

Development Review Team: May 19, 2009

Planning Board Projects – Post-Meeting

A. Projects under development

1. Adam and Eve Estates – Lyman Terrace – ***No Change since February 2009 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.

The Conservation Commission Order of Conditions was extended through 2011.

Comments at May 2009 meeting: The Conservation Commission Administrator indicated that progress is being made regarding resolution of the issues related to the fence having been installed without approval. She noted that the surveyor has marked the boundaries and the owner is to have permanent monuments installed which will denote the limits of the “no disturb” zone.

2. Mountainbrook – Mountainview Street and Westbrook Road - ***No Change since February 2009 meeting***

Number of Building Lots: 52

Percent Infrastructure Completed: 45%; Percent Housing Units Completed: 17.3%

Date Special Permit Expires: **February 8, 2010**

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.

Nine (9) houses appear to be completed and occupied. Six (6) houses (including the house at 37 Westbrook Road) are at various stages of construction, with several nearing 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, 2008. 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 May 2009 meeting: A Certificate of Completion is being requested of the Conservation Commission for one of the new houses.

3. Shadowbrook Estates – Baker Street - *No Change since February 2009 meeting*

Number of Dwelling Units: 36

Percent Infrastructure Completed: 99%; Percent Housing Units Completed: 89%

Date Special Permit Expires: **The project has been substantially completed; therefore, the expiration provision does not apply.**

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 (Certificates of Occupancy are still pending).

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 developer 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 showed that the "pre-development" drainage volumes were significantly higher than the original estimate.

The Conservation Commission has approved the developer's request to modify the Order of Conditions. These modifications are to rectify the retention basin drainage issues. Given the nature of the modification, there is no reason for the Planning Board to consider a modification of the Special Permit.

Comments at May 2009 meeting: The Conservation Commission Administrator stated that a Certificate of Completion has not been requested, but one could be issued if the drainage elements work properly after the developer completes the modification of the basin's outlet and some other measures.

4. Pettengill Office/Condominium Project – Newton, Camden, and Lyman Streets – *No Change since February 2009 meeting*

Number of Dwelling Units: 6 and an office building

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

Date Special Permit Expires: **With the bank/office building and 2/3 of the dwelling units completed and occupied, the project has been substantially completed; therefore, the expiration provision does not apply. However, the Special Permit may lapse due to lack of continued work on the project.**

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 the entire infrastructure including the utilities and drainage. The bank/office building has been completed. Four of the condo units appear to be completed and occupied. It is unknown whether the developer will build the additional 2 dwellings.

Comments at May 2009 meeting: None.

5. Oakley Estates – Dino Marinello – Lathrop Street – **No Change since February 2009 meeting**

Number of Building Lots: 6

Percent Infrastructure Completed: 100%; Percent Housing Units Completed: 83%

Significant Issues: None known at this date

Performance Guarantee: \$19,000 Letter of Credit.

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. Four (4) new houses have been completed and the renovations of the existing house have been completed. Thus, one lot remains to be built upon.

Comments at May 2009 meeting: The developer has started construction on the last of the new houses shortly.

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) –

Number of Dwelling Units: 36

Percent Infrastructure Completed: 60%; Percent Housing Units Completed: 17%

Date Special Permit Expires: March 31, 2011 (extended in March 2009).

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 May 2009 meeting: None.

7. 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: 100%; Percent Housing Units Completed: 100%
Significant Issues: Replacement of some trees.

Description/Comments: The Planning Board released the Performance Guarantee (\$33,000 Letter of Credit which was previously replaced with a \$7,000 Letter of Credit) at their April 27, 2009 meeting.

Comments at May 2009 meeting: The Town Planner stated that this project is completed and the Performance Guarantee will be released shortly.

8. Annafield Estates – Stewart Street

(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 \$21,700 which expires November 13, 2009 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%)

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 course of the roadway has been completed.

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

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 towards the wetlands which feed into Buttery Brook.

Comments at May 2009 meeting: None.

9. 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 largely cleared the site of trees and loam.

Construction is underway for the first two duplexes. Concerns and objections were voiced by abutters regarding work in the “buffer” zone adjoining the houses on Lorraine Avenue.

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. Pursuant to this plan, the developer has installed the 140 feet of fencing along a portion of the western buffer.

The developer does not expect to obtain the first Certificate of Occupancy until 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”.

In response to a discussion with several residents along Lorraine Avenue as part of the February 23, 2009 Planning Board meeting, the Planning Board sent a letter to the developers requesting information regarding the concerns that were voiced. Subsequently, the Board received a letter by the developers’ surveyor which indicates that the surveyor reviewed the site, specifically, the newly installed sewer structures, drainage structures, and east-west driveway. They concluded that the newly installed structures are not within the 25 foot buffer.

During the early part of March 2009, the Town Planner received emails from several abutters expressing concerns about vibration impacts on their homes, the status of the sediment control measures enacted by the developers, and the security lighting for the trailer. The developer indicated that the vibrations were due to the work on the “roadway”. It appears that the developers have also addressed the sediment control issues and the security lighting.

During the early part of April 2009, several concerns were voiced by several abutters as to the sand blowing onto their properties. The Public Health Director worked with the developers to have the surface stabilized, initially with daily application of water and then with loaming and seeding of the site.

Comments at May 2009 meeting: The issues regarding sand blowing off the site have been resolved through the stabilization efforts.

10. Mount Holyoke College Kendall Hall Expansion – Silver Street - Site Plan Review

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.

Construction has continued on the structure.

Comments at May 2009 meeting: None.

11. Park Avenue Extension – Murphy Subdivision – western terminus of Park Avenue – Definitive Subdivision (1 new building lot) – ***No Change since February 2009 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 additional grading was 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 regulates the timing of the improvements and precludes occupancy until all improvements are completed.

Status: Planning Board granted approval with conditions on **September 27, 2006**. The applicant and an abutter appealed the cases to Land Court. However, the cases were resolved by all parties.

In response to resolution of the Land Court cases, the Planning Board 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 endorsed the revised plans which have been recorded at the Registry in Northampton.

Comments at May 2009 meeting: None.

12. Knight's Machine and Tool Expansion – Industrial Drive

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 appears to be substantially completed.

Comments at May 2009 meeting: None.

13. Faginski Flag Lot Special Permit – 63 Washington Avenue

Number of Building Lots: 1

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

Date Special Permit Expires: **September 5, 2010**

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.

At the January 5, 2009 meeting, the Planning Board endorsed the ANR Plan which created the new lot.

Comments at May 2009 meeting: Framing is completed.

14. Beers & Story Funeral Home – Parking lot expansion – *No Change since February 2009 meeting*

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

Percent Infrastructure Completed: 98 %

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 required installation of additional landscaping which appears to have been installed.

Comments at May 2009 meeting: Landscaping appears to be completed; Conservation Commission Administrator is to check the status of the plantings.

15. Mount Holyoke College Boat House – Ferry Street – Section 3 Plan Review – *No Change since February 2009 meeting*

Size of Building: 4,500.

Percent Infrastructure Completed: 0 %

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

Performance Guarantee: None required.

Status: The Planning Board granted the plan review approval based on a revised site plan. The drainage plan was changed to provide a “rain garden”. Calculations by the project consultant indicate that the “rain garden” will drain in 52 hours.

The applicant and HG&E filed with the Federal Energy Regulatory Commission to exclude the subject property from the Project Boundary. The Town supported this request. FERC issued an order amending the Project Boundary and approving this project without requiring any compensatory addition to the Project Boundary.

Mount Holyoke College has installed temporary trailers for use on the property.

Comments at May 2009 meeting: The Board of Health Director and the Town Engineer are reviewing the plans; but, they anticipate approving the revised plans for the boathouse shortly. Construction of the dock platform has begun.

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 May 2009 meeting: None.

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 obtained the necessary approvals of the wastewater treatment system. At the developer's request, the Planning Board granted a one-year extension of the Special Permit approval through April 2009. However, the Conservation Commission's Order of Conditions and this Special Permit approval, including the extension, expired April 2009.

Comments at May 2009 meeting: The Town Planner noted that the Conservation Commission's Order of Conditions and the Planning Board's Special Permit expired. Therefore, restarting of this project would require new applications. The applicant may be able to make reference to the previously approved plans for part of the new applications. However, the extent such a reference is allowed will depend on the timing of the new applications and any changes in regulations or conditions which may have occurred.

3. Lower Riverside Park/HG&E – Main Street – Earth Removal – **No Change since January 2009 meeting**

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 initiated a MEPA review as part of their 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.

DEP is awaiting final comments from the Massachusetts Historical Commission (MHC) before finalizing action on the appeal. MHC requested some additional information which was provided by HG&E's consultant during mid-April 2009. There is also some indication that the MHC has merged this project with the Texon Building review and incorporated the Corps of Engineers into the review process.

HG&E 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. The FERC has granted the request by HG&E.

Comments at May 2009 meeting: No change in the project. The project is awaiting DEP action on the HG&E appeal.

4. 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 a previous DRT 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 May 2009 meeting: None.

5. Stony Brook Child Care Center Expansion – Stanton Avenue – Site Plan Review
Expand the existing facility and convert it into the Gorse Child Center.
Status: The Planning Board granted the Site Plan Review on December 22, 2008.

Comments at May 2009 meeting: Apparently the college is starting work on permitting the project.

6. Pocket Wireless – 3 applications for Special Permits at the following locations:
➤ Fire District #1 water tank at 10 Industrial Drive,
➤ Fire District #1 water tank at 14 Mulligan Drive, and
➤ Mount Holyoke College Library

Date Special Permit Expires: **February 9, 2010**

Status: The Planning Board granted the Special Permits at its February 9, 2009 meeting.

Comments at May 2009 meeting: The Town Planner noted that the Planning Board is still waiting to receive the bonds required for any wireless communications tower/facility. He also noted that he had provided the company with a draft of a guarantee that the Board had accepted on previous, similar projects.

7. Pat Springs ANR Plans – Riverlodge Road
Number of Prospective Building Lots: 18
Significant Issues: As an Approval Not Required (ANR) Plan pursuant to State Law – Chapter 41, Sections 81L and 81P, the Board was limited to reviewing and determining whether the prospective lots have adequate frontage on a public way.

Status: At its January 26, 2009 meeting, the Planning Board voted 4-0 to endorse the two ANR plans. The Board members determined that the applicant had sufficiently demonstrated that the existing roadway is suitable and adequate for the proposed development.

Comments at May 2009 meeting: The Town Planner noted that the Planning Board had waived exercising its rights under Chapter 61A (Right of First Refusal) and approved modification of the Special Permit for the miniature golf facility to allow conversion of the 4 lots which are part of the McCray Farm.

8. Danielle A. Robertson Home Occupation – 12 Canal Street
Request to operate a home office/studio for a pet services business and a commissioned art studio.
Date Special Permit Expires: **February 23, 2010**
Significant Issues: The Public Health Director and Animal Control Officer expressed concerns about the keeping of animals (for grooming or through rescue efforts) in the residence.

Status: The Planning Board granted the Special Permit with conditions at their February 23, 2009 meeting. The conditions incorporated measures to address the concerns of the Public Health Director and the Animal Control Officer – essentially precluding keeping of animals, other than allowed personal pets, on the property.

Comments at May 2009 meeting: None.

9. Terri Hazzard Professional Business – 157 Willimansett Street
Request to operate a professional business – pet grooming service.
Date Special Permit Expires: **March 9, 2010**
Significant Issues: The Animal Control Officer expressed concerns about the keeping of dogs on the property due to previous experience where such activities resulted in complaints regarding barking dogs.

Status: The Planning Board granted the Special Permit with conditions at their March 9, 2009 meeting. The conditions incorporated measures to address the initial concerns of the Animal Control Officer – essentially limiting the keeping of animals, other than allowed personal pets, on the property.

Comments at May 2009 meeting: None.

10. *Edward Alford, et al - 498 Hadley Street*
Request to operate a home occupation (real estate office)
Date Special Permit Expires: May 11, 2010
Significant Issues: None known at this time.
Status: Application was approved with conditions on May 11, 2009 by the Planning Board. The Decision was filed with the Town Clerk's Office on May 12, 2009.
There is a 20-day appeal period.
11. *Edward Lemelin-Joshua Generation Church – 616 Amherst Road*
Request for Site Plan Review approval to construct an addition to the rear (north side) of the church.
Date Site Plan Approval Expires: May 11, 2010
Significant Issues: This is a church which is subject only to “reasonable regulations” under Chapter 40A, Section 3, MGL. There are no significant issues related to the limited matters which the Planning Board may regulate. However, District #2 Fire Chief and the Public Health Director have raised issues regarding the possible presence of a “kitchen” and the septic system..
Status: Application was approved with conditions on May 11, 2009 by the Planning Board. The Decision was filed with the Town Clerk's Office on May 12, 2009.
There is not any appeal period.

C. Projects pending before Planning Board

1. *David Levreault – 26 Lyman Street*
 Request to operate a home occupation (office in the home with parking for employees)
 Next Public Hearing Date: June 8, 2009
 Deadline for Departmental Comments: April 20, 2009
 Anticipated Date of Decision: June 2009
 Significant Issues: Number of employees, number of commercial vehicles stored on the property, nature of business, and concerns from abutters.
 Status: The Planning Board held a public hearing on April 27, 2009 but continued the hearing to June 8, 2009.

D. Projects anticipated to be submitted for Planning Board Review

1. *Middle School parking lot development (Site Plan Review)* – The School Committee is proposing to construct a 22-space parking lot west of the school and redesign the parking lot east of the school to improve the student drop off arrangement.
2. *St. Patrick's Church parking lot expansion (Site Plan Review)*. Departmental meeting with project engineer was held January 26, 2009. Based on the Conservation Commission Administrator's follow-up discussions with a DEP representative, it does not appear that the “riverfront” will significantly impact this property. There is some discussion within the community to see if the front of the property abutting Main Street can be left for possible development as opposed to a parking lot.
3. *Granby landfill expansion (Special Permit)* – An application for this project was expected to be submitted by the end of March; however, it was not submitted as planned and no alternative schedule has been provided. The Town departments have

determined that the Stormwater Management Bylaw is not applicable to the project, if the project disturbs less than one acre in South Hadley.

4. **Multi-family/apartment units (Special Permit) – Lyman Street.** Brian McClafflin has indicated he may submit an application to add some additional units to his Lyman Street development on property located north of the existing development.
5. **Commercial/Office space (Site Plan Review) – Willimansett Street.** A developer has indicated he may submit plans for construction of approximately 7,400 square feet of retail/office space on a parcel south of Holyoke Pediatric offices.
6. **Multi-family/condominium units (Special Permit) – Route 33 @ Granby Road.** Planning Board held Informational meeting with prospective applicant as part of the October 20, 2008 Planning Board meeting. – It was reported at the March 2009 meeting that the site was apparently being surveyed in mid-February 2009. ***A second informational meeting was held on this matter with the prospective applicant as part of the May 11, 2009 Planning Board meeting.***
7. **Self-Storage Facility Expansion – East Carew Street – Ken LeBlanc – Site Plan Review – *It was reported at the March 2009 meeting that this potential project is not proceeding at this time.***
8. ***Beechgrounds Parking Lot lighting plan. This matter will be on the agenda of a Special Planning Board meeting on June 1, 2009. At the May 2009 meeting, the Conservation Commission Administrator noted that the lighting may be subject to the Riverfront Act and the Commission’s approval.***

E. Other Projects of Interest

1. **South Hadley landfill expansion –** The DPW Superintendent stated that the possible expansion of the landfill (vertical and lateral) is under negotiation. If the vertical expansion is granted, the life of the landfill could be extended 3 years. The lateral expansion could extend the life of the landfill for 13 years. ***At the May 2009 meeting, the Town Planner noted that the lateral expansion would require a Special Permit as a “Major Excavation/Fill Activity”. The Conservation Commission Administrator also commented that the Commission would like to see what area is being proposed for the lateral expansion.***
2. **South Hadley Falls development interest (concerns about the floodplain impacts, Texon, Michael’s Market, local expansions) – *No further discussion.***
3. **Earl Bagg Property on Ferry Street – *In litigation***
4. **Ledges Golf Club – Status of Club House, Water Withdrawal Permit/Water Quality issues, etc. – *No further discussion.***
5. **Toth Property – Land has been purchased by the Town. – *No further discussion.***
6. **New Community Development Block Grant application. – *No further discussion regarding this matter.***
7. **East Street (311-317) – Drainage issues. – *No further discussion regarding this matter. The Conservation Commission Administrator mentioned some more recent drainage concerns by abutters.***
8. ***351 East Street – Housing Authority is interested in developing this property for affordable housing. There have been some comments that the site may have contamination issues. Therefore, the Town Planner is pursuing a grant from MassDevelopment to undertake a Phase 2 Environmental Assessment.***

F. New Regulations

1. Stormwater Management Bylaw.
2. Trench Regulations.

G. May 2009 Town Meeting Bylaw amendments

1. **Zoning:**

- a. Floodplain – Town Meeting approved a modification of the regulations to eliminate the requirement that the first floor be one foot above the 100-year floodplain elevation. *At the March 2009 meeting, the Building Commissioner questioned whether the existing provision violates the State Building Code.*
- b. Illuminated signs – On May 9, 2009, Town Meeting rejected the Planning Board proposed a modification of the regulations to clarify standards for approval/denial of internally-illuminated signs. Since Town Meeting was continued until June 15, 2009, based on comments during and after Town Meeting, the Planning Board anticipates asking for reconsideration of this amendment with some further modifications.

2. **General:**

- a. Right to Farm – Town Meeting approved the Conservation Commission's proposed bylaw establishing the right to farm.
- b. Agricultural Commission – Town Meeting approved the Conservation Commission's proposed a bylaw creating an Agricultural Commission.

H. Other Topics:

At the conclusion of the April 2009 meeting, it was suggested that since development activity is substantially diminished, the Team should change to bi-monthly meetings. Therefore, the Development Review Team will meet on July 20th and continue to meet every other month for the balance of calendar year 2009.

Department/Board/Agency	Representative	05-19-09 Attendance
Board of Health	Sharon Hart	Present
Building Commissioner	Steve Reno	Present
Conservation Commission	Janice Stone	Present
DPW	Jim Reidy	Present
DPW Town Engineer	Yem Lip	Present
Fire District 1 – Fire	Bill Judd	Present
Fire District 1 - Water	Jeffrey Cyr	Excused
Fire District 2 - Fire	David Keefe	Excused
Fire District 2 - Water	Mark Akin	Present
SHELD	Wayne Doerpholz or Andy Orr	<i>Not Present</i>
Town Planner	Richard Harris	Present
Town Administrator	Barry Del Castilho	Excused