



**Date:** October 28, 2025

**To:** Anne Capra, AICP

**From:** R Levesque Associates, Inc. (Project File No. 240926)

**Re:** Conti Drive Subdivision History & Access Rights

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The subject property located at 506 Granby Road in South Hadley lies directly north of a subdivision created by Durkee, White, Towne & Chapdelaine in the 1980s. Said subdivision divided the land of Francis Conti located immediately to the south of the subject property.

At the time of that subdivision, Conti Drive existed as a private driveway, and the definitive subdivision plan identified this driveway as providing access to the subject property. Importantly, the subject property was not included within the boundaries of the 1980s subdivision; therefore, Conti Drive remains a driveway in its current form, as it did when the subdivision was approved.

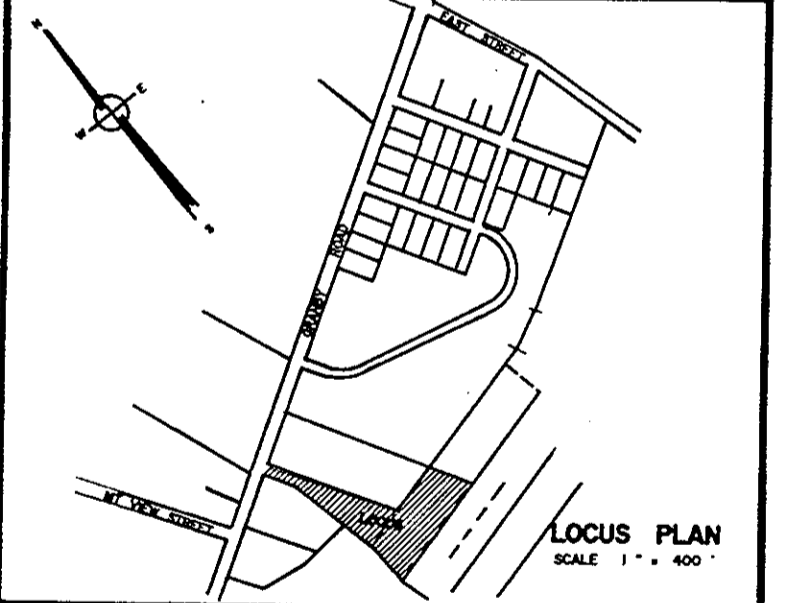
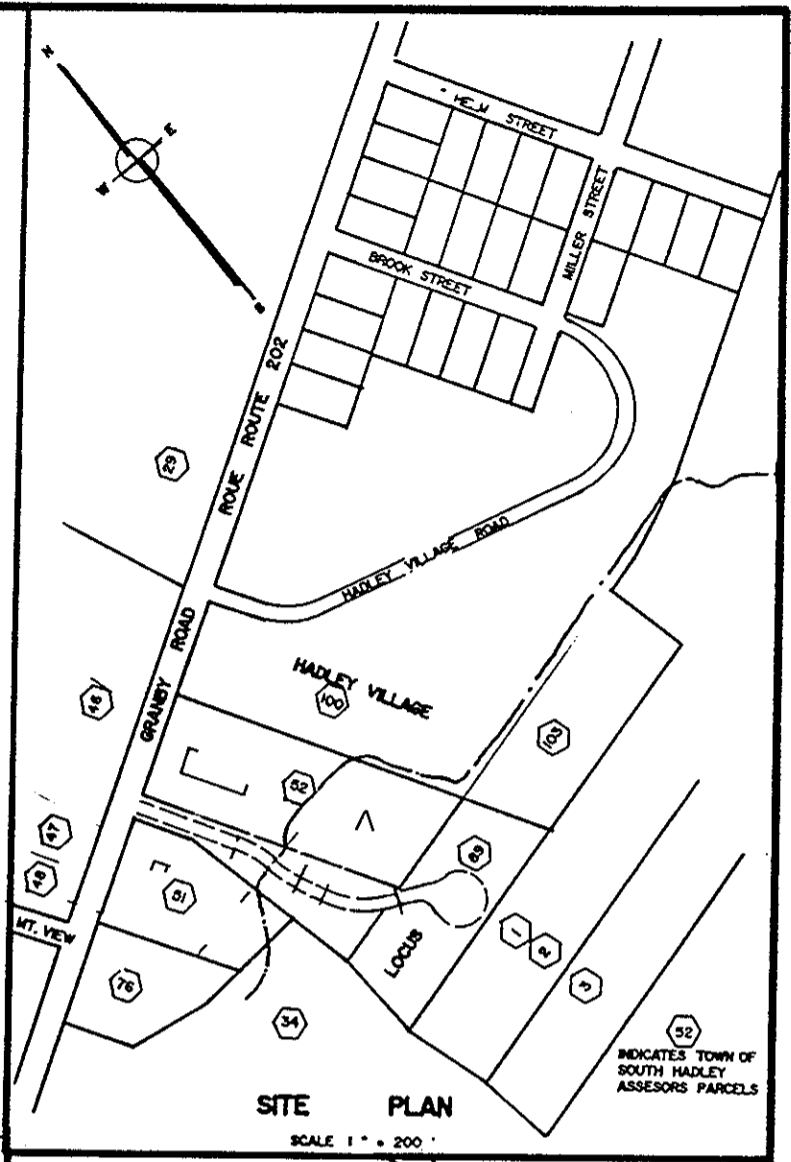
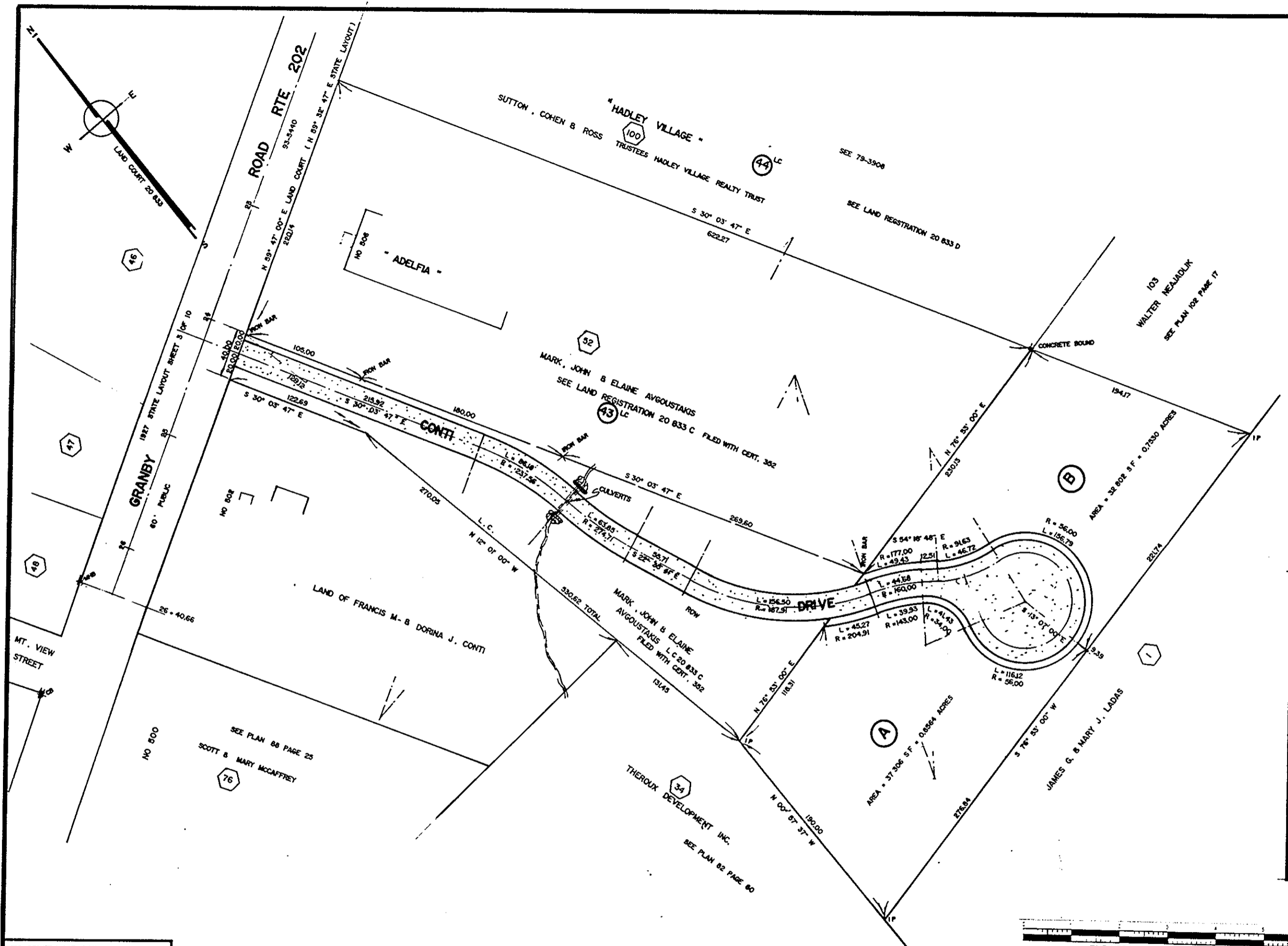
The recorded subdivision plan created Parcel A and Parcel B with new street frontage extending south of the existing driveway. No subsequent Land Court or ANR plans have been recorded further dividing the subject property, and Parcel 43 (Parcel 52 on Definitive Subdivision Plan), as referenced on said subdivision plan, has not been modified or re-subdivided. As such, the subject property remains in single ownership in fee, and the driveway (Conti Drive) continues to serve as access solely under the rights held by the property owner.

There are, however, existing easement and right-of-way agreements in place benefiting the owners of the abutting parcels to the south. It should be noted that the culvert crossing located along Conti Drive lies entirely on the land of the proponent.

Given that the driveway known as Conti Drive was not part of the original subdivision, any proposed driveway improvements associated with the current project do not trigger a requirement to amend the definitive subdivision plan. The proponent will, however, coordinate efforts regarding easement clarification, maintenance responsibilities, and access rights with the adjoining landowners.

An Operation and Maintenance Plan for Conti Drive will be prepared and submitted to ensure that the driveway remains properly maintained and accessible in perpetuity in accordance with the agreed-upon rights and responsibilities.

00170159



PROPOSED BY  
FRANCIS M. & DORINA J. CONTI  
114 COLLEGE STREET  
SOUTH HADLEY, MASS. 01075  
SEE HAMPSHIRE COUNTY BOOK 2502 PAGE 250

**DEFINITIVE PLAN**

SOUTH HADLEY, MASSACHUSETTS  
PLANNING BOARD  
DATE 3-27-91

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

SIGNED *David A. Bartolotta*  
TOWN CLERK

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.  
SIGNED *John L. Hawthorn*  
*Ann B. Reed*  
*Maryanne Maloney*  
*L. B. Kelly*

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS.  
SIGNED *Edward N. Chapdelaine*  
EDWARD N. CHAPDELAINE

DURKEE, WHITE, TOWNE & CHAPDELAINE  
CIVIL ENGINEERS & LAND SURVEYORS  
356 FRONT STREET  
CHICOPEE, MASS. 01013  
14131 592 - 5164

NOV. 5, 1990  
SCALE 1" = 40'  
DRAWING NO. 95-5594

FOR REISTRY USE ONLY  
#7120  
10:02 A.M.  
May 2, 1991

NOTES  
THE FEE SIMPLE, DEED RIGHTS, OWNERSHIP, MAINTENANCE AND UPKEEP OF THE RIGHT OF WAY OF CONTI DRIVE SHALL RUN CONCURRENT WITH THE OWNERSHIP OF LOTS A & B SHOWN ON THIS PLAN TITLED "DEFINITIVE PLAN, DIVISION OF LAND OF FRANCIS M. & DORINA J. CONTI, 114 COLLEGE STREET, SOUTH HADLEY, MA., DATED NOV. 5 1990."

SOUTH HADLEY, MASSACHUSETTS DATE 3-27-91

PLANNING BOARD DATE 3-27-91  
SOUTH HADLEY, MASS.

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS.

SIGNED *Edward N. Chapdelaine*  
EDWARD N. CHAPDELAINE

SCALE 1" = 40'



LET TO D.W.T.C. 28

