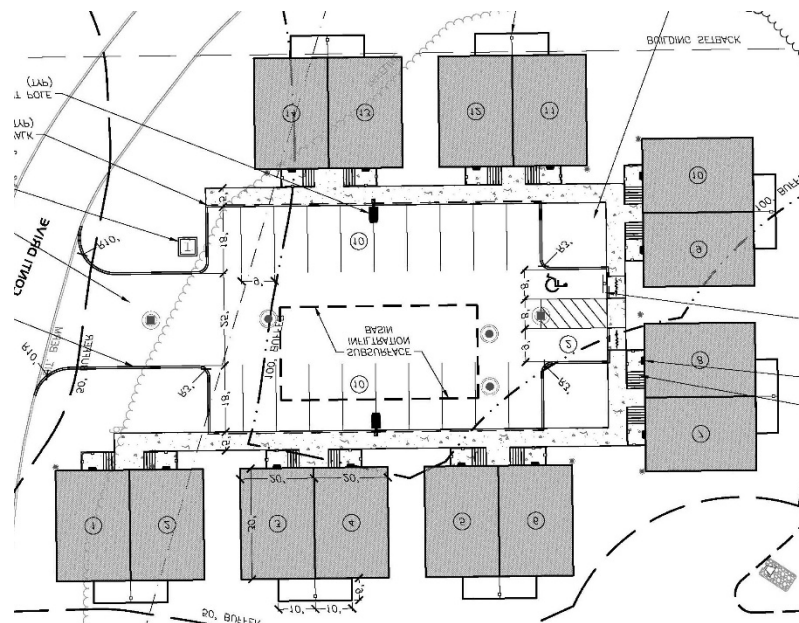


SAI Shyam, LLC

Site Plan Review Application and Request for Design Review:

Proposed 506 Granby Road/Conti Drive Apartment Community



Submitted: August 18, 2025

OWNER/APPLICANT:

SAI Shyam, LLC
Himanshu Patel, Managing Partner
506 Granby Road
South Hadley, MA 01075

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NOTE: Project plans submitted under separate cover with Stormwater Management Permit submission.

**SAI Shyam, LLC
Himanshu Patel, Managing Partner
506 Granby Road
South Hadley, MA 01075**

August 18, 2025

Diane Supczak-Mulvaney, Chair
Town of South Hadley Planning Board
116 Main Street, Room U6
South Hadley, MA 01075

RE: Site Plan Review Application submission
506 Granby Road – proposed apartments

Dear Chair Mulvaney and Board Members:

SAI Shyam, LLC as owner of the 4.02+/- acres of property at 506 Granby Road, is seeking Site Plan Approval to develop 14 residences on the southerly portion of the property. Along with the request for Site Plan Approval, we are requesting Design Review Approval as required under §255-52 of the Zoning Bylaw. Concurrent with this Site Plan Approval application, SAI Shyam, LLC is requesting and has submitted an application for a Stormwater Management Permit under Chapter 200 of the General Bylaws. A Notice of Intent for this project has also been submitted to the Conservation Commission for approval as some of the project elements will need to be at least partially undertaken within the 100-foot buffer zone.

The community's need for rental housing to serve the "missing middle" as described in South Hadley's Master Plan and Housing Production Plan guided the development of the project plan. We propose to offer rental housing in a style, location, and manner not offered in South Hadley and will help meet the community's needs.

To be developed on a pedestrian scale, this development will consist of 7 duplexes constructed as townhouses. Additional elements include a centralized parking area, sidewalks, stormwater management elements, open space, and landscaping. Respecting the wetlands, the housing is planned with a central parking lot with each dwelling unit having sidewalk access to the parking lot and back door access to the common open space. The accompanying narratives and plans detail the project compliance with the community's bylaws and guidelines.

We look forward to working with the Planning Board and the community as we proceed through the permitting process.

**SAI Shyam, LLC
Himanshu Patel, Managing Partner
506 Granby Road
South Hadley, MA 01075**

We request that this application be placed on the Planning Board's next available public hearing agenda and any peer reviews be initiated as soon as possible. Should you have any questions or comments regarding this submission, please do not hesitate to contact me at liquortownsh@gmail.com or 413-210-6913.

Sincerely,

A handwritten signature in black ink, appearing to read 'Himanshu Patel', with a long horizontal flourish extending to the right.

SAI Shyam, LLC
Himanshu Patel, Managing Partner

I. Application Form

FORM SPR

APPLICATION FOR SITE PLAN REVIEW

Date August 18, 2025

Is this for a Minor Site Plan Review as defined in the Rules & Regulations? No

File one completed application form together with two (2) copies of the site plan and a PDF of the all submitted materials with the Planning & Conservation Department. One (1) copy of Form SPR shall be concurrently filed with the Town Clerk.

To the Planning Board:

The undersigned herewith submits the accompanying Site Plan for review as required by Article XII of the Zoning By-Laws.

1. Applicant SAI Shyam, LLC

Address 506 Granby Road; South Hadley, MA 01075

Telephone 413-210-6913 Email: liquortownsh@gmail.com

2. Owner (if not applicant) _____

Address _____

3. Site Plan Preparer R Levesque Associates

Title or License Engineer/Landscape Architect

Address 40 School Street; Westfield, MA Email: robl@rlaland.com

4. Deed of property recorded in the Hampshire County Registry of Deeds,

Book LC02; 0LC2 Page 0060; 0079

5. Location and description of property (street and number if any) 506 Granby Road;
South Hadley, MA 01075

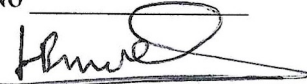
Assessors Map # 32 Parcel # 52

6. The subject property is presently in zoning district(s) – Sec 255-11: Business A-1

7. Is the property in an Overlay District(s) (Sect 255-15)? No If so, what Overlay District(s):

8. Fee Paid: Yes Yes

No _____



Signature of Applicant

Town Clerk:

Date of Submission _____

Signature _____

II. Certified List of Abutters

300 feet Abutters List Report

South Hadley, MA
July 25, 2025

Subject Property:

Parcel Number: 0032-0052-000
CAMA Number: 0032-0052-000
Property Address: 506 GRANBY RD

Mailing Address: SAI SHYAM LLC
506 GRANBY RD
SOUTH HADLEY, MA 01075

Abutters:

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-107
Property Address: 107 PINE GROVE DR

Mailing Address: GAULIN, CLAUDE H GAULIN, LORRAINE
C TRUSTEES
107 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-108
Property Address: 108 PINE GROVE DR

Mailing Address: THOMPSON ANA MARIA & TIMOTHY B
108 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-109
Property Address: 109 PINE GROVE DR

Mailing Address: ANKER MARTHA
109 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-110
Property Address: 110 PINE GROVE DR

Mailing Address: MARSTON, LAURA S OSETEK, SCOTT M
TRUSTEES
110 PINE GROVE
SOUTH HADLEY, MA 01075

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-111
Property Address: 111 PINE GROVE DR

Mailing Address: DENT, LYNNE MARIE
111 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-112
Property Address: 112 PINE GROVE DR

Mailing Address: GRAVELIN, SARA TRUSTEE
112 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-113
Property Address: 113 PINE GROVE DR

Mailing Address: WETZEL WAYNE D JR & ELAINE K
113 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-114
Property Address: 114 PINE GROVE DR

Mailing Address: BEAUDOIN DOROTHY J
114 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-115
Property Address: 115 PINE GROVE DR

Mailing Address: JOLLEY, KASSANDRA D
115 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0031-0034-000
CAMA Number: 0031-0034-116
Property Address: 116 PINE GROVE DR

Mailing Address: CHIECO DEBRA C
116 PINE GROVE DR
SOUTH HADLEY, MA 01075



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South Hadley, MA
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MASSACHUSETTS

Parcel Number: 0031-0034-000 CAMA Number: 0031-0034-117 Property Address: 117 PINE GROVE DR	Mailing Address: HEANER, MARY JANE TRUSTEE 117 PINE GROVE DR SOUTH HADLEY, MA 01075
Parcel Number: 0031-0034-000 CAMA Number: 0031-0034-118 Property Address: 118 PINE GROVE DR	Mailing Address: LAYLIN PETER R LIBERTY-LAYLIN SARA LOUISE TRUSTEES 118 PINE GROVE DR SOUTH HADLEY, MA 01075
Parcel Number: 0031-0034-000 CAMA Number: 0031-0034-119 Property Address: 119 PINE GROVE DR	Mailing Address: KOUZEHKANANI AMIR & SHEIDA 119 PINE GROVE DR SOUTH HADLEY, MA 01075
Parcel Number: 0031-0034-000 CAMA Number: 0031-0034-120 Property Address: 120 PINE GROVE DR	Mailing Address: FOLEY KEVIN E & MYERS MARY ANNE 120 PINE GROVE DR SOUTH HADLEY, MA 01075
Parcel Number: 0031-0034-000 CAMA Number: 0031-0034-121 Property Address: 121 PINE GROVE DR	Mailing Address: DUNN, KATHLEEN A 121 PINE GROVE DR SOUTH HADLEY, MA 01075
Parcel Number: 0031-0034-000 CAMA Number: 0031-0034-122 Property Address: 122 PINE GROVE DR	Mailing Address: CONNORS, BRIAN M CONNORS, NANCY A 122 PINE GROVE DR SOUTH HADLEY, MA 01075
Parcel Number: 0031-0089-000 CAMA Number: 0031-0089-000 Property Address: 2 CONTI DR	Mailing Address: MORTON JOHN M 1 CYPRESS DR HOLYOKE, MA 01040
Parcel Number: 0031-0103-000 CAMA Number: 0031-0103-000 Property Address: GRANBY RD	Mailing Address: NEAJADLIK WALTER 890 BRANCH RD SUFFIELD, CT 06078
Parcel Number: 0031-0104-000 CAMA Number: 0031-0104-000 Property Address: 1 CONTI DR	Mailing Address: REHM, STEPHEN H 40 SAN SOUCI DR SOUTH HADLEY, MA 01075
Parcel Number: 0032-0046-000 CAMA Number: 0032-0046-000 Property Address: 515 GRANBY RD	Mailing Address: HOWIE REALTY LLC 29 SCHOOL ST WESTFIELD, MA 01085
Parcel Number: 0032-0051-000 CAMA Number: 0032-0051-000 Property Address: 504 GRANBY RD	Mailing Address: 504 GRANBY ROAD LLC C/O DAVID M CONTI 31 HILLSIDE MEADOWS DR SOUTHAMPTON, MA 01073
Parcel Number: 0032-0076-000 CAMA Number: 0032-0076-000 Property Address: 500 GRANBY RD	Mailing Address: MCCAFFREY MARY C & SCOTT A 500 GRANBY RD SOUTH HADLEY, MA 01075-2194



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MASSACHUSETTS

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South Hadley, MA
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Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-001
Property Address: 540 GRANBY RD

Mailing Address: DEMBINSKE, PAULA
1 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-002
Property Address: 540 GRANBY RD

Mailing Address: ALICEA OSCAR
265 NEW LUDLOW RD #F6
CHICOPEE, MA 01020

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-003
Property Address: 540 GRANBY RD

Mailing Address: BIJARI HAMID
PO BOX 1372
PAWTUCKET, RI 02860

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-004
Property Address: 540 GRANBY RD

Mailing Address: DUGGAN HEATHER N
4 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-005
Property Address: 540 GRANBY RD

Mailing Address: 2SENE LLC
3 PRIESTLY FARMS RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-006
Property Address: 540 GRANBY RD

Mailing Address: CRAVEN, RONALD PAUL TAHERI,
PARISA
72 FAIRFIELD AV
HOLYOKE, MA 01040

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-007
Property Address: 540 GRANBY RD

Mailing Address: GUIEL DEBORA L
7 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-008
Property Address: 540 GRANBY RD

Mailing Address: CALHOUN, SHAUN
8 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-009
Property Address: 540 GRANBY RD

Mailing Address: HIBBARD BARBARA J
9 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2168

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-010
Property Address: 540 GRANBY RD

Mailing Address: YEE, LESTER W KUO, LILY H ETALS
112 HARRISON AV
WAKEFIELD, MA 01880

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-011
Property Address: 540 GRANBY RD

Mailing Address: YEE, LESTER W KUO, LILY H ETALS
112 HARRISON AV
WAKEFIELD, MA 01088

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-012
Property Address: 540 GRANBY RD

Mailing Address: WILLIAMS ERIC
12 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075



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300 feet Abutters List Report

South Hadley, MA
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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-013
Property Address: 540 GRANBY RD

Mailing Address: MORAN, CATHERINE A
3083 WHITBECK BLVD
EUGENE, OR 97405

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-014
Property Address: 540 GRANBY RD

Mailing Address: PERET JOHN S
54 BONNEVILLE AV
CHICOPEE, MA 01013

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-015
Property Address: 540 GRANBY RD

Mailing Address: WILLIAMS ALLEN & HADZISAVIDIS
THEADORA
15 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-016
Property Address: 540 GRANBY RD

Mailing Address: MCDERMOTT JEFFREY R & WENDY R
16 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-020
Property Address: 540 GRANBY RD

Mailing Address: RUIZ NELIDA & ACEVEDO MANUEL A
20 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-021
Property Address: 540 GRANBY RD

Mailing Address: TEBO ZACHARY T
21 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-022
Property Address: 540 GRANBY RD

Mailing Address: KRISAK, KATHLEEN M
22 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-023
Property Address: 540 GRANBY RD

Mailing Address: FAUTEUX ALEX
23 HADLEY VLG RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-024
Property Address: 540 GRANBY RD

Mailing Address: MISH LISA
24 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-025
Property Address: 540 GRANBY RD

Mailing Address: HAYNES & FERRITER TRUSTEES C/O M
SLPASKI
419 SOUTHWICK RD #J43
WESTFIELD, MA 01085

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-026
Property Address: 540 GRANBY RD

Mailing Address: SARR FATOU
1501 CHURCH ST
NEW YORK, NY 14905

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-027
Property Address: 540 GRANBY RD

Mailing Address: SHAW HOPE E
27 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075



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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-028
Property Address: 540 GRANBY RD

Mailing Address: MOLLER, GARY
66 ANDOVER RD
CHICOPEE, MA 01020

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-029
Property Address: 540 GRANBY RD

Mailing Address: HIGGINS, JENNIFER M HIGGINS,
DANIEL J & MEAGHAN E
29 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-030
Property Address: 540 GRANBY RD

Mailing Address: AZAD, WALEED
30 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-031
Property Address: 540 GRANBY RD

Mailing Address: LIVERNOIS, KYLEE V
31 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-033
Property Address: 540 GRANBY RD

Mailing Address: PELISSIER, CELESTE A
33 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-034
Property Address: 540 GRANBY RD

Mailing Address: PEVERLEY, KATHRYN LYNN
34 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-037
Property Address: 540 GRANBY RD

Mailing Address: KOWAL KATARZYNA & KRZYSZTOF P
37 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2167

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-038
Property Address: 540 GRANBY RD

Mailing Address: MISH, MATTHEW J MISH, ABBY L
38 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-041
Property Address: 540 GRANBY RD

Mailing Address: CANFIELD TARYN GABRIELLE
41 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-042
Property Address: 540 GRANBY RD

Mailing Address: DESTROMP EMILY C
42 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-044
Property Address: 540 GRANBY RD

Mailing Address: COTE DAVID M
44 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-045
Property Address: 540 GRANBY RD

Mailing Address: SHATTUCK JASON T
45 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075



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300 feet Abutters List Report

South Hadley, MA
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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-046
Property Address: 540 GRANBY RD

Mailing Address: ANSALDI DAVID A
46 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-047
Property Address: 540 GRANBY RD

Mailing Address: MANN APRIL
47 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-048
Property Address: 540 GRANBY RD

Mailing Address: REGE JANE S & MACK S
48 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2184

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-049
Property Address: 540 GRANBY RD

Mailing Address: HEIRS OF SUCHENICZ JASON
49 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2184

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-050
Property Address: 540 GRANBY RD

Mailing Address: VILLANI ANTHONY P
150 NORTH FARMS RD
FLORENCE, MA 01062

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-051
Property Address: 540 GRANBY RD

Mailing Address: NORMANDIN RICHARD L & SANDRA A
51 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2184

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-052
Property Address: 540 GRANBY RD

Mailing Address: MORSE DAVID M
52 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-053
Property Address: 540 GRANBY RD

Mailing Address: MILOS, MATTHEW
53 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-054
Property Address: 540 GRANBY RD

Mailing Address: 2SENE LLC
3 PRIESTLY FARMS RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-055
Property Address: 540 GRANBY RD

Mailing Address: MARTIN-REHRMANN EMMA M
55 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-056
Property Address: 540 GRANBY RD

Mailing Address: JONES DANIEL R
56 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-057
Property Address: 540 GRANBY RD

Mailing Address: THE LAVALLEE GROUP INC
80 CROOKED LEDGE RD
SOUTHAMPTON, MA 01073



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South Hadley, MA
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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-058
Property Address: 540 GRANBY RD

Mailing Address: GRAY AMY L
58 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-059
Property Address: 540 GRANBY RD

Mailing Address: MONTONE NICHOLAS L
46 WINDSOR ST
CHICOPEE, MA 01020

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-060
Property Address: 540 GRANBY RD

Mailing Address: QUITERIO-SANTOS SANDRA C C/O
LUSO FEDERAL CU
599 EAST ST
LUDLOW, MA 01056

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-061
Property Address: 540 GRANBY RD

Mailing Address: DELLA TORRE PAUL J
27 HUDSON DR
SOUTHWICK, MA 01077

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-062
Property Address: 540 GRANBY RD

Mailing Address: QUEIOR, PAMELA A TRUSTEE
62 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-063
Property Address: 540 GRANBY RD

Mailing Address: VAN DEVELDE, KEVIN J
63 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-064
Property Address: 540 GRANBY RD

Mailing Address: YEE, LESTER W KUO , LILY H ETALS
112 HARRISON AV
WAKEFIELD, MA 01880

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-065
Property Address: 540 GRANBY RD

Mailing Address: BOUSQUET SARAH M
65 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-066
Property Address: 540 GRANBY RD

Mailing Address: METALLO PAUL
66 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-067
Property Address: 540 GRANBY RD

Mailing Address: RUEL HEATHER L
504A GRANBY RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-068
Property Address: 540 GRANBY RD

Mailing Address: DIVALENTINO, LISA
68 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-069
Property Address: 540 GRANBY RD

Mailing Address: HSU, COLLEEN
69 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075



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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-070
Property Address: 540 GRANBY RD

Mailing Address: FOGG LYNN E
70 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2185

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-071
Property Address: 540 GRANBY RD

Mailing Address: CAMPBELL, KIMBERLY S
71 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-078
Property Address: 540 GRANBY RD

Mailing Address: MOON, KYOUNGHEE HYUK LEE, JAE
78 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-079
Property Address: 540 GRANBY RD

Mailing Address: MAREK STEPHANIE R
36 FRANKS DR
HOLYOKE, MA 01040

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-080
Property Address: 540 GRANBY RD

Mailing Address: MCHENDRY-BIRON JENNIFER &
MICHAEL D
80 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-081
Property Address: 540 GRANBY RD

Mailing Address: RUEL HEATHER TRUSTEE C/O
GUARDIAN PROPERTY MANAGMENT
504A GRANBY RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-082
Property Address: 540 GRANBY RD

Mailing Address: QUEIPO RONALD L & PATRICIA M
85 COLONY CR
WESTFIELD, MA 01085

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-083
Property Address: 540 GRANBY RD

Mailing Address: DUNK, LILA DUNK, MARIOPN
83 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-084
Property Address: 540 GRANBY RD

Mailing Address: WILLIAMS GREG A & LAURA S
84 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-085
Property Address: 540 GRANBY RD

Mailing Address: BARAN, MARK S BARAN, LESLIE
109 MAXIMILLIAN DR
GRANBY, MA 01033

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-086
Property Address: 540 GRANBY RD

Mailing Address: LABOMBARD JENNIFER LEE
86 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-087
Property Address: 540 GRANBY RD

Mailing Address: GARHWAL, SUMAN GARHWAL, TEJPAL
& SAATVIK
10 VINTAGE FARM LN
WALPOLE, MA 02081



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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-088
Property Address: 540 GRANBY RD

Mailing Address: ROBERTSON IRIS
88 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2187

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-089
Property Address: 540 GRANBY RD

Mailing Address: DAVIS NIKIA C M
32 HILLCREST CR
WESTFIELD, MA 01085

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-090
Property Address: 540 GRANBY RD

Mailing Address: LANTZ CATHERINE M
90 HADLEY VLG RD
SOUTH HADLEY, MA 01075-2187

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-091
Property Address: 540 GRANBY RD

Mailing Address: ROBBINS LORETTA
91 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-092
Property Address: 540 GRANBY RD

Mailing Address: WIKANDER CHRISTINA
92 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-093
Property Address: 540 GRANBY RD

Mailing Address: MULROONEY THOMAS F JR &
KATHLEEN M
93 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2187

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-094
Property Address: 540 GRANBY RD

Mailing Address: SNAPE, LISA SNAPE, SCOTT
LAURENCE ETALS
94 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-095
Property Address: 540 GRANBY RD

Mailing Address: BULISSA JEFFREY M
PO BOX 7
GRANBY, MA 01033

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-096
Property Address: 540 GRANBY RD

Mailing Address: SCHNUGGER NANCY A
96 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2188

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-097
Property Address: 540 GRANBY RD

Mailing Address: WHEATLEY JACQUELINE L
97 HADLEY VLG RD
SOUTH HADLEY, MA 01075-2188

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-098
Property Address: 540 GRANBY RD

Mailing Address: GREWAL MOHINDER K TRUSTEE
8 EAGLE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-099
Property Address: 540 GRANBY RD

Mailing Address: DUBCHAK KATHY J
99 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2188



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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-100
Property Address: 540 GRANBY RD

Mailing Address: CHAMBERLAND THERESA ANN
100 HADLEY VLG RD
SOUTH HADLEY, MA 01075-2188

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-101
Property Address: 540 GRANBY RD

Mailing Address: GOODMAN DAVID N TRUSTEE
101 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-102
Property Address: 540 GRANBY RD

Mailing Address: WEHR WOODROW W JR
40 HAMPSHIRE ST
CHICOPEE, MA 01020

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-103
Property Address: 540 GRANBY RD

Mailing Address: TOPLON DAVID K
73 AMHERST ST
GRANBY, MA 01033

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-104
Property Address: 540 GRANBY RD

Mailing Address: SHEEHAN CHARLES
104 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-105
Property Address: 540 GRANBY RD

Mailing Address: HAGBERG KRISTINE M
105 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2188

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-106
Property Address: 540 GRANBY RD

Mailing Address: FOISY AMANDA M
106 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-107
Property Address: 540 GRANBY RD

Mailing Address: TAHERI, PARISA CRAVEN, RONALD
PAUL
72 FAIRFIELD AV
HOLYOKE, MA 01040

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-108
Property Address: 540 GRANBY RD

Mailing Address: GREWAL MOHINDER K & GREWAL
MANN TRUSTEES
8 EAGLE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-109
Property Address: 540 GRANBY RD

Mailing Address: CASCADE FUNDING MRTG TRUST
1661 WORTHINGTON RD SUITE 100
W PALM BEACH, FL 33409

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-110
Property Address: 540 GRANBY RD

Mailing Address: STEWART, NATHAN HENRY
110 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-111
Property Address: 540 GRANBY RD

Mailing Address: RAJESHWARI KHATRI, GUJARATHI
LOUISRAJ, CHARLES S
111 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075



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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-112
Property Address: 540 GRANBY RD

Mailing Address: FOTI, CHRISTOPHER
112 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-113
Property Address: 540 GRANBY RD

Mailing Address: KOSTENKO OLEG & MIZHIRITSKAYA
YELENA
113 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-114
Property Address: 540 GRANBY RD

Mailing Address: RAMOS, YADIRA I
114 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-115
Property Address: 540 GRANBY RD

Mailing Address: FERNANDES CHRISTOPHER J
115 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2190

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-116
Property Address: 540 GRANBY RD

Mailing Address: STEINER RICHARD & ANNIE M
116 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-117
Property Address: 540 GRANBY RD

Mailing Address: MITCHELL CRISTINA
117 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-118
Property Address: 540 GRANBY RD

Mailing Address: LINNEHAN STEPHANIE
118 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-119
Property Address: 540 GRANBY RD

Mailing Address: SZAFRANOWICZ ANNE J
119 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2190

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-120
Property Address: 540 GRANBY RD

Mailing Address: COUCHON PAMELA HELEN
120 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-121
Property Address: 540 GRANBY RD

Mailing Address: CHEVRETTE MP
121 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-122
Property Address: 540 GRANBY RD

Mailing Address: UPHAM MARGARET R
78 HOMESTEAD AV
HOLYOKE, MA 01040

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-123
Property Address: 540 GRANBY RD

Mailing Address: HOULE, REBECCA L
123 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075



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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-124
Property Address: 540 GRANBY RD

Mailing Address: GAY PEGGY E
124 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-125
Property Address: 540 GRANBY RD

Mailing Address: MATTEY, SARAH M
125 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-126
Property Address: 540 GRANBY RD

Mailing Address: KONIEZHNY STEPHEN J ESTATE OF
126 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2191

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-127
Property Address: 540 GRANBY RD

Mailing Address: CISZEWSKI JEFFREY J
127 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-128
Property Address: 540 GRANBY RD

Mailing Address: RUEL HEATHER TRUSTEE C/O
GUARDIAN PROPERTY MANAGMENT
504A GRANBY RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-129
Property Address: 540 GRANBY RD

Mailing Address: HADLEY VILLAGE CONDOMINIUM
TRUST
129 HADLEY VLGE RD
SOUTH HADLEY, MA 01075-2655

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-130
Property Address: 540 GRANBY RD

Mailing Address: DESELLIER THOMAS J
54 CENTER ST
GRANBY, MA 01033

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-131
Property Address: 540 GRANBY RD

Mailing Address: SULLIVAN DAVID J
16 BRITTANY RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-132
Property Address: 540 GRANBY RD

Mailing Address: YEE, LESTER W KUO, LILY H
112 HARRISON AV
WAKEFIELD, MA 01880

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-133
Property Address: 540 GRANBY RD

Mailing Address: VILLANI ANTHONY P
150 NORTH FARMS RD
FLORENCE, MA 01062

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-134
Property Address: 540 GRANBY RD

Mailing Address: DIDOMENICO, NICOLE MAKAYLA
134 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-135
Property Address: 540 GRANBY RD

Mailing Address: KELSEY BARBARA S
135 HADLEY VLG RD
SOUTH HADLEY, MA 01075-2191



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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-17A
Property Address: 540 GRANBY RD

Mailing Address: DEMERS BRIAN
17A HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-17B
Property Address: 540 GRANBY RD

Mailing Address: PRONOVOST THERESA M TRST
115 WOODS RD
SOMERS, CT 06071

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-17C
Property Address: 540 GRANBY RD

Mailing Address: EHRET, DANIEL
17C HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-17D
Property Address: 540 GRANBY RD

Mailing Address: LICHWALA STEPHANIE G
21 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-18A
Property Address: 540 GRANBY RD

Mailing Address: BRONNER KEENE DANIEL
48 GRANDVIEW AV
LUDLOW, MA 01056-2210

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-18B
Property Address: 540 GRANBY RD

Mailing Address: LAJOIE MARGARET A & PAUL N
7 LYNN DR
SOUTHAMPTON, MA 01073

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-18C
Property Address: 540 GRANBY RD

Mailing Address: GALIS CARL
18C HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-18D
Property Address: 540 GRANBY RD

Mailing Address: SALEM EDWARD J
18D HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-19A
Property Address: 540 GRANBY RD

Mailing Address: STEINER RICHARD & ANNIE
116 HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-19B
Property Address: 540 GRANBY RD

Mailing Address: COTE, GINGER D
19B HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-19C
Property Address: 540 GRANBY RD

Mailing Address: HUNTER, RICHARD A
19C HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-19D
Property Address: 540 GRANBY RD

Mailing Address: MYSLIWIEC STANLEY
17 RENEE LANE
ENFIELD, CT 06082



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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-32A
Property Address: 540 GRANBY RD

Mailing Address: WOODS JAREL A
32A HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-32B
Property Address: 540 GRANBY RD

Mailing Address: BRIN JAMES
32B HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-32C
Property Address: 540 GRANBY RD

Mailing Address: ENO KI J
32C HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-32D
Property Address: 540 GRANBY RD

Mailing Address: GODDEAU SUSAN
32D HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-35A
Property Address: 540 GRANBY RD

Mailing Address: MYSLIWIEC, STANLEY
17 RENEE LN
ENFIELD, CT 06082

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-35B
Property Address: 540 GRANBY RD

Mailing Address: TRIPLE M PROPERTIES LLC
394 GRANBY RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-35C
Property Address: 540 GRANBY RD

Mailing Address: MYSLIWIEC ANDRZEJ & STANLEY
TRUSTEES
49 CHARLES HILL RD
HOLYOKE, MA 01040

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-35D
Property Address: 540 GRANBY RD

Mailing Address: RUBIN VICTORIA
416 WEST 25TH ST 1FL
NEW YORK, NY 10001

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-36A
Property Address: 540 GRANBY RD

Mailing Address: BERNIER ROBERT J
36A HADLEY VLG RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-36B
Property Address: 540 GRANBY RD

Mailing Address: PELOQUIN SUZANNE T
36B HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2167

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-36C
Property Address: 540 GRANBY RD

Mailing Address: DEMERCURIO LINDA R
36C HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2167

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-36D
Property Address: 540 GRANBY RD

Mailing Address: LICHWALA STEPHANIE G
21 PINE GROVE DR
SOUTH HADLEY, MA 01075



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MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-39A
Property Address: 540 GRANBY RD

Mailing Address: C & N HOMES LLC
25 LORRAINE AV
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-39B
Property Address: 540 GRANBY RD

Mailing Address: RUSSO BLAKE T
39B HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2122

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-39C
Property Address: 540 GRANBY RD

Mailing Address: WELLS SUZANNE A
39C HADLEY VLG RD
SOUTH HADLEY, MA 01075-2183

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-39D
Property Address: 540 GRANBY RD

Mailing Address: MYSLIWIEC STANLEY
17 RENEE LN
ENFIELD, CT 06082

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-40A
Property Address: 540 GRANBY RD

Mailing Address: HUARD DANIEL L
11 CAMP JOHN RD
SOUTHAMPTON, MA 01073

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-40B
Property Address: 540 GRANBY RD

Mailing Address: CHRISTOPHER, ANDREW S
CHRISTOPHER, SUSAN D
40B HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-40C
Property Address: 540 GRANBY RD

Mailing Address: BUSTAMANTE MARCELA
187 MORGAN ST
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-40D
Property Address: 540 GRANBY RD

Mailing Address: GUALBERTO MARIA
40D HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-3204

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-43A
Property Address: 540 GRANBY RD

Mailing Address: DAVIS NIKIA C
32 HILLCRST CR
WESTFIELD, MA 01085

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-43B
Property Address: 540 GRANBY RD

Mailing Address: O'BRIEN, GREGORY
43B HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-43C
Property Address: 540 GRANBY RD

Mailing Address: LICHWALA STEPHANIE
21 PINE GROVE DR
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-43D
Property Address: 540 GRANBY RD

Mailing Address: CYR, CARL R , AMY R
3 HADLEY PL
HADLEY, MA 01035



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MASSACHUSETTS

Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-72A Property Address: 540 GRANBY RD	Mailing Address: MAAG, EUGENE C MAAG, RUTH L CO-TRUSTEES 17 PINE GROVE DR SOUTH HADLEY, MA 01075
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-72B Property Address: 540 GRANBY RD	Mailing Address: MASTROIANNI AIDAN JAMES & DIVICO REBECCA 72B HADLEY VILLAGE RD SOUTH HADLEY, MA 01075
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-72C Property Address: 540 GRANBY RD	Mailing Address: TOPLON DAVID K 73 AMHERST ST GRANBY, MA 01033-9421
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-72D Property Address: 540 GRANBY RD	Mailing Address: KUZMESKUS KATE M 235 NONOTUCK AV CHICOPEE, MA 01013
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-73A Property Address: 540 GRANBY RD	Mailing Address: TOPLON DAVID K 73 AMHERST ST GRANBY, MA 01033
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-73B Property Address: 540 GRANBY RD	Mailing Address: GOULD, LAUREN 73B HADLEY VILLAGE RD SOUTH HADLEY, MA 01075
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-73C Property Address: 540 GRANBY RD	Mailing Address: BARUFALDI HERNAN & VALINOTTO MARIA C 3 SANDHILL RD AMHERST, MA 01002
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-73D Property Address: 540 GRANBY RD	Mailing Address: JACOB, POULIOT R 73D HADLEY VILLAGE RD SOUTH HADLEY, MA 01075
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-74A Property Address: 540 GRANBY RD	Mailing Address: LEMIEUX KARL P 74A HADLEY VILLAGE RD SOUTH HADLEY, MA 01075-2185
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-74B Property Address: 540 GRANBY RD	Mailing Address: DUFRESNE JOSH E 26 BAGGS HILL RD GRANBY, MA 01033
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-74C Property Address: 540 GRANBY RD	Mailing Address: MCKENNA DAVID R 74C HADLEY VILLAGE RD SOUTH HADLEY, MA 01075-2185
Parcel Number: 0032-0100-000 CAMA Number: 0032-0100-74D Property Address: 540 GRANBY RD	Mailing Address: TRIPLE M PROPERTIES LLC 394 GRANBY RD SOUTH HADLEY, MA 01075



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300 feet Abutters List Report

South Hadley, MA
July 25, 2025

MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-75A
Property Address: 540 GRANBY RD

Mailing Address: BIGGERSTAFF AUDREY
75A HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075-2186

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-75B
Property Address: 540 GRANBY RD

Mailing Address: LOUISRAJ, CHARLES S GUJARATHI,
RAJESHWARI KHATRI
75B HADLEY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-75C
Property Address: 540 GRANBY RD

Mailing Address: SALGUIERO MARK & GLORIA
18001 SANDTRAP DR
NAPLES, FL 34114

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-75D
Property Address: 540 GRANBY RD

Mailing Address: MYSLIWIEC ANDRZEJ & STANLEY
TRUSTEES
49 CHARLES HILL RD
HOLYOKE, MA 01040

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-76A
Property Address: 540 GRANBY RD

Mailing Address: RANDAZZO PHILIP M
76A HADELY VILLAGE RD
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-76B
Property Address: 540 GRANBY RD

Mailing Address: GONCALVES ANTONIO & ROSA D
62 MUNSING ST
LUDLOW, MA 01056

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-76C
Property Address: 540 GRANBY RD

Mailing Address: DUVAL MARILYN J & DONALD A
TRUSTEES
106 COLLEGE ST
CHICOPEE, MA 01020

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-76D
Property Address: 540 GRANBY RD

Mailing Address: OKRASKA PATRICIA A
76D HADLEY VLG RD
SOUTH HADLEY, MA 010752339

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-77A
Property Address: 540 GRANBY RD

Mailing Address: FORTIN JENNIFER L
60 HADLEY ST
SOUTH HADLEY, MA 01075

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-77B
Property Address: 540 GRANBY RD

Mailing Address: GOULET ANNELIS O & REBECCA O
151 BATCHELOR ST
GRANBY, MA 01033

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-77C
Property Address: 540 GRANBY RD

Mailing Address: GONCALVES ANTONIO & ROSA D
62 MUNSING ST
LUDLOW, MA 01056

Parcel Number: 0032-0100-000
CAMA Number: 0032-0100-77D
Property Address: 540 GRANBY RD

Mailing Address: C & N HOMES LLC
25 LORRAINE AV
SOUTH HADLEY, MA 01075-2922



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300 feet Abutters List Report

South Hadley, MA
July 25, 2025

MASSACHUSETTS

Parcel Number: 0032-0100-000
CAMA Number: 0032-100M-000
Property Address: 540 GRANBY RD

Mailing Address: HADLEY VLGE CONDOMINIUM TRUST
540 GRANBY RD
SOUTH HADLEY, MA 01075



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III. Site Description and Project Overview

Description of Subject Property and Surrounding Neighborhood

The subject property is a 4.02-acre tract located on the south side of State Route 202 (aka Granby Road) approximately 535 feet from the entrance to Pine Grove Condominiums and 200 feet from the entrance to Hadley Village Condominiums. The access entry to the subject property, the private drive known as “Conti Drive”, is approximately 285 feet from the intersection of Mountainview Street on the north side of State Route 202. The property is referenced as Parcel #52 on Assessors Map #32. The layout of the existing site conditions is depicted on Sheet EX-1 of the accompanying site development plans prepared by R Levesque & Associates.

The site is part of a previously developed commercial parcel. A 10,623 square foot retail store (Liquor Town) constructed in 1969 exists on the northern portion of the parcel. Previously utilized as a restaurant/banquet facility, the building was converted into its present use in 2017.

The surrounding area is developed with a mix of commercial and residential uses. Two adjoining multifamily developments (Hadley Village Condominiums and Pine Grove Condominiums) abut the site to the east and west, respectively. Commercial enterprises are developed on parcels which abut the parcel to the west and south. Lying directly across State Route 202 from the subject parcel is The Hangar, a restaurant.

Topographically, the property slopes north to south from Granby Road to the stream and south to north from the north property line to the stream. The grade rises approximately 7 feet in the southern half of the property stream to the southern property line.

An intermittent stream with associated wetlands lying approximately 300 feet south of State Route 202 traverses the site from east to west roughly dividing the site in half. An area of wetlands also lies along the southeasterly portion of the property. Much of the property is covered by trees and other vegetation. More detail is provided on Sheet EX-1 of the accompanying plans.

Fire District One Water Department provides water service to the site via an 8-inch water line along the private drive “Conti Drive”. A 2-inch water line also serves the property along the west side of “so called Conti Drive”. Sanitary sewer is provided via an 8-inch sewer line also located along the private drive “Conti Drive”. South Hadley Electric Light Departments provides electric service via overhead power lines along the private drive “Conti Drive”.

All of the subject parcel #52 lies within the Business A-1 Zoning District.

Project Overview

Under the Business A-1 residential development is permitted by Site Plan Review either as part of a multistory mixed-use building anywhere on the site or as residential only buildings if located at least 200 feet from Granby Road.

Location of Project. The portion of the parcel lying south of the stream traversing the site will be used for this subject project although some infrastructure work (utilities connections/extensions) will be undertaken north of the stream. All of the dwellings will be situated over 300 feet from State Route 202 (Granby Road).

Description of Development. The proposed development entails development of 14 townhouses in two-family dwelling structures. A single entrance into a 22-space central parking lot will be constructed off the easterly side of the private roadway known as “Conti Drive” which traverses the subject parcel. Dwelling units will be situated around three sides of the parking lot with a sidewalk along the perimeter of the parking lot connecting to each of the dwellings. No garages are planned for the site. In addition to the dwellings and parking lot, the project will include sidewalks, outdoor lighting, stormwater management elements, and landscaping including some buffers. To accommodate the project’s drainage and utilities, a portion of “so-called Conti Drive” within the parcel will be reconstructed and an existing utility pole will be removed and relocated.

Architectural Style. These Town House units are joined in pairs with a Classical Revival Colonial Architecture style. This aesthetic reflects the very high quality of architecture that is found with many expensive historic homes as well as with the newer recreations that follow the high end classical trim detailing. The smaller gable roof on the front facade reflects those often found in traditional architectural homes. These stylistic features are generally simpler in design compared to some of the more ornate old styles or the opposite extreme of being very austere modern styles. The gabled roofs often are found with varying degrees of ornamentation but the high quality in clean and less complex have just a round oculus gable window in this case the cold roof attic vents. The most standard wall material features clapboard siding and double-hung sash windows with a more modern 2 over 2 grills. This classical architecture has the roof trim with the Entablature trim of a Frieze and a Cornice with overhanging soffit eaves that are carried across the gable ends which become the gutter water control system surrounding the buildings. With the grading of the parking lot, the dwellings will have walk-out basements which will accommodate first floor rear decks for some of the dwellings. Setback restrictions will preclude decks on all of the units (see Attachment A – Building Elevations).

Open Space. Nearly two-thirds of the area used for buildings with first floor residences will be left in vegetative open space. Access to the common open space will be afforded each dwelling via the front sidewalk and a rear entrance onto a patio.

Utilities. The development will be served by Fire District 1 water and Town of South Hadley sewer. Electric service will be provided by South Hadley Electric Light Department. The proposed development will include installation of a 6-inch water line and a force main. All utilities are to be located underground. Two fire hydrant will be installed along the side of the private road “Conti Drive” – one will be north of the entrance to the proposed parking lot and the other will be slightly south of the entrance to the proposed parking lot.

Stormwater. Stormwater management will be in conformity with Chapter 200 of the Town of South Hadley code. Elements of the stormwater management system will include a subsurface infiltration basin within the parking lot. To the extent feasible, the development (buildings, parking area, sidewalk, etc.) will be graded to direct stormwater runoff into the basin. No stormwater drainage will be directed off site. A more thorough description of the Stormwater Management System and its compliance with the Town’s Code is provided in the Stormwater Management Report prepared by R Levesque Associates.

Compliance with Standards and Review Criteria. As demonstrated in the “Compliance Section” of this narrative, the proposed development conforms to all applicable criteria for approval.

IV. Compliance Review Narratives

This section addresses how the proposed development and associated plans conform to the following:

- A. § 255-148 Site Plan Review criteria.

- B. Applicable Zoning Bylaw Provisions
 - 1. § 255-21 Dimensional Regulations Schedule
 - 2. § 255-52 Multifamily Residential Development in Business A-1 zoning district
 - 3. § 255-85 Signs Regulations
 - 4. § 255-86 Parking Requirements

- C. Compliance with Design Guidelines
 - 1. § 255-52 A (4) Multifamily Residential Development in Business A-1 zoning district
 - 2. Adopted Business A-1 Design Guidelines

- D. Subdivision Regulations

IV. Compliance Review Narratives

a. Review of § 255-148 Site Plan Review criteria

SPR Criterion #1: Compliance with all requirements of this bylaw, all other applicable regulations and bylaws, and consistency with the South Hadley Master Plan.

Response: The proposed development is fully compliant with this criterion. As will be demonstrated in a subsequent section of this submittal, the development will comply with all applicable codes, regulations, and bylaws including requirements of the Zoning Bylaw, Stormwater Management Bylaw, applicable requirements of the Subdivision Regulations, and Wetlands Bylaw. This development will further efforts to achieve goals, objectives, and strategies of the 2020 Master Plan Update, 2023 Housing Production Plan, and the Route 202/33 Corridor Study. This development site is specially identified in the Housing Production Plan as a potential site for housing.

Regarding the 2020 Master Plan Update and 2023 Housing Production Plan goals and objectives, the proposed development will provide rental housing at prices that are more likely to be affordable to the typical household which would not qualify for subsidies. As stated in the 2020 Master Plan Update (page 46), “the recommendations in this plan suggest a mixture of housing types that is affordable to a variety of individuals and households across a wide range of income levels.” As planned, these housing units will be of a scale and size to accommodate the needs of various household structures. The housing units are designed to allow for accessibility accommodations. Location of these units transforms a commercial parcel into a mixed-use site at a small scale in the Route 303/33 corridor. Designs for the proposed housing involve small scale duplex townhouses reflective of the “missing middle housing” referenced in the plans. The Housing Production Plan specifically identifies the subject site as an opportunity for housing development. At the same time, the investment will expand the tax base for the Town of South Hadley. The zoning is in place to allow this development by right subject to Site Plan Review; but having zoning in place without approving qualified developments does not fulfill the strategies in the plans.

This project falls within the area identified in the Route 33/202 Corridor Study as a “Gateway District” in the study. According to the study, such a district would focus on encouraging the development of a mix of uses within the zone (Page 42).

The following excerpts from these plans identify some of the specific goals, objectives, and strategies which this development furthers progress towards.

2020 Master Plan Update:

GOAL 1: A THRIVING COMMUNITY

OBJECTIVE 1-3: Support the development of housing at different scales and price ranges to meet the needs of people at all life stages and incomes.

GOAL 3: A RESILIENT COMMUNITY

3-2 Diversify the tax base to support the municipal budget in order to increase capacity and services.

2023 Housing Production Plan:

Chapter 3: Goals Based on the Housing Needs and Demand Assessment and input from the public, this HPP states the following goals for housing in South Hadley:

Market affordability. Encourage housing that is more likely to be affordable to the typical household without subsidies.

Housing options. Create more housing options that meet a wider range of needs, including housing for people of varied ages, household structures, and physical abilities.

Equity and inclusion. Enhance the ability for people to live in South Hadley who might otherwise face challenges living here or have been historically marginalized through housing.

Chapter 6: Strategies

Objective B: Create more opportunities for village style development through zoning.

In both the 2022 Master Plan and the engagement process of the HPP, South Hadley residents have expressed a desire for housing opportunities that offer a variety of housing types and easy access to small businesses, parks and playgrounds, and other community amenities. Fulfilling that vision requires directing development into South Hadley's existing village center areas (South Hadley Falls and the Village Commons) and developing new nodes of housing, retail, and civic activity (e.g., the Woodlawn area and the 33/202 Corridor). Rather than encouraging sprawl-style and resource-intensive greenfield development, this approach would encourage compact, mixed-use, sustainable village-style development consistent with the desires expressed in past planning processes.

Strategy 7: Mixed-Use Zoning

Enable low- and mid-density mixed-use development through zoning in strategic locations. Mixed-use developments are projects that combine housing with commercial uses such as retail, food service, and/or offices.

Objective C: Encourage incremental and contextually sensitive “gentle” density.
Strategy 8: Missing Middle Zoning Allow more “missing middle” housing types by right in more zoning districts.

(Missing middle home types include duplexes and triplexes, townhomes, small apartment buildings in a variety of shapes and sizes. Page 118 HPP)

Chapter 7: Opportunity Sites

506 Granby Road

Land-based constraints: None

202/33 Corridor Study

Gateway District (GD) This overlay will improve the transition between municipal boundaries to strengthen the differentiation of South Hadley from its neighboring communities. This zone focuses on encouraging the development of a mix of uses within the zone, including commercial and residential, compatible with the adjacent residential and open space areas. The accompanying design guidelines provide for improvements to the public realm including streetscape, landscape, and signage. If possible, the streetscape improvements for the Gateway District should be coordinated with the adjacent communities.

SPR Criterion #2: Integration of the site into the existing terrain, surrounding landscape and built environment so as to minimize disruptions to natural processes, existing landforms, architectural character, and significant vistas.

Response: The proposed development is compliant with this criterion. The proposed development has been designed to minimize grading and to locate housing units and stormwater elements outside of the most sensitive environmental areas (wetlands and the associated Conservation Zone) to the extent practicable. However, due to the high groundwater and the need to recharge as much stormwater as feasible, the site of the parking lot had to be elevated which also resulted in elevation of the building locations. This results in the added benefit of each dwelling having a walk-out basement which is a significant benefit to the residents. Building designs entail small massing areas and heights which will fit with the site and not result in any building “domineering” over adjoining or nearby properties. The buildings will be barely detectable from Route 202 as

a result of their distance from Route 202 and the extensive vegetation associated with the stream traversing the site.

SPR Criterion #3: Site design that, to the extent feasible:

- (a) Avoids wetlands, wetland buffers, rivers, river resource areas, vernal pools, sensitive habitats, steep slopes, floodplains, and hilltops;
- (b) Minimizes obstruction of scenic views from publicly accessible locations;
- (c) Preserves unique natural, scenic, cultural, or historical features;
- (d) Minimizes tree, vegetation and soil removal and grade changes;
- (e) Provides open space with a scale and character that is appropriate to the surrounding area;
and
- (f) Screens objectionable features from neighboring properties and roadways.

Response: The proposed development is fully compliant with this criterion. The proposed development has been designed to minimize grading and to locate housing units, other impervious surfaces, and stormwater elements outside of the most sensitive environmental areas (wetlands and the associated Conservation Zone) to the extent practicable. There are no scenic views from or across this development site; nor are there any unique natural, scenic, cultural, or historical features. Disruption and removal of trees and vegetation has been minimized. The plans incorporate landscaping elements to replace some of the tree inventory that will be unavoidably altered. Open space will abut all of the proposed dwellings. No objectionable features will be located on the site as a result of the proposed development; however, the protected wetlands and Conservation Zone will provide screening from adjoining residential uses while plantings will be provided to screen some of the adjoining commercial activities.

SPR Criterion #4: If the proposal requires a special permit, it must also conform to the special permit requirements in Article IX of this bylaw.

Response: Not Applicable. No Special Permit is required.

SPR Criterion #5: Structures shall be compatible with the character and scale of structures in the neighborhood and zoning district.

Response: The proposed development is fully compliant with this criterion.

- The building plans entail construction of two-family townhouse structures with a footprint of approximately 1,280 square feet and a building height of two stories of living area plus an attic area and walkout unfinished basement.
- Architecturally, proposed Town House units are joined in pairs with a Classical Revival Colonial Architecture style. This aesthetic reflects the very high quality of

- architecture that is found with many expensive historic homes as well as with the newer recreations that follow the high end classical trim detailing. The smaller gable roof on the front facade reflects those often found in traditional architectural homes. These stylistic features are generally simpler in design compared to some of the more ornate old styles or the opposite extreme of being very austere modern styles. The gabled roofs often are found with varying degrees of ornamentation but the high quality in clean and less complex have just a round oculus gable window in this case the cold roof attic vents. The most standard wall material features clapboard siding and double-hung sash windows with a more modern 2 over 2 grills. This classical architecture has the roof trim with the Entablature trim of a Frieze and a Cornice with overhanging soffit eaves that are carried across the gable ends which become the gutter water control system surrounding the buildings. With the grading of the parking lot, the dwellings will have walk-out basements which will accommodate first floor rear decks for some of the dwellings. Setback restrictions will preclude decks on all of the units (see Attachment A – Building Elevations).
- Plantings and placement of the windows will ensure that privacy of neighboring dwellings is respected.
 - The adjoining Hadley Village and Pine Grove Condominiums are the only developments of comparable use in the immediate vicinity. These developments contain buildings of a much larger massing and generally have less window. The proposed townhouse units have architectural features comparable to those found in the Pine Grove Condominiums.
 - All of the proposed buildings will front on a sidewalk and the common parking area with adequate spacing between the buildings to provide for light and air circulation.
 - Each dwelling will have a patio opening onto the common open space to the rear of the dwellings. Some of the dwellings may have first floor decks looking out onto the open space, particularly the wetlands.
 - The only exterior mechanical/electrical equipment will be standard residential lighting and mini split compressor units. These compressors will be located on the side of each building. With the proposed layout and designs, most of the compressors will be located within the 10-foot space separating the buildings. Two of the exterior walls with compressors alongside them will face “Conti Drive”; accordingly, appropriate landscape materials will be utilized to screen the equipment from view and diminish any potential noise impacts.

SPR Criterion #6: Landscaping shall be an integral part of the proposed site design, and shall enhance the design and arrangement of structures, define usable public and private outdoor spaces, integrate the site into the surrounding landscape, as appropriate, and provide buffering from objectionable or noxious elements both within the site between the site and the surrounding area.

Response: The proposed development is fully compliant with this criterion. To the extent practicable, the site plan was designed to minimize alteration of grades and native vegetation. As noted earlier, the level of groundwater and the need to recharge runoff to the extent practicable, the grade in the parking lot had to be increased. The Landscape Plan was developed to supplement the native vegetation based on the desire to provide appropriate screening and utilize easily maintained native plants. A 10-foot or larger vegetative area is provided between the “so-called Conti Drive” and the proposed buildings. This area will be planted with grass and low-growth plants so as not to impede visibility by motorists entering and existing the parking lot. No loading docks, dumpsters, or similar elements will be included in this development. Shade trees are proposed to be planted abutting the parking lot. Trash and recycling will be accommodated using the Town’s service. A screened area is provided for each unit for storage of the associated trash and recycling carts.

SPR Criterion #7: Site designs shall provide for the convenience and safety of vehicular, bicycle, and pedestrian movement within the site and should provide connections, wherever feasible and appropriate, to adjoining public ways and properties.

Response: The proposed development is fully compliant with this criterion. The site plan utilizes the existing way “so-called Conti Drive” for access to the development. Within the development, the design keeps vehicular traffic centralized with a sidewalk connecting all of the dwellings. This design minimizes the potential for pedestrian/vehicle conflicts.

Due to the scale of the buildings and their design, centralized bike racks were not deemed appropriate or suitable. Rather, each of the dwellings will have a patio to the rear of the structure which can be used for bike storage as the resident desires. The only curb cut needed for this project is a singular “in/out” driveway off Conti Drive. No new curb cut on Route 202 is needed. As demonstrated in the Traffic Analysis by Bowman (see Attachment B), the development of the new 14 dwelling units will have “a minimal impact on the surrounding roadway network and is not anticipated to notably impact the existing traffic operations.”

SPR Criterion #8: The site design shall provide for adequate measures to prevent pollution of surface or ground water, to minimize erosion and sedimentation, and to prevent changes in ground water levels, increased run-off and potential for flooding.

Response: The proposed development is fully compliant with this criterion. As demonstrated in the Stormwater Management Report and accompanying Stormwater

Management Plan including the Sediment and Erosion Control Plan, the development will not result in adverse impacts to groundwater, flooding, or surface runoff. The post-development runoff rate will not exceed the pre-development rate. Control measures will be put in place to ensure erosion and sedimentation issues are properly managed.

SPR Criterion #9: The site design shall minimize and/or mitigate adverse impacts on the Town's services and infrastructure.

Response: The proposed development is fully compliant with this criterion.

- Solid waste management will be accommodated in the same manner as provided in other residential developments throughout South Hadley. Each residence will have a recycling cart and trash cart consistent with the Town's current approach. As is undertaken in similar developments, these carts will be emptied and their contents hauled off by the Town's trash and recycling contractor.
- Water and sewer lines are currently in the access easement associated with the private drive which traverses the project site (so-called "Conti Drive"). An eight-inch water line is located within the subject property. A six-inch water line will be added to this existing line within the roadway "so-called Conti Drive" and serve the proposed residences. A gravity flow sewer line is also located within the subject property along the westerly side of "so-called Conti Drive". A force main will be constructed to serve the proposed residences and connected to the existing sewer line north of the stream traversing the site. Two fire hydrants will be located along "so-called Conti Drive".
- Overhead utility lines are located along the easterly side of "so-called Conti Drive". Within the proposed development, all utility lines are proposed to be placed underground to the extent practicable.

SPR Criterion #10: The site design shall minimize intrusion of light into adjacent properties and shall minimize excessive night-sky lighting while ensuring adequate light for safe use of the property.

Response: The proposed development is fully compliant with this criterion. Only standard residential lighting will be provided on the dwellings. Within the parking lot, two light fixtures which will be "dark sky" compliant will be provided. Therefore, the lighting will not intrude on any adjacent or nearby properties while providing for safe traversing of the property by residents and guests.

SPR Criterion #11: The site design shall place electric, telephone, cable TV, and other utilities underground where physically and environmentally feasible.

Response: The proposed development is fully compliant with this criterion. These utilities are already located on poles along the east side of so-called “Conti Drive”. Within the proposed development, all utility lines are proposed to be placed underground to the extent practicable.

SPR Criterion #12: Drainage of the site shall recharge ground water to the extent practical. The peak rate of surface water flowing off-site shall not increase above predevelopment conditions and shall not adversely affect drainage on adjacent properties or public roads or increase turbidity of water flowing off-site.

Response: The proposed development is fully compliant with this criterion. As demonstrated in the Stormwater Drainage Report, the stormwater management system has been designed to fully comply with the applicable stormwater management standards. The stormwater management system includes a subsurface infiltration basin under the parking lot. Accordingly, the development will recharge groundwater to the extent practicable and will not result in post-development peak rate of runoff being higher than the pre-development rate. Similarly, the development will not adversely impact drainage on adjacent properties or the private drive or Route 202.

SPR Criterion #13: In order to create more walkable and pedestrian-friendly developments, minimum frontage occupancy requirements apply in certain locations to create a sense of enclosure in the streetscape. As used herein, "frontage occupancy" means the percentage of the lot width at the front of the building that must be occupied by the facade of a building.

Response: This criterion seems applicable to commercial projects fronting on a roadway. As noted previously, this development involves constructing multiple residential only buildings over 300 feet away from any public road and centered around a common parking area accessing the existing private drive.

IV. Compliance Review Narratives

b. Review of Applicable Zoning Bylaw Provisions

In addition to the Site Plan Review criteria detailed in § 255-148 of the Zoning Bylaw, several other sections of the Zoning Bylaw are applicable to this project including:

- § 255-21 Dimensional Regulations Schedule
- § 255-52 Multifamily Residential Development in Business A-1 zoning district
- § 255-85 Signs
- § 255-86 Parking Requirements

This section details how the proposed development conforms to these applicable sections of the Zoning Bylaw.

§ 255-21 Dimensional Regulations Schedule

This table sets forth minimum dimensional requires for all buildings and lot coverages in the various zoning districts.

Criteria: As detailed in the “Dimensional Regulations Schedule for Buildings and Structures”, the Business A-1 zoning district requires principal uses conform to the following requirements:

- Minimum Lot Area (square feet): 25,000 square feet
- Minimum Lot Frontage (feet): 125 feet
- Maximum Building Coverage (%): 30%
- Maximum Impervious Coverage (%): 80%
- Minimum Yard Setback (feet)
 - Front: 0
 - Rear: 25
 - Side: 15
- Maximum Height
 - Stories: 3
 - Feet: 45 feet

Regarding the front setback, there are two footnotes:

- (a) A minimum of eight feet abutting any public way shall be seeded. Egress to the lot shall be by drives located at locations designated by the governing public authority.

(e) There is no minimum front setback for buildings. The front setback for any parking lot, shall be 15 feet and the area between the lot line and the edge of the parking shall be landscaped in accordance with the standards in § 255-83A(6).

Analysis: The project parcel, as developed and the proposed development as planned, is fully compliant with this criterion. The Site Plan includes a table which demonstrates that the subject property as developed and as proposed to be further developed conforms to these requirements.

- The subject parcel is 4.02 acres in size with approximately 220 feet of frontage along Route 202.
- The existing building covers approximately 6% of the parcel and the total impervious surface area covers approximately 37% of the parcel. With the proposed development, these figures will increase to 8% and less than 50%, respectively.
- The existing front yard, side, and rear setbacks are 51, 70, and 363 feet, respectively. As proposed, the development will not change the front setback from Route 202 nor the minimum side setback distance. However, the rear setback distance will reduce to 25 feet. The setback from the private drive so-called “Conti Drive” will be approximately 10 feet.
- The existing building is a one-story commercial structure of less than 45 feet. As proposed, the 14 dwelling units to be 2-story structures with an attic area and a walkout basement. All buildings will be of a height not exceeding 35 feet as measured from the rear of the building to the peak and 27 feet as measured along the front of the building to the peak.
- The parking lot is setback approximately 400 feet from the front lot line along Route 202. The area between the parking lot parking spaces and the edge of pavement of the private drive “Conti Drive” will be landscaped with appropriate vegetation.

However, § 255-52 Multifamily Residential Development in Business A-1 zoning district establishes additional dimensional requirements which are addressed in the following section of this submission.

§ 255-52 Multifamily Residential Development in Business A-1 zoning district

This section sets forth provisions regarding Character, Dimensional Requirements, Landscaping and screening standards, Design Review, Locational Standards, and Shared Use Parking. As noted in the foregoing section, § 255-52 establishes some additional dimensional requirements for residential development which are different from those set forth for the Business A-1 district generally in the “Dimensional Regulations Schedule for Buildings and Structures”.

Provision #1: Character

- a) The development must be part of a mixed-use development on the parcel.

- b) There must be an existing commercial building within 200 feet of the principal road on which the property fronts.

Analysis: The proposed development site is fully compliant with this provision. There is presently a 10,623 square-foot retail store located on the parcel within 200 feet of Granby Road. This development involves adding residential dwellings to a site already developed with a commercial building housing an operating retail store. Thus, it will transform a “commercial only” development into a mixed-use site.

Provision #2: Dimensional Requirements

- a) The parcel must be a single parcel at time of permitting with a minimum area of not less than 112,120 square feet within the Business A-1 zoning district.
- b) The parcel must have at least 125 continuous feet of frontage on a principal roadway.
- c) Total building coverage of principal and accessory buildings in portions of the development containing first floor residential dwellings units shall not exceed 20%.

Analysis: The proposed development as planned is fully compliant with this provision. The subject parcel is a single tract containing 4.02 acres (or 175,125± square feet). All of the parcel lies within the Business A-1 zoning district. The parcel has a total frontage along Route 202 (aka Granby Road) of approximately 220 continuous feet. § 255-10 defines “principal roadway” as including State Route 202 (Granby Road).

As planned, the portion of the parcel containing first floor residential dwellings units is calculated as being 82,923 square feet or approximately 1.9 acres. Total building coverage for this area will be approximately 10.2%.

Provision #3: Landscaping and screening standards.

- a) A 50-foot vegetated buffer must be provided adjoining any property which is developed as a single-family detached residence on a single parcel.
- b) All landscaped areas shall be properly maintained. Shrubs or trees which die shall be replaced within one growing season.
- c) There shall be provided and maintained common open space.
 - (i) The amount of open space required shall be determined as follows:
 - a. At least 50% of the portions of the development containing first floor residential dwellings units shall be devoted to open space uses, including
 - i. landscaping elements such as lawns, plantings, walks, and terraces; and
 - ii. recreational uses such as play area for children, swimming pools, tennis courts, and gardens.
 - (ii) Streets, drives, and off-street parking spaces are not to be interpreted as open space.

Analysis: The proposed development as planned is fully compliant with this provision.

- No adjoining land uses are developed as single-family dwellings. To the east there are the Hadley Village Condominiums, to the south are two commercial businesses, and to the west are the Pine Grove Condominiums and a commercial development consisting of several businesses. However, the natural wetlands and associated Conservation Zones provide buffers of more than 50 feet between the proposed housing and the adjoining condominiums.
- A landscaping plan is included with the project plans and will be implemented and maintained by the property owner.
- Over 60% of the area containing first floor residential dwellings units will be maintained as open space consisting of landscaped and seeded lawn areas, recreation areas, walkways, wetlands, and Conservation Zone for enjoyment and use by the residents. All of the dwellings will have direct access to the open space areas via the walkout basement.

Provision #4: Design Review; architectural design standards

Assessment of the Design Review and the design standards in § 255-52A(4) is addressed in the section of this submission regarding “Review of Compliance with Design Guidelines”.

Provision #5: Multifamily Dwellings – Locations

- a) No first-floor residential dwelling unit may be located within 200 feet of the principal roadway on which the property fronts.
- b) Multifamily residential development located 200 feet or more from the principal roadway on which the property fronts must conform to the density (lot area per dwelling unit) of the Residence C zoning district.
- c) Multifamily dwelling units may be located within 200 feet of the principal roadway on which they are located; HOWEVER, the dwelling units may not be located on ground floors of any building and must be located in upper floors of commercial buildings.

Analysis: The proposed development as planned is fully compliant with this provision.

As planned, buildings with first floor residential occupancy are well over 300 feet from Route 202. All of the proposed dwellings will be two-family dwellings. Under the Residence C density standard, such units must have at least 3,600 square feet of lot area per unit. The area proposed for buildings containing first floor residential dwellings units was calculated at 82,923 square feet. Thus, this area could be permitted for 23 dwelling units. However, only 14 dwelling units are proposed. Another perspective is that the proposed development entails approximately 5,923 square feet per proposed dwelling unit which is approximately 64% more than required.

Provision #6: Commercial Buildings

- a) In the case of proposed mixed-use building(s) within 200 feet of the principal roadway, the Board may approve an addition to or replacement of the commercial building to accommodate second and/or third floor dwelling units.
- b) Any replacement or alteration of the commercial building shall not result in a reduction in the square footage of ground floor commercial floor space which existed as of the date at which an application for multifamily development was made pursuant to this § 255-52 for development on the subject parcel.

Analysis: This provision is not applicable. The proposed project will only entail development of residential dwellings located over 200 feet from the principal roadway and does not propose any alterations to the existing commercial structure.

Provision #7: Shared Use Parking

- a) Parking needs for the residential dwelling units may be partially satisfied by the parking provided for the commercial building space if the Planning Board determines that the shared parking will be sufficient to meet the needs of the residential and commercial uses.

Analysis: This “Shared Use Parking” provision is not applicable. As demonstrated in the portion of this submission regarding “Review of § 255-86 Parking Requirements”, the proposed development includes 1.57 parking spaces per dwelling unit which exceeds the 1.5 parking space ratio required for multifamily dwellings.

Provision #8: Excluded Parcels

- a) Multifamily developments under this section shall not be undertaken on any parcel located within any Smart Growth District enacted pursuant to M.G.L. Chapter 40R and regulated by Section 255-23 of the Zoning Bylaw.

Analysis: This provision is not applicable. No portion of the subject parcel is located within any Smart Growth District enacted pursuant to M.G.L. Chapter 40R.

Provision #9: No dimensional requirements set forth in this § 255-52 may be relieved by a variance from the Zoning Board of Appeals.

Analysis: As previously demonstrated, all dimensional requirements set forth in § 255-52 are satisfied by the proposed development. The applicant acknowledges that no provision of § 255-52 may be relieved by a variance from the Zoning Board of Appeals.

§ 255-85 Signs Regulations

The plans are compliant with this provision. In a sense, this provision is not applicable currently as the applicant does not propose installing any regulated signs for this development. The sign regulations for Business A-1 focus on signs for commercial buildings. While no signs are currently proposed, the applicant may locate a “residential development sign” for the development. If such a sign is determined to be appropriate, the applicant will submit such plans to the Planning Board for approval. In such instance, placement of the sign will be within the landscaped area adjoining the driveway entrance into the proposed parking lot. All standards in § 255-85B(5) will be met:

- The development consists of more than 10 dwelling units.
- This portion of “Conti Drive” is not a town-accepted right of way.
- The sign will not exceed 16 square feet.
- The sign will not have more than two sides – most likely the sign will have wording on only one side.
- The sign will only have the “name” of the apartments on the sign.
- The sign will not exceed 5 feet in height.
- The sign may be illuminated by indirect lighting.
- Materials used for the sign will be reflective of the development and include brick and/or stone.
- Placement of the sign will be at least 10 feet from the edge of pavement of “Conti Drive”.

§ 255-86 Parking Requirements

The plans are compliant with this provision.

§ 255-86B(2) requires 1-1/2 spaces per dwelling unit for multifamily dwellings. Twenty-two parking spaces are proposed to be provided for the residential dwellings. Thus, 1.57 parking spaces per dwelling unit will be provided including 1 accessible parking space. Therefore, the parking lot to be developed will provide more parking spaces than required by § 255-86B(2).

§ 255-86D details the requirements for design, layout, and construction of parking areas for nonresidential and multifamily residential uses.

§ 255-86D (1) Location and screening.

- The parking lot will be located in front of the proposed dwellings so as to provide easy access for the residents and visitors, reduce the amount of asphalt, allow for smaller scale buildings, and enable compliance with the Stormwater Management requirements. The proposed buildings, landscaping, preservation of the wetlands, and the Conservation Zone will screen the parking areas from the view of residents at Hadley Village and Pine Grove Condominiums. Location of the parking area and the landscaping of the entrance way

ensures that the parking area will not be visible from Granby Road, which is approximately 400 feet to the north. It is noted that “Conti Drive” adjoining the parking lot is not a public road.

- The project site is located in the Business A-1 zoning district not the Business A or Business B districts; thus, provisions focused on these latter two districts is not applicable.
- The proposed parking lot does not border or abut a residential district.
 - To the east, the Hadley Village Condominiums are located in a Residence C zoning district. As planned, the parking lot will be over 100 feet from the property line. Location of several of the proposed residential buildings, natural wetlands, and the Conservation Zone within this 100+ foot area will provide extensive screening.
 - To the west of the parking lot, Pine Grove Condominiums lies within the Residence A-1 and Residence A-2 zoning districts. As planned, the parking lot will be over 100 feet from the property line. Location of natural wetlands and the 50-foot Conservation Zone within this 100+ foot area will provide extensive screening.

§ 255-86D (2) Construction of parking areas.

As detailed in the site plans and the stormwater management report, the parking lot will be constructed of concrete and incorporate a drainage system compliant with the Town’s Stormwater Management System.

§ 255-86D (3) Landscaping and Lighting.

As demonstrated in the Site Plan, the parking lot will be appropriately landscaped. Lighting fixtures will be dark sky compliant and limited to provide appropriate lighting for safety of the residents and their guests.

IV. Compliance Review Narratives

c. Review of Design Guidelines

Design Guidelines provided in § 255-52 of the Zoning Bylaw and in the Planning Board's adopted Business A-1 Zoning District Design Guidelines are reviewed in this section.

§ 255-52 Multifamily Residential Development in Business A-1 zoning district

§ 255-52 A (4) Design Review; architectural design standards, has 9 provisions. Of these, only items d, e, f, g, h, and i either identify general design guidelines or aspects of the site or building design which may be considered in conducting Design Review or the Planning Board's promulgation of Design Guidelines. Accordingly, this portion of the review will focus on those 6 items.

Provision "d": § 255-52 A (4)(d) provides that "architectural design shall be compatible with the character and scale of similarly used buildings in the area of the Town in which the multifamily dwellings are to be located."

Analysis: The proposed development as planned is fully compliant with this provision. A review of the area identified "similarly used buildings" in the Pine Grove and Hadley Village Condominium developments which abut the subject parcel. Both developments involve buildings of generally two stories and pitched roofs. At least some of the buildings in Hadley Village and Pine Grove Condominiums contain four or more dwelling units. It appears that most of the dwellings have windows only on the front and rear of the buildings; however, some of the "end unit" dwellings also have windows on the side. Pine Grove Condominiums generally use clapboard siding with little if any brick or stone while Hadley Village Condominiums use a lot of brick for the facades.

The proposed development at 506 Granby Road will have all townhouse units which are joined in pairs with a Classical Revival Colonial Architecture style. The smaller gable roof on the front facade reflects those often found in traditional architectural homes. These stylistic features are generally simpler in design compared to some of the more ornate old styles or the opposite extreme of being very austere modern styles. The gabled roofs often are found with varying degrees of ornamentation but the high quality in clean and less complex have just a round oculus gable window in this case the cold roof attic vents. The most standard wall material features clapboard siding and double-hung sash windows with a more modern 2 over 2 grills. This classical architecture has the roof trim with the Entablature trim of a Frieze and a Cornice with overhanging soffit eaves that are carried across the gable ends which become the gutter water control system surrounding

the buildings. With the grading of the parking lot, the dwellings will have walk-out basements which will accommodate first floor rear decks for some of the dwellings. Setback restrictions will preclude decks on all of the units (see Attachment A – Building Elevations).

Thus, the proposed development structures will have elements similar to the “similarly used buildings”. However, these proposed buildings will all consist of no more than two dwellings. Thus, while the subject development’s residential buildings will have some similar architectural design elements, they will be of a significantly smaller scale than is found with the “similarly used buildings” in the adjoining developments. All of the dwellings will have windows on the rear, front, and one side (see Attachment A – Building Elevations).

Provision “e”: § 255-52 A (4)(e) provides that “to the extent practicable and legal, a project’s pedestrian and bicycle access routes shall be interconnected with adjoining and nearby pedestrian and bicycle infrastructure; however, nothing in this section may require an applicant to acquire additional land or easements to accomplish such interconnection.”

Analysis: The proposed development as planned is fully compliant with this provision.

Development patterns in the area are mostly of a “closed system” in that the circulatory systems are internalized, and buildings and environmental conditions preclude access to the subject property. As a result, it is impossible to connect to that of the Pine Grove Condominium or Hadley Village Condominium systems from the subject property. Thus, the development is planned to connect with the external community systems along Route 202. Pedestrian and bicycle access routes in the area utilize sidewalks and on-road bicycle “lanes”. The proposed development incorporates a sidewalk around the central parking area which links to each of the proposed dwellings. Residents can utilize “Conti Drive” to bicycle to the bike lanes on Route 202. Given the low volume of traffic on Conti Drive and the short distance to the Route 202 sidewalk, pedestrians can walk along the “Conti Drive” to connect with the sidewalk along Route 202.

Provision “f”: § 255-52 A (4)(f) provides that “landscaping elements should be integrated into the project site’s natural terrain to the extent practical and appropriate.”

Analysis: The proposed development as planned is fully compliant with this provision. While alteration of a project site is inevitable to undertake a development, efforts have been undertaken to minimize removal of significant vegetative elements to the extent practicable. Existing vegetation has been retained where feasible. The landscape plan

includes “filling in gaps” in the natural landscaping to provide buffers and screening. Vegetation incorporated into plantings will be appropriate for the area.

Provision “g”: § 255-52 A (4)(g) provides that “design standards promulgated by the Planning Board may provide for the use of appropriate building materials, façade treatments, screening, breaks in roof and wall lines and other architectural techniques to encourage compatibility and variability.”

Analysis: This provision gives direction to the Planning Board for development of “design standards”. In developing the project plans, the “building materials, façade treatments, screening, breaks in roof and wall lines and other architectural techniques” utilized in the adjoining multifamily developments were taken in consideration. Pine Grove Condominiums are dominated by front entry garages but have gables and pitched roofs with clapboard siding. The project elevations (see Attachment A) demonstrate that the proposed building materials, façade treatments, screening, breaks in roof and wall lines and other architectural techniques are compatible with the adjoining development but offer variety in scale, window usage, and selected materials. Proposed fronts of buildings will be more typically closer to sidewalks than is found in the adjoining developments; thus, more of a pedestrian or human scale relationship to the accessing infrastructure. Therefore, the proposed use of building materials, façade treatments, screening, breaks in roof and wall lines and other architectural techniques will encourage compatibility while also providing variability.

Provision “h”: § 255-52 A (4)(h) provides that “design Review and associated standards should also encourage, where practicable and legally viable, the integration of the proposed development’s circulatory network into that of adjoining and nearby developments.”

Analysis: This provision gives direction to the Planning Board for undertaking “design review” and development of “design standards”. In developing the project plans, this consideration was noted.

Development patterns in the area are mostly of a “closed system” in that the circulatory systems are internalized, and buildings and environmental conditions preclude access to the subject property. As a result, it is impossible to connect to that of the Pine Grove Condominium or Hadley Village Condominium systems from the subject property. Thus, the development is planned to connect with the external community systems along Route 202.

As noted previously, pedestrian and bicycle access routes in the area utilize sidewalks and on-road bicycle “lanes”. The proposed development incorporates a sidewalk around the

central parking area which links to each of the proposed dwellings. Residents can utilize “Conti Drive” to bicycle to the bike lanes on Route 202. Given the low vehicular volume on Conti Drive, pedestrians can walk along “Conti Drive” to connect with the sidewalk along Route 202.

The proposed development will utilize the existing “Conti Drive” for its sole vehicular access to/from Route 202. Therefore, there will be no need for any additional curb cuts onto Route 202 or constructing a new roadway to integrate into the community’s vehicular circulatory network.

Through these measures, the proposed development’s circulatory network will be integrated, to the extent practicable, into the community’s circulatory network.

Provision “i”: § 255-52 A (4)(i) provides that “the Planning Board may take into consideration whether exterior building facades and materials are consistent with South Hadley's character.”

Analysis: This provision gives direction to the Planning Board for undertaking review of proposed developments and developing Design Guidelines or Standards.

In developing the project plans, exterior façade styles and materials typical of similar residential use buildings in South Hadley were noted. As described previously, the proposed buildings are all townhouse units which are joined in pairs with a Classical Revival Colonial Architecture style. The smaller gable roof on the front facade reflects those often found in traditional architectural homes. The gabled roofs often are found with varying degrees of ornamentation but the high quality in clean and less complex have just a round oculus gable window in this case the cold roof attic vents. The most standard wall material features clapboard siding and double-hung sash windows with a more modern 2 over 2 grills. These elements are comparable to what is found in nearby developments and other residential developments in South Hadley. (see Attachment A – Building Elevations).

This is a style found in some of the more traditional building designs in South Hadley. Accordingly, facades and materials are compatible with those of the broader South Hadley community as well as the adjoining multifamily developments. They are also compatible with and similar to such facades and materials utilized in other multifamily buildings along the Route 202 corridor and other areas within South Hadley. Therefore, the exterior building facades and materials are consistent with South Hadley's character.

Adopted Business A-1 Design Guidelines

§ 255-52 A (4)(b) required the Planning Board to adopt such regulations as may be necessary to further specify design standards. In June 2025, the South Hadley Planning Board adopted Business A-1 Design Guidelines.

The adopted Business A-1 Design Guidelines do not provide explicit guidelines for residential development in the Business A-1 Zoning District. Rather, they provide guidelines for building design which appear focused on commercial and mixed-use developments. § 255-10 of the Zoning Bylaw defines “Mixed-Use Development” as follows:

“Any combination of residential, commercial, and/or industrial uses on the same lot at the time of initial approval.”

In this instance, the applicant is only proposing to construct residential buildings at this time. The site already includes a commercial building. Thus, while this project will transform the property into what is generally viewed as “mixed-use”, the project will not be a “mixed-use development” as defined by the Zoning Bylaw.

The Business A-1 Design Guidelines for mixed-use developments focus on the physical elements that shape how a place functions and feels, from the public street to the principal façade. The façade includes the commercial first floor (which may include a storefront) and the residences on the upper floors or to the rear of the building. These elements are organized into three interconnected categories:

- A. Transition Zone
- B. Site Design
- C. Building Design

A. Transition Zone

The Business A-1 Design Guidelines defines/describes the “Transition Zone” as follows:

“The transition zone is the area between public streets/ sidewalks and private property, such as the building entrances. This space includes front yards, walkways, porches, fencing, landscaping, and other elements that mediate between public and private life. They serve as the setting for daily activities, interaction, and movement.”

This appears to relate to developments which front on a public street. In this subject development proposal, the entire development is located within private property and does not abut a public

street. Rather, the development will access an existing private way which is part of the subject property. Analysis of how the proposed development relates to the “Transition Zone” guidelines is provided below.

Guideline A-1: Use of Front Yard

Analysis: Each of the townhouse style dwelling units will immediately front on the sidewalk connecting each dwelling to the parking lot. Therefore, the yard areas associated with dwelling is primarily to the rear and side of the dwellings.

The intent of design of the units relative to “front yard” areas is comparable to that provided in the adjoining Pine Grove Condominiums and the Hadley Village Condominiums although the setback distance between the dwelling and the sidewalk in the proposed development is generally much less. As these are proposed to be private residential dwellings, views into the dwellings are not appropriate. All of the entryways with front porches on each of the buildings will be attractive and inviting in a manner appropriate for residential housing. No fences are to be provided at the front of the buildings.

Guideline A-2: Tree Canopy

Analysis: The proposed development is fully compliant with this guideline. The site plan was developed to maintain existing trees and vegetation to the extent practicable. Remaining healthy trees will be protected during construction and site work. Trees are placed to provide shade and screening associated with the parking area.

Guideline A-3: Connections

Analysis: The proposed development is fully compliant with this guideline. All of the dwellings will be connected to each other via a 5-foot-wide sidewalk which will abut the central parking area and each of the residential buildings. Several “dark sky” compliant light fixtures will be placed adjoining the sidewalk and parking lot to guide pedestrians safely to the residences. As noted earlier, given the low vehicular traffic volume on Conti Drive and the short distance to Route 202, pedestrians can use this short roadway to access Route 202 sidewalk and bike route. The design of the parking area eliminated the need for multiple driveways to serve the 14 proposed dwelling units.

B. Site Design

The Business A-1 Design Guidelines defines/describes the “Site Design” as follows:

“Site design refers to the layout and organization of the development program within its parcel. This includes the placement of buildings, driveways, parking areas, lighting, signage, open spaces, and landscaping. Good site design promotes accessibility, safety, and visual coherence while respecting the surrounding context and natural features.”

Analysis of how the proposed development conforms to the “Site Design” guidelines is provided below.

Guideline B-1: Circulation and Access

Analysis: The proposed development is fully compliant with this guideline. A single driveway will provide the sole vehicular access to the central parking lot and residences. There is only one driveway proposed for this development. This driveway will access the existing private drive “Conti Drive” approximately 500 feet from Granby Road. A 5-foot-wide sidewalk is planned which will provide continuous access from the parking area to all of the proposed dwelling units. Parking areas for residential dwellings are typically located in front of the buildings to provide safe pedestrian access from the parking area to the dwelling entrance; this is the approach deemed appropriate for this proposed development.

Guideline B-2: Stormwater Management

Analysis: The stormwater management system is designed compliant with the Town’s Stormwater Management Bylaw as demonstrated in the Stormwater Management Report. All stormwater is directed into the subsurface infiltration basin. Gutter and downspout systems on each building will discharge into the subsurface infiltration basins. Most of the stormwater will fall into the parking area. Stormwater will be directed into the subsurface infiltration basin.

Guideline B-3: Trash Management

Analysis: The proposed development is fully compliant with this guideline. There will not be any centralized trash or recycling location. Trash and recycling will be undertaken for these proposed residential dwellings in the same manner as is undertaken for most similar residential communities in South Hadley. In accordance with South Hadley’s current trash and recycling collection program, each dwelling will have a trash and recycling cart which will be placed in the parking lot for collection on the assigned day. The plans for the community depict screening areas adjacent to each dwelling in which the carts may be stored outside of public view.

Guideline B-4: Mechanicals

Analysis: The proposed development is fully compliant with this guideline. Any mechanical equipment which is located outside of the dwellings will be screened from view using location, vegetation, and/or privacy fencing. As designed, the only exterior mechanical equipment will be the HVAC compressor which will be located on the side of each building in between the buildings where possible and screened with vegetation otherwise.

Guideline B-5: Lighting

Analysis: The proposed development is fully compliant with this guideline. Only standard residential lighting will be provided on the dwellings. Any exterior lighting will be “Dark Sky” compliant. Several lighting fixtures abutting the parking area will enhance pedestrian safety and will be limited in height to ensure they focus on providing a safe environment in the parking lot and along the sidewalk.

Guideline B-6: Signage

Analysis: The sign regulations for Business A-1 focuses on signs for commercial buildings. As this is a residential development, no signage is currently proposed. The only signage which may be proposed would be a “residential development sign”. Placement of the sign would be within the landscaped area north of the driveway into the proposed parking lot. All standards in § 255-85B(5) will be met:

- The development consists of more than 10 dwelling units.
- This portion of “Conti Drive” is not a town-accepted right of way.
- The sign will not exceed 16 square feet.
- The sign will not have more than two sides – most likely the sign will have wording on only one side.
- The sign will only have the “name” of the apartments on the sign.
- The sign will not exceed 5 feet in height.
- The sign may be illuminated by indirect lighting.
- Materials used for the sign will be reflective of the development and include brick and/or stone.
- Placement of the sign will be at least 10 feet from the edge of pavement of “Conti Drive”.

Guideline B-7: Buffers

Analysis: The primary buffers between the proposed residential dwellings and the adjoining residential developments of Hadley Village Condominiums and the Pine Grove Condominiums will be the natural wetlands and 50-foot Conservation Zone. A combination of planted buffers, privacy fence, and some existing trees will be used to provide a buffer between the residential dwellings and the commercial enterprises to the south. Some vegetation and/or fencing may be used to screen the compressor units serving each of the dwellings. Only native or adapted, non-invasive species will be used as part of vegetative buffers.

C. Building Design

The Business A-1 Design Guidelines defines/describes the “Building Design” as follows:

“Building design encompasses the form, scale, massing, style, materials, and detailing of the structures. It addresses how buildings, entrances and storefronts relate to the street, to each other, and to the character of the district.”

Analysis of how the proposed development conforms to the “Building Design” guidelines is provided below.

Guideline C-1: Building Massing: Scale

Analysis: As noted under the Site Plan Review Criteria responses, the proposed buildings are to be 2-story plus an attic and walkout unfinished basement and have a footprint of approximately 1,280 square feet. This is similar in height but smaller in mass than the buildings which characterize the adjoining residential developments. Due to the small size of the buildings, the development is reflective of a “breaking up” of what would be a large building. Setting back individual units to differentiate the units would look awkward and is inappropriate. Rather, the alternating of the “bump out” and the stairway entrance for each units provides unity while also differentiating between the units. While the color palette has not been finalized, the trim for the buildings and units will be differentiated from the mass of the building and provide attractive accents.

Guideline C-2: Building Massing: Vertical and Horizontal elements

Analysis: The alternating of the “bump out” and the stairway entrance for each units provides unity while also differentiating between the units. This approach also breaks up the massing of the building. Due to the small scale of the buildings, there are not any

large facades. Since the buildings are only 2-story and all residential in use, a three-part scheme as described in the guidelines is not applicable. No signs, other than standard house numbering, are intended to be placed on the buildings.

Guideline C-3: Building Massing: Roof Elements

Analysis: All of the residential buildings will have similarly pitched roofs with gables. No mechanicals will be located on the roofs. Solar panels were not deemed feasible for the small scale of the buildings.

Guideline C-4: Building Massing: Pedestrian Pass throughs

Analysis: There are no public areas or opportunities for “mid-block” connections since these are all residential buildings. Due to the small size of the buildings and their placement, there will be a green space at least 10 feet in width between each of the buildings.

Guideline C-5: Façade Treatments

Analysis: All of the proposed buildings are to be residential in use; thus, there is not any commercial use to be distinguished. Windows and other architectural details will be typical of small-scale residential buildings of a Classical Revival Colonial Architecture style.

Guideline C-6: Windows and Doors

Analysis: All of the residential buildings will have front and rear door accesses with windows of a typical residential character on three sides. All of the buildings will be residential in use.

IV. Compliance Review Narratives

d. Review of Subdivision Regulations

Since the proposed development consists of developing 7 buildings for dwelling purposes on a single parcel, Article VI of the Subdivision Regulations will be applicable. § 360-29 details the requirements for submission of the plan including the plan contents. The Site Plan contains substantially the same information as required for the plan for “More than one building for dwelling purposes on a single parcel” (so-called Form H Plan). However, some of the “contents” required for the Form H Plan are not applicable as the proposed development does not entail creation of any new streets, lots, or public areas.

A draft of a Form H Plan prepared pursuant to Article VI of the Subdivision Regulations (except for contents for which a waiver has been requested) is provided with the plan submission. A final copy of the Form H Plan will be submitted along with “a written statement guaranteeing that adequate ways furnishing access to all buildings will be provided in accordance with Articles VII and VIII of” the Subdivision Regulations for endorsement after Site Plan Approval has been granted.

The following plan requirements are not applicable to this project as the development does not entail creating any new streets, rights-of-way, lots, or public or common areas. Therefore, the applicant has requested a waiver of these requirements regarding contents of the Form H Plan:

§ 360-29 B

- (3) Proposed lines of streets, rights-of-way, lots, easements and any public or common areas within and adjacent to such tract.

- (15) A street layout plan on a separate sheet, 36 inches by 24 inches in size, for each street in the development, showing exterior lines, roadway lines, curblines, walks, parking areas, intersection angles, points of tangency, and radii of curves. Also included on the street layout plan shall be location, size, type of construction, elevation, and invert of all pipes and conduits of the:
 - (a) Water supply system, including wells, pumps, valves, stubs, gates, hydrants, and similar equipment;
 - (b) Storm drainage system, including manholes, catch basins and appurtenant structures;
 - (c) Sanitary sewerage system, including manholes, pumps, septic tanks and appurtenant equipment;

- (d) Electrical supply equipment, including transformers, primary and secondary cables, lighting fixtures and other electrical equipment;
 - (e) Other underground utility systems in the right-of-way, such as gas, telephone, and cable TV facilities.
- (16) A profile plan on the same sheet located directly below and coordinated with the street layout plan indicating existing profiles on the exterior lines (using lightweight lines) and proposed profile on the center line (using heavyweight lines) of each proposed street, at a maximum stationing of fifty-foot intervals and at a horizontal scale of one inch equals 40 feet and a vertical scale of one inch equals four feet. All elevations shall refer to Town datum.
- (17) A typical cross-section for the full width of the proposed street shall be shown in accordance with the "Typical Cross-Section" illustrated in the appendix, showing foundation material, wearing surface, crown and width of traveled way, curbing, grass strips, sidewalks, utility locations, etc.

The Request for Waivers identifies additional sections of Article VII and Article VIII of the Subdivision Regulations which are not considered applicable as specified. Therefore, waivers from those specified sections are also requested.

V. Other Permits and Approvals

As noted in the Cover Letter and Project Description, in addition to Site Plan Review approval and the imbedded Design Review, this project also requires the following permits and approvals:

- Stormwater management Permit under Chapter 200 of the General Bylaws
- Form H Plan approval (Plans for More Than One Building for Dwelling Purposes Per Lot) under Article VI of the Subdivision Regulations
- Notice of Intent from the Conservation Commission

An application for the Stormwater Management Permit was submitted concurrent with the Site Plan Review application.

Simultaneously with submission of the Site Plan Review application, the Notice of Intent was submitted to the Conservation Commission.

A draft of the Form H Plan pursuant to the Subdivision Regulations has been included with this application. An application for Form H Plan Approval and the statement guaranteeing access to the units will be formally submitted upon the Planning Board granting Site Plan Approval.

VI. Waiver Requests

Subdivision Regulations

The proposed development will require endorsement of a plan for “More than one building for dwelling purposes on a single parcel” (so-called Form H Plan) under Article VI of the Subdivision Regulations. There are provisions of the Subdivision Regulations which are not applicable to this development since no new roadways, lots, public areas, etc. are proposed. In lieu of a “way”, the development will have an entrance off an existing way (so-called Conti Drive) into a parking lot with a 24-foot-wide aisle and parking spaces on both sides as well as two spaces at the end. The grade of the parking lot will not be in excess of the maximum allowed for a “way”. The grade of the driveway entrance onto the existing way will be approximately 10%. Similarly, no lots are being provided, therefore, standard easements are not appropriate. Rather, easements will be provided where necessary and appropriate and with dimensions as appropriate. Accordingly, the applicant requests a waiver of the following portions of the Subdivision Regulations:

§ 360-31 Streets and Ways.

§ 360-32 Easements.

§ 360-36 Street and roadway construction.

§ 360-37 Roadway surfacing.

§ 360-38 Curbs and berms.

§ 360-41 Grass strips and side slopes.

§ 360-43 Monuments and markers.

§ 360-45 Street trees and planting.

§ 360-29 B as follows:

- (3) Proposed lines of streets, rights-of-way, lots, easements and any public or common areas within and adjacent to such tract.

- (15) A street layout plan on a separate sheet, 36 inches by 24 inches in size, for each street in the development, showing exterior lines, roadway lines, curblines, walks, parking areas, intersection angles, points of tangency, and radii of curves. Also included on the street layout plan shall be location, size, type of construction, elevation, and invert of all pipes and conduits of the:
 - (a) Water supply system, including wells, pumps, valves, stubs, gates, hydrants, and similar equipment;
 - (b) Storm drainage system, including manholes, catch basins and appurtenant structures;

- (c) Sanitary sewerage system, including manholes, pumps, septic tanks and appurtenant equipment;
 - (d) Electrical supply equipment, including transformers, primary and secondary cables, lighting fixtures and other electrical equipment;
 - (e) Other underground utility systems in the right-of-way, such as gas, telephone, and cable TV facilities.
- (16) A profile plan on the same sheet located directly below and coordinated with the street layout plan indicating existing profiles on the exterior lines (using lightweight lines) and proposed profile on the center line (using heavyweight lines) of each proposed street, at a maximum stationing of fifty-foot intervals and at a horizontal scale of one inch equals 40 feet and a vertical scale of one inch equals four feet. All elevations shall refer to Town datum.
- (17) A typical cross-section for the full width of the proposed street shall be shown in accordance with the "Typical Cross-Section" illustrated in the appendix, showing foundation material, wearing surface, crown and width of traveled way, curbing, grass strips, sidewalks, utility locations, etc.

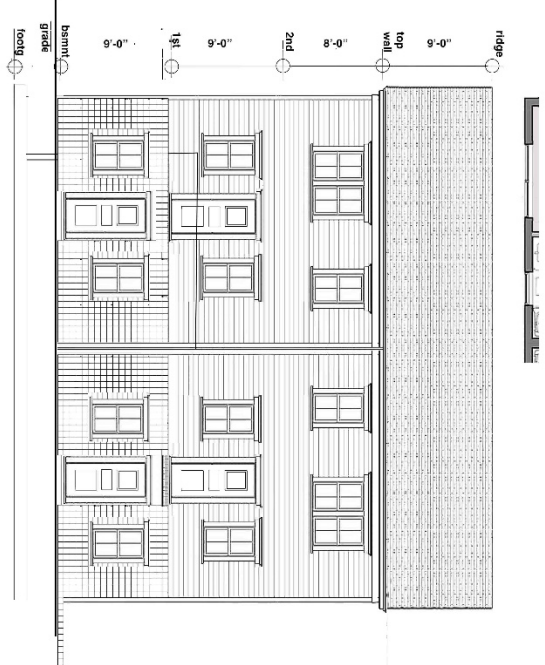
Attachments

Attachment A – Proposed Building Elevations

Attachment B – Traffic Analysis dated August 8, 2025 by Bowman

Attachment A

Proposed Building Elevations



REAR ELEVATION



FRONT ELEVATION

NO.	DESCRIPTION	BY	DATE
1	add entry areas additions 4 ft x 10 ft	TWM	08-13-25

**506 Grabby Road
South Hadley, MA
Schematic Design**

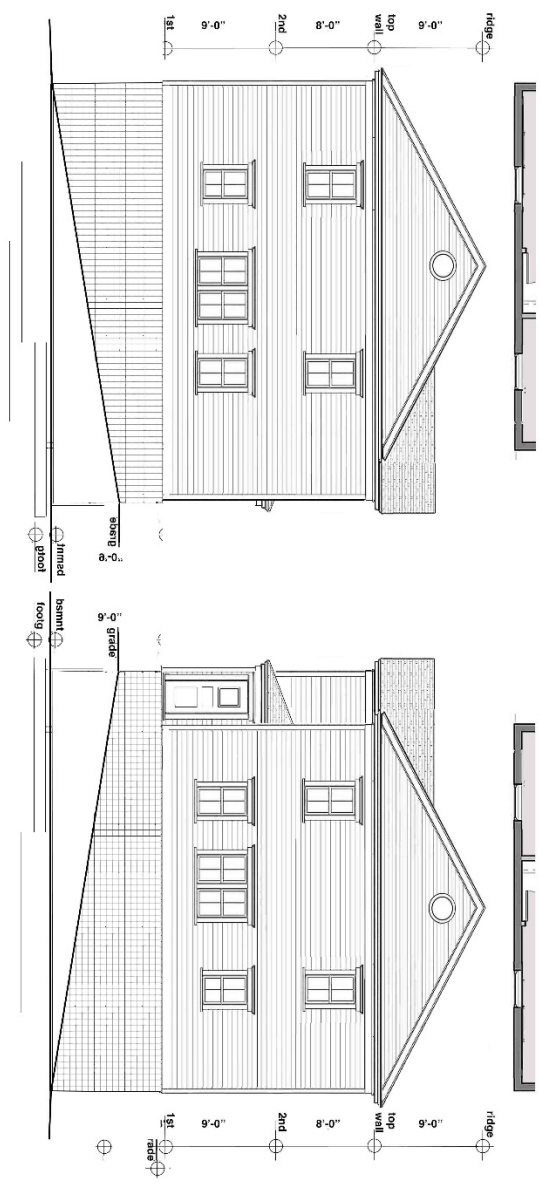
**Metcalfe
Associates
ARCHITECTURE**
142 MAIN STREET
SOUTH HADLEY, MA 01075
413.961.7113 FAX 413.961.7000
www.metcalfe-associates.com

Sai Shyam, LLC
c/o
Hiramshu Patel
506 Greeny Road
South Hadley,
MA 01075

DATE:
07-30-25

SCALE:
SHOWN

SHEET:
SD.



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

NO.	DESCRIPTION	BY	DATE
1	add entry area additions 4 ft x 10 ft	TWM	08-13-25

**506 Grabby Road
South Hadley, MA
Schematic Design**

Metcalfe
ASSOCIATES
ARCHITECTURE
142 MAIN STREET
SOUTH HADLEY, MASSACHUSETTS 01075
PHONE: 413-253-2222
WWW.METCALFEASSOCIATES.COM

Sai Syam, LLC
Hinomshu Pond
506 Grabby Road
South Hadley,
MA 01075

DATE:
07-30-25

SCALE:
SHOWN

SHEET:
SD-

Attachment B

Traffic Analysis dated August 8, 2025 by Bowman

August 8, 2025

Himanshu Patel
Sai Shyam, LLC
506 Granby Road (US Route 202)
South Hadley, MA 01075

**RE: Traffic Review
Proposed Residential Development
506 Granby Road (US Route 202)
South Hadley, MA**

Bowman has completed a traffic review for the proposed residential development to be located at 506 Granby Road in South Hadley, Massachusetts (herein referred to as the "Project"). The Bowman assessment is based on the Layout & Materials Plan prepared by R Levesque Associates, dated July 17, 2025. This memorandum provides a description of the proposed Project, a review of the anticipated trip generating characteristics of the Project, and a review of the internal site circulation.

Project Description

The Project site is located at 506 Granby Road (US Route 202) as shown in Figure 1. The Project site is bounded by commercial properties and Granby Road (US Route 202) to the north, Conti Drive to the west, undeveloped land to the south, and residential properties to the east. The existing site consists of undeveloped land.

The Project proposes to construct 14 townhouse units. The 14 units would be accessed via a new driveway on Conti Drive located approximately 500 feet south of Granby Road (US Route 202). Parking would be provided via a shared parking lot, that would provide a total of 22 parking spaces including one accessible space. A sidewalk would be provided internal to the site that would connect the units and provide access to the parking lot. The Layout & Materials Plan is provided as an attachment.

Roadway Network

A description of the roadway network adjacent to the Project site is provided below.

Granby Road (US Route 202)

Granby Road (US Route 202) is signed as a north-south route but generally runs in an east-west direction through South Hadley and is classified as an urban principal arterial roadway under Massachusetts Department of Transportation (MassDOT) jurisdiction. Granby Road (US Route 202) primarily provides access to commercial and residential properties and provides one 11-foot-wide travel lane in each direction with five-foot-wide bicycle lanes and a four-foot-wide striped buffer in each direction. Approximately five-foot-wide sidewalks are provided on both sides of Granby Road (US Route 202). A crosswalk is provided across Granby Road (US Route 202) just east of the intersection with Conti Drive in the vicinity of 506 Granby Road (US Route 202) that is equipped with a push button activated rectangular rapid flashing beacon (RRFB). The posted speed limit on Granby Road (US Route 202) is 45 miles per hour (mph) in the vicinity of the site and transitions to 40 mph west of Conti Drive.



Figure 1
 Study Area
 Proposed Residential Development
 South Hadley, MA

Conti Drive

Conti Drive is classified as a local roadway under the Town of South Hadley jurisdiction, providing access to commercial land uses. Conti Drive is a dead-end roadway, extending approximately 700 feet from Granby Road (US Route 202). Conti Drive is a two-way roadway with no pavement markings and is approximately 22-feet-wide. No sidewalks or bicycle facilities are provided on Conti Drive. There is no posted speed limit on Conti Drive, but it is considered to fall under the townwide statutory speed limit of 25 mph.

Public Transportation

Public transportation is provided in South Hadley by the Pioneer Valley Transit Authority (PVTA). The PVTA Bus Route R29 provides bus service between Union Station in Springfield and the UMass Amherst campus. There are several bus stops along Newton Street, with the closest stop approximately 2.0 miles northwest of the Project site.

Traffic Volumes

To estimate the average daily traffic (ADT) on the roadway network within the vicinity of the Project site, Massachusetts Department of Transportation (MassDOT) count station data was reviewed. Traffic volume data collected on Granby Road (US Route 202) east of East Street (Station ID 2858), approximately 0.4 miles east of the Project site, was reviewed. The ADT on Granby Road (US Route 202) was estimated to be approximately 18,940 vehicles per day (vpd) in 2024.

Crash Data Summary

Crash data at the unsignalized intersection of Granby Road (US Route 202) at Conti Drive was obtained from MassDOT for the most recent five-year period available. This included a review of the reported crashes from 2017 through 2021.

The MassDOT Crash Rate Worksheet calculations were used to determine whether the crash frequencies at the study area intersections were unusually high given the travel demands at each location. The MassDOT Crash Rate Worksheet calculates a crash rate expressed in crashes per million entering vehicles (MEV). The calculated rate is then compared to the average rate for unsignalized intersections statewide and within MassDOT District 2. For unsignalized intersections, the statewide average crash rate is 0.57 crashes per MEV and the MassDOT District 2 average crash rate is 0.62 crashes per MEV.

The unsignalized intersection of Granby Road (US Route 202) at Conti Drive had a total of eight reported crashes over the five-year period analyzed, resulting in a crash rate of 0.23 crashes per MEV, which is lower than both the statewide and District 2 crash rates for unsignalized intersections. Of the eight reported crashes, four crashes were rear-end collisions, one crash was an angle collision, one crash was a sideswipe collision, one crash was a head-on collision, and one crash was a single vehicle collision. Three crashes resulted in personal injury and the remaining five crashes resulted in property damage only.

Improvements to Granby Road (US Route 202), including the installation of buffered bike lanes and the removal of the passing zone, were implemented in the Summer of 2022. These improvements are not reflected in the crash data reviewed.

Based on a review of the available MassDOT crash data, there does not appear to be existing safety deficiencies in the vicinity of the Project site. A summary of the crash data is provided in the attachments.

Site-Generated Traffic

To estimate the number of vehicle trips associated with the Project, the Institute of Transportation Engineers (ITE) publication, *Trip Generation Manual, 11th Edition*, was used. ITE is a national research organization of transportation professionals and the *ITE Trip Generation Manual, 11th Edition* provides traffic generation for various land uses compiled from studies conducted by members nationwide. Vehicle trip estimates for the Project were developed based on data presented for Land Use Code (LUC) 215 (Single-Family Attached Housing). This reference establishes vehicle trip rates (in this case expressed in trips per dwelling unit) based on actual traffic counts conducted at similar types of existing land uses.

A summary of the trip generation estimates for the Project are shown in Table 1 below.

Table 1: Trip Generation

Land Use	Weekday Daily			Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
Proposed Residential Trips ¹	28	28	56	0	1	1	3	2	5

¹ ITE Land Use Code (LUC) 215 Single-Family Attached Housing) based on 14 units.

As shown in Table 1, the Project is projected to generate approximately 56 trips (28 entering vehicles and 28 exiting vehicles) during a typical weekday. During the weekday morning peak hour, the Project is estimated to generate approximately 1 trip (0 entering vehicles and 1 exiting vehicle). During the weekday afternoon peak hour, the Project is estimated to generate approximately 5 trips (3 entering vehicles and 2 exiting vehicles). This would equate to a less than one percent increase in traffic on Granby Road (US Route 202).

Project Access and Circulation

Access to the 14 townhouse units would be provided via a new full-access driveway on Conti Drive, approximately 500 feet south of Granby Road (US Route 202). A shared parking lot with a total of 22 parking spaces would be provided, including one accessible space. A sidewalk would be provided internal to the site, that would provide pedestrian connections to the parking lot and between the residential units.

Conclusions

The Project would construct 14 townhouse units connecting to Conti Drive via a new full-access driveway approximately 500 feet south of Granby Street (US Route 202). Parking for the 14 units would be provided via a shared parking lot, that would provide a total of 22 parking spaces including one accessible space.

Based on a review of ITE trip generation data, the Project is projected to generate approximately 56 trips (28 entering vehicles and 28 exiting vehicles) during a typical weekday, which is a less than one percent increase to the ADT along Granby Road (US Route 202). During the weekday morning peak hour, the Project is estimated to generate approximately 1 trip (0 entering vehicles and 1 exiting vehicle). During the weekday afternoon peak hour, the Project is estimated to generate approximately 5 trips (3 entering vehicles and 2 exiting vehicles).

Based on the evaluation documented within this traffic assessment, the proposed Project is considered to have a minimal impact on the surrounding roadway network and is not anticipated to notably impact the existing traffic operations.

Please do not hesitate to contact me should you require any further information.

Emily Sullivan

Emily Sullivan (Buck), PE
Project Manager

Attachments

Site Plan
Crash Summary

S:\Projects\2024\240926 - Parcel - 506 Granby Road, South Hadley\05 Civil 3D\240926 - SITE.dwg



NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS SAI SHYAM LLC. SEE HAMPSHIRE COUNTY LAND COURT DOCUMENT #21900.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON SUBDIVISION PLAN NO. 20883-C LAND IN SOUTH HADLEY, JOHN S. BRISTOL, C.E. SEPTEMBER 1954, LAND COURT BOOK 4, PAGE 244.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS 175,125± S.F.
6. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
7. WETLANDS DELINEATED BY R LEVESQUE ASSOCIATES, INC. IN OCTOBER 2024 AND MAY 2025.
8. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. IN MAY 2025.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE RECORD DATA. R. LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R. LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
10. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM MASS GIS AND ARE APPROXIMATE.
11. SUBJECT PARCEL IS ZONED BUSINESS A-1 (BA-1) ACCORDING TO THE SOUTH HADLEY ZONING MAP.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501700010A - EFFECTIVE DATE: 8/15/1979.
13. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

ZONING REVIEW - Business A-1 (BA-1)		
TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	25,000 FT ²	175,125± FT ²
FRONTAGE	125 FT	220.14 FT
FRONT YARD	0 FT	51.8± FT
SIDE YARD	15 FT	70.2± FT
REAR YARD	25 FT	26.0± FT
HEIGHT (MAX)	45 FT (3 STORIES)	<45 FT (2 STORIES)
BUILDING COVERAGE (MAX)	30%	±10%
IMPERVIOUS COVERAGE (MAX)	80%	48%
OPEN SPACE*	50%	63%
PARKING**	21*	22

* OPEN SPACE REQUIREMENTS:
At least 50% of the portions of the development containing first floor residential dwelling units shall be devoted to open space uses.
The portion of development containing first floor residential dwelling units is southerly of the intermittent stream with an area of approximately 82,923± S.F.

** PARKING REQUIREMENTS:
Multifamily dwelling: 1.5 spaces per dwelling unit
14 units * 1.5 = 21 REQUIRED SPACES

DENSITY REQUIREMENTS:
3,000 S.F. of land area for each family unit located thereon plus 300 S.F. of land area per bedroom in each unit.
2 bedroom units = 3,600 S.F. * 14 units = 50,400 S.F. REQUIRED LAND AREA
175,125 S.F. > 50,400 S.F.

RLA
R LEVESQUE ASSOCIATES INC.
 Landscape Architects
 Civil Engineers - Land Surveyors
 Environmental Consultants
 ph: 413.568.0985 fax: 413.568.0986
 40 School Street
 Westfield, MA 01085
 rland.com

LAYOUT & MATERIALS PLAN
 506 Granby Road
 South Hadley, MA
 Map 32 Parcel 52

DRAFT

PREPARED FOR:
 Sai Shyam, LLC
 c/o Himanshu Patel
 506 Granby Road
 South Hadley, MA 01075

ISSUANCE DATE: July 17, 2025

REVISIONS:	DATE:

DRAFTED BY: M.B.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 240926

DRAWING#	REV.
C-4	-

CRASH ANALYSIS

Proposed Residential Development South Hadley, MA

Granby Road (US Route 202) at Conti Drive

Year	
2017	0
2018	4
2019	2
2020	0
2021	2
Type	
Angle	1
Rear-end	4
Sideswipe	1
Head-on	1
Single Vehicle	1
Severity	
Property Damage	5
Personal Injury	3
Fatality	0
Weather	
Clear	5
Cloudy	0
Rain	2
Snow	1
Road Surface	
Dry	6
Wet	2
Ice	0
Snow	0
Time	
7:00 AM to 9:00 AM	0
9:00 AM to 4:00 PM	3
4:00 PM to 6:00 PM	3
6:00 PM to 7:00 AM	2
Total	8
Crash Rate	0.23
State Average	0.57
District 2 Average	0.62

Source: MassDOT