

**Development Review Team: November 17, 2008**

***Planning Board Projects – Post Meeting***

A. Projects under development

1. Adam and Eve Estates – Lyman Street – ***No Change since October 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 28<sup>th</sup> 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 November 2008 meeting:*** The Conservation Commission Administrator indicated that there remains a problem with the fence which was installed without approval and that the owners of another lot are to have the wetlands monumentation installed shortly.

2. Mountainbrook – Mountainview Street and Westbrook Road

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.”***

**Comments at November 2008 meeting:** The Conservation Commission Administrator stated that they need a revised plan for the bridge.

3. Shadowbrook Estates – Baker Street  
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 November 2008 meeting:** The Conservation Commission has received the revised engineering report prepared by Valley Planning and a peer review report from Tighe & Bond prepared for the Shadowbrook Estates Homeowners Association. The revised report indicates that the soils on the site are significantly different than presented in the original report. Accordingly, the revised stormwater runoff volumes are quite different. The peer review report makes recommendations for some additional modifications beyond those recommended by the developer's engineer. The Conservation Commission is to consider granting a modification to the original Order of Conditions.

4. Pettengill Office/Condominium Project – Newton, Camden, and Lyman Streets – **No Change since October 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 November 2008 meeting:** None.

5. Oakley Estates – Dino Marinello – Lathrop Street – **No Change since October 2008 meeting**

Number of Building Lots: 6

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

Significant Issues: None known at this date

**Performance Guarantee:** \$21,600 Letter of Credit expired May 2008. Developer has been requested to provide a new Letter of Credit. We have been provided with a copy of an application for an extension of the LOC, but no confirmation that the extension was granted. The Planning Board will consider its options at the November 24, 2008 meeting.

**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. The Planning Board retains a Financial Guarantee (\$21,600 Letter of Credit that expired May, 2008). 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 November 2008 meeting:** None.

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 November 2008 meeting:** The developer has requested a Certification of Completion from the Conservation Commission for 6 of the dwellings.

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

***Comments at November 2008 meeting:*** None.

8. Mountain Avenue/Viviani 3-Family – Special Permit - ***No Change since October 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 November 2008 meeting:** A Certificate of Occupancy has not been issued. There was a question as to what the house number will be for the new unit. The Building Commissioner did not have the number assigned.

9. 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 \$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:**

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

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 November 2008 meeting:** A Notice of Intent is to be filed with the Conservation Commission to allow a foundation drain to flow into the wetlands bordering Buttery Brook. There was discussion as to how to size the drain line since the ground water is quite high according to the Water Superintendent for Fire District #1.

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: **When will the buffer landscaping being planted?**

**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.

The Planning Board discussed the issue of the timing for replacement of the buffer at their October 20, 2008 meeting. The developer has proposed that the buffer will be completed when 6 of the dwellings have been sold, but no later than when a unit is sold in the fourth building. The 140 feet of stockade fencing is to be installed as part of the westerly buffer when the first dwelling sells. ***This matter was to be discussed at the November 10<sup>th</sup> Planning Board meeting, but the developer was not present. Accordingly, the matter will be discussed at the December 08, 2008 meeting.***

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 “roadway” name will be “Jacob’s Way”.

**Comments at November 2008 meeting:** There have been issues with the buffer being cleared and not put back in place. This matter is to be discussed by the Planning Board at its December 8, 2008 meeting.

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

Size of Building: 4,000 square feet

Percent Infrastructure Completed: 95%

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 architect for the project has informed the Town Planner that the contractor is intending to paint (to match the doors) the electrical meter panels, and gas piping. They will have to check to see if we can paint the gas meters. The painting will be done as soon as the second gas meter is installed. He is also seeking approval to plan some additional screening in the area of the utility connections.**

**Comments at November 2008 meeting:** The Building Commissioner will issue a Temporary Certificate of Occupancy largely to address concerns voiced by the Town Engineer regarding several minor items.

12. Mount Holyoke College Kendall Hall Expansion – Silver Street - Site Plan Review – **No Change since June 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 November 2008 meeting:*** None.

13. Maraline Development, Inc./Cansen, Inc. Expansion (31,500 square foot expansion on Industrial Drive) – Site Plan Review

Size of Building: 31,500 square feet

Percent Infrastructure Completed: 75%

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 November 2008 meeting:*** The Building Commissioner stated that the exterior is not complete.

14. Houle Welding & Fabrication Warehouse-East Street – Site Plan Review -

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 November 2008 meeting:** The Building Commissioner indicated work remains to be completed on the interior including work regarding the restrooms.

15. Park Avenue Extension – Murphy Subdivision – western terminus of Park Avenue – Definitive Subdivision (1 new building lot) - **No Change since October 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 surrounding this project. The drainage work was initiated, but then halted. This left a basin holding water without any means of discharge. The Board of Health authorized the temporary use of a pump to keep the basin relatively empty of water.

Since the last meeting, 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 November 2008 meeting:** None.

16. Knight's Machine and Tool Expansion – Industrial Drive  
Size of Building: \_\_\_\_\_ square feet  
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 November 2008 meeting:*** None

17. Faginski Flag Lot Special Permit – 63 Washington Avenue

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 November 2008 meeting:*** The Water Superintendent for Fire District #1 stated that the owners are attempting to get the utility lines installed shortly.

18. Beers & Story Funeral Home – Parking lot expansion

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 November 2008 meeting:*** The Conservation Commission Administrator stated that the owners are filing a Request for Determination regarding the wetlands and the proposed work. The owners are intending to install more lights that were not depicted on the site plan.

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.

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 approval expires April 2009.

The Planning Board has granted a one-year extension on the Special Permit.

3. 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.

**Comments at November 2008 meeting:** No change in the project.

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

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.

***Comments at November 2008 meeting:*** No change in the project.

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

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**

Anticipated Date of Decision: **December 22, 2008**

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

Status: **Pending public hearing and Planning Board decision.**

2. Pat Springs ANR Plan – Riverlodge Road

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**

Anticipated Date of Decision: **November 24, 2008 (The Planning Board is required to act within 20 days of filing of the ANR Plan)**

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

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 – *at the November 2008 meeting, it was reported that the paving may be completed on November 24, 2008.*
2. South Hadley landfill expansion – *at the November 2008 meeting, the Conservation Commission Administrator stated she needs to know more information.*
3. South Hadley Falls development interest (concerns about the floodplain impacts, Texon, Michael’s Market, local expansions) – *at the November 2008 meeting, it was noted that Michael’s Market is to be demolished by the end of November 2008; 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. – *at the November 2008 meeting, it was reported that the Town is applying for a variance regarding the cooler; there was further discussion as to the status of Water Withdrawal Permit/Water Quality certification.*
6. Toth Property – Land has been purchased by the Town. – *at the November 2008 meeting, it was noted and discussed that this property is now located in an area identified as a Priority Habitat for Endangered Species.*
7. New Community Development Block Grant application is being planned.
8. East Street (311-317) – Drainage issues. – *No further discussion since DPW representatives were unable to attend the November 2008 meeting.*
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. *This matter is awaiting the owner’s application for approval of the new*

*signage – upon receipt; the Planning Board will consider the request if one is submitted (probably at its December 8, 2008 meeting). Alternatively, the Planning Board will request that the Building Commissioner enforce the Zoning Bylaw and the Planning Board’s previous decision regarding the site’s signage.*

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.