - **No Change since November 2008 meeting**

Size of Building: 31,500 square feet

Percent Infrastructure Completed: 100%

Significant Issues: **None at this time.**

Performance Guarantee: None required.

Status: Planning Board granted Site Plan Review approval on November 19, 2007 subject to several conditions which primarily relate to the adjoining property.

The contractor has begun work on constructing the building addition. Substantial construction is underway. The parking area was expanded and mounds of dirt placed

along the westerly side of the property abutting Old Lyman Road and Industrial Drive in apparent contradiction of the plans submitted to and approved by the Planning Board.

Comment: The developer has submitted a landscaping plan for the Old Lyman Road frontage.

Exterior looks to be substantially complete. Over half of the mound of soil deposited along Old Lyman Road has been removed.

Comments at December 2008 meeting: The Building Commissioner stated that the Certificate of Occupancy has been issued.

14. Houle Welding & Fabrication Warehouse-East Street – Site Plan Review - ***No Change since November 2008 meeting***

Size of Building: 2,550 square feet

Percent Infrastructure Completed: __%

Significant Issues: **None at this time.**

Performance Guarantee: None required.

Status: Planning Board granted Site Plan Review approval on March 17, 2008 subject to several conditions. The Planning Board approved modification of the decision to allow the applicant to increase the building size by 42% in terms of floor area.

The building appears to be substantially completed. Trees have been installed along the southern perimeter and a new fence appears to have been constructed along the northern property line.

Comments at December 2008 meeting: The Building Commissioner indicated work remains to be completed on the interior including work regarding the restrooms. Additionally, the Town Engineer stated that the leaching system is not complete.

15. Park Avenue Extension – Murphy Subdivision – western terminus of Park Avenue – Definitive Subdivision (1 new building lot) - ***No Change since November 2008 meeting***

Number of Building Lots: 1

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

Significant Issues: **None at this time.**

The developer has connected the detention basin drain line to the Town's stormwater system. The Town Engineer has noted that additional grading is to be undertaken to ensure that ponding does not occur on the property or the abutting properties as a result of the work on the detention basin.

Performance Guarantee: The Planning Board holds a Covenant Agreement which precludes regulates the timing of the improvements and precludes occupancy until all improvements are completed.

Comments: 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 revised plans which have been recorded at the Registry in Northampton.

Comments at December 2008 meeting: The Town Engineer and Health Director indicated that the drainage system is functioning.

16. Knight's Machine and Tool Expansion – Industrial Drive - ***No Change since November 2008 meeting***

Size of Building: 7,440 square feet (addition)

Percent Infrastructure Completed: 0%

Significant Issues: None at this time.

Performance Guarantee: None required.

Status: The Planning Board granted approval of the Site Plan on August 11, 2008. No appeal is provided for a Site Plan Review.

Comments: *The building is under construction with the frame substantially completed.*

Comments at December 2008 meeting: None

17. Faginski Flag Lot Special Permit – 63 Washington Avenue - ***No Change since November 2008 meeting***

Number of Building Lots: 1

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

Significant Issues: Strict conformity to the endorsed plans due to the litigation **Status:**

Performance Guarantee: None required since this project involves construction of a single-family residence and does not involve a subdivision. However the Board's approval was conditioned upon certain landscaping plantings to be installed prior to occupancy of the residence.

The Planning Board granted approval of the Special Permit with conditions on September 22, 2008. No appeal has been filed.

Comments at December 2008 meeting: The Water Superintendent for Fire District #1 stated that the garage on Washington has been demolished.

18. Beers & Story Funeral Home – Parking lot expansion - ***No Change since November 2008 meeting***

Size of Building: No building to be constructed, but parking area would accommodate at least 22 parking spaces, possibly 30.

Percent Infrastructure Completed: 90 %

Significant Issues: **Requires approval by the Conservation Commission.**

Performance Guarantee: None required.

Status: The Planning Board granted approval of the modified Site Plan and modification to the Special Permit on November 10, 2008. No appeal is provided for a Site Plan Review.

The parking lot is substantially complete. However, the Planning Board approval requires installation of additional landscaping. Additionally, it has been reported that the owner intends to install more lighting.

Comments at December 2008 meeting: The Conservation Commission Administrator stated that the owners will be planting the vegetation in Spring 2009.

B. Projects approved by Planning Board, but not initiated

1. Stonybrook Village Commercial – Newton Street opposite White Wing – ***No Change since July 2008 meeting***

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.

Comments at December 2008 meeting: No change in the project.

2. Dry Brook Village – Hadley Street and Sullivan Lane opposite Pearl Street - (36 new condominium units) – ***No Change since July 2008 meeting***

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 Special Permit approval, including the extension, expires April 2009.

Comments at December 2008 meeting: No change in the project.

3. Lower Riverside Park/HG&E – Main Street – Earth Removal

Status: Planning Board granted approval on **September 27, 2006**. 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.

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.

A MEPA review was conducted as part of the DEP consideration of the appeal. An on-site MEPA meeting was undertaken on Wednesday August 20, 2008. Subsequently, the EOEEA determined that a formal Environmental Impact Report was not required. However, HG&E must undertake additional studies to address concerns raised during the MEPA review.

HG&E has submitted a request to FERC to extend the deadline for completion of the Lower Riverside Park and Gatehouse Park until the end of 2009 due to delays in the State permitting of the Lower Riverside Park and delays in the Texon Building.

Comments at December 2008 meeting: No change in the project.

4. Mount Holyoke College Boat House – Ferry Street – Section 3 Plan Review – ***No Change since November 2008 meeting***

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.

The applicant and HG&E have filed with the Federal Energy Regulatory Commission to exclude the subject property from the Project Boundary. The Town has supported this request but does not support expanding the Project Boundary to include unrelated land owned by the Town.

FERC has issued an order amending the Project Boundary and approving this project without requiring any compensatory addition to the Project Boundary.

Comments at December 2008 meeting: Several departments reported that they have signed off on a building permit application for this project within the past week. The Building Commissioner indicated that Mount Holyoke College intends to proceed to

install the dock immediately and wait till the Spring to work on the boathouse. It appears that the College intends to place several trailers on the property for temporary use for the athletic teams.

5. Ethan Circle Subdivision – Hadley Street – Preliminary Subdivision Plan – *No Change since July 2008 meeting*

Status: The Planning Board granted approval of the Preliminary Plan at its May 9, 2007 meeting. The decision was filed 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 the last meeting that District #2 Water Department will require that the water system be looped. Apparently, the developer has had trouble getting an engineer to design the looped water system.

The Town Planner met with the developer briefly in early December and was informed that the developer is intending to proceed with the project, but not at this time due to the market conditions.

Comments at December 2008 meeting: The developer has indicated several abutters have expressed interest in the northern portion of the property which would encompass two of the proposed lots.

6. Cree's Landing Subdivision – Washington Avenue – Preliminary Subdivision Plan (one new building lot) – *This Project has been replaced by the Faginski Flag Lot Special Permit*

C. Projects pending before Planning Board

1. The Orchards Golf Club – Silverwood Terrace **WITHDRAWN December 8, 2008**
Request to modify special permit to allow limited off season use of clubhouse for events.

Next Public Hearing Date: **December 8, 2008**

Deadline for Departmental Comments: **December 19, 2008**

2. Pat Springs ANR Plan – Riverlodge Road **WITHDRAWN – November 24, 2008**

Number of Prospective Building Lots: 14

Next Public Hearing Date: **None – No public hearing allowed on an ANR Plan**

Deadline for Departmental Comments: **None – Departmental comments not solicited for ANR Plans**

Significant Issues: As an Approval Not Required (ANR) Plan pursuant to State Law – Chapter 41, Sections 81L and 81P, the Board is limited to reviewing and determining whether the prospective lots have adequate frontage on a public way. The Town's position has been that Riverlodge Road is NOT a public way and therefore, abutting

land does not qualify for ANR Plan endorsement. This matter is being reviewed by the Planning Board's Special Counsel

3. Stony Brook Child Care Center Expansion – Stanton Avenue
Request to expand the existing facility and convert it into the Gorse Child Center.
Next Public Hearing Date: **December 22, 2008**
Deadline for Departmental Comments: **December 19, 2008**
Anticipated Date of Decision: **December 22, 2008**
Significant Issues: Plumbing Inspector has raised issues with the plans.
Status: Pending public hearing and Planning Board decision.

D. Projects anticipated to be submitted for Planning Board Review

1. Granby landfill expansion (Special Permit)
2. McCray's Farm – Upper River Road – Approximately 10-20 acres appears to be in planning stages for a small subdivision.
4. Multi-family/condominium units – Route 33 @ Granby Road. Planning Board to hold Informational meeting with prospective applicant as part of the October 20, 2008 Planning Board meeting.
5. Self-Storage Facility Expansion – East Carew Street – Ken LeBlanc – Site Plan Review
6. 108 College Street - College Hill Condominiums – Special Permit/Form H Plan – New plan for multifamily units is anticipated to be submitted in 2008.

E. Other Projects of Interest

1. Route 47 bridge project – *This project has been completed with the opening of the bridge.*
2. South Hadley landfill expansion – *At the December 2008 meeting, the DPW Superintendent and Town Engineer indicated they continue to work on this project; the expansion could extend the life of the landfill for up to 16 years. The existing landfill and operator contract provide service for the Town through 2010. The Conservation Commission Administrator noted that she needs to know more information regarding the possible expansion.*
3. South Hadley Falls development interest (concerns about the floodplain impacts, Texon, Michael's Market, local expansions) – *At the December 2008 meeting, it was noted that work is progressing for demolition of Michael's Market; there were comments made as to how that would impact the ability to redevelop the site due to requirements for compensatory flood plain storage capacity.*
4. Earl Bagg Property on Ferry Street – *In litigation*
5. Ledges Golf Club – Status of Club House, Water Withdrawal Permit/Water Quality issues, etc. – *No new information was discussed at the December 2008 meeting regarding the clubhouse nor the Water Withdrawal Permit/Water Quality issues.*
6. Toth Property – Land has been purchased by the Town. – *At the December 2008 meeting, it was noted that the School Superintendent has filed with NHESP to identify the "species" which caused this area to be identified as a Priority Habitat for Endangered Species.*

7. New Community Development Block Grant application is being planned. –*At the December 2008 meeting, it was noted that the program has been changed which restricts the amount of funding for which the Town can apply; this will limit the scope of some of the possible projects which the Town can pursue.*
8. East Street (311-317) – Drainage issues. – *At the December 2008 meeting, the Conservation Commission Administrator stated that the Commission has hired a consultant to review the drainage issues.*
9. South Hadley Veterinary Clinic signage – 511 Newton Street – The clinic obtained a permit for, and installed, new illuminated signage in violation of the Zoning Bylaw and the conditions of the Planning Board’s prior approval of the Site Plan for this facility. *At the December 2008 meeting, the Town Planner noted that the Planning Board approved the new signs for this property with conditions as to height and extent of illumination. The Building Commissioner also indicated that he has received documentation as to the size of the face area of the sign which was installed and that this documentation indicates that the sign conforms to the Zoning Bylaw.*

F. New Regulations

1. Stormwater Management Bylaw. This was adopted at the May 2008 Annual Town Meeting. The Attorney General’s Office approved the bylaw with one deletion.
2. Trench Regulations – At the last meeting, it was agreed that the DPW would be the permitting authority.