

More Than One Building for Dwelling Purposes Per Lot

Under the Town of South Hadley Rules & Regulations Governing the Subdivision of Land

“Form H”

Subject Property:

506 Granby Road
South Hadley, Massachusetts 01075
(Map 32, Parcel 52)

Submitted To:

Town of South Hadley Planning Board
116 Main Street
South Hadley, Massachusetts 01075

Applicant & Property Owner:

SAI SHYAM, LLC
c/o Mr. Himanshu Patel
506 Granby Road
South Hadley, Massachusetts 01075

RLA Project File No. 240926

March 12, 2026

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



TABLE OF CONTENTS

SECTIONS

1. ADMINISTRATIVE DOCUMENTS
 - 1.1 FORM H APPLICATION
 - 1.2 WRITTEN STATEMENT (SECTION 6.04 REQUIREMENT)
2. WAIVER REQUEST LETTER FROM SITE PLAN REVIEW APPROVAL APPLICATION

LIST OF APPENDICES

APPENDIX A: SITE PLAN SET

I. ADMINISTRATIVE DOCUMENTS

1.1 FORM H APPLICATION

1.2 WRITTEN STATEMENT (SECTION 6.04 REQUIREMENT)

FORM H

**APPLICATION FOR APPROVAL OF MORE THAN
ONE BUILDING FOR DWELLING PURPOSES PER LOT**

Date 03-03-2026

File one completed application form and plans with the Planning & Conservation Department or Planning Board and one copy of the application with the Town Clerk in accordance with the requirements of Section 360-28 and the Planning Board General Rules and Regulations.

To the Planning Board:

The undersigned herewith submits the accompanying "More Than One Building for Dwelling Purposes Per Lot" plan of property located in the Town of South Hadley for approval under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town of South Hadley, Massachusetts.

1. Applicant SAI SHYAM, LLC
Address 506 Granby Road, South Hadley, MA 01075 Telephone 413-409-8125
E-mail Address: liquortownsh@gmail.com
2. Owner (if not applicant) Same as applicant
Address _____
3. Name of Development Proposed Condominium Community
4. Engineer or Surveyor R Levesque Associates, Inc.
Address 40 School Street, Westfield, MA 01085
E-mail Address: NinaF@rlaland.com
5. Deed of property recorded in the Hampshire County Registry of Deeds,
Book LC Doc #21900 Page _____
6. Location and description of property 506 Granby Road
Map # 32 Parcel # 52
7. The subject property is presently in zoning district(s) – Sec 255-11: BA-1
8. Is the property in an Overlay District(s) (Sect 255-15)? No If so, what Overlay District(s): N/A



Signature of Applicant

Town Clerk:

Date of Submission _____

Signature _____

Diane Supczak-Mulvaney, Chairperson
Town of South Hadley Planning Board
116 Main Street
South Hadley, Massachusetts 01075

Re: Form H Compliance Statement – 506 Granby Road

Dear Chairperson Supczak-Mulvaney and Board Members:

In accordance with Section 6.04 of the Town of South Hadley Rules & Regulations Governing the Subdivision of Land, I guarantee that adequate ways furnishing access to all buildings will be provided in accordance with Section 7.00 and 8.00 of these Rules and Regulations for the “Proposed Condominium Community” at 506 Granby Road.

Signed:



Mr. Himanshu Patel
Dated
SAI SHYAM, LLC

2. WAIVER REQUEST LETTER FROM SITE PLAN REVIEW APPROVAL APPLICATION

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.

APPENDIX A: SITE PLAN SET

SITE PLAN SET ENTITLED "MORE THAN ONE BUILDING FOR DWELLING PURPOSES PER LOT: PROPOSED CONDOMINIUM COMMUNITY"

PREPARED FOR SAI SHYAM, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED MARCH 9, 2026