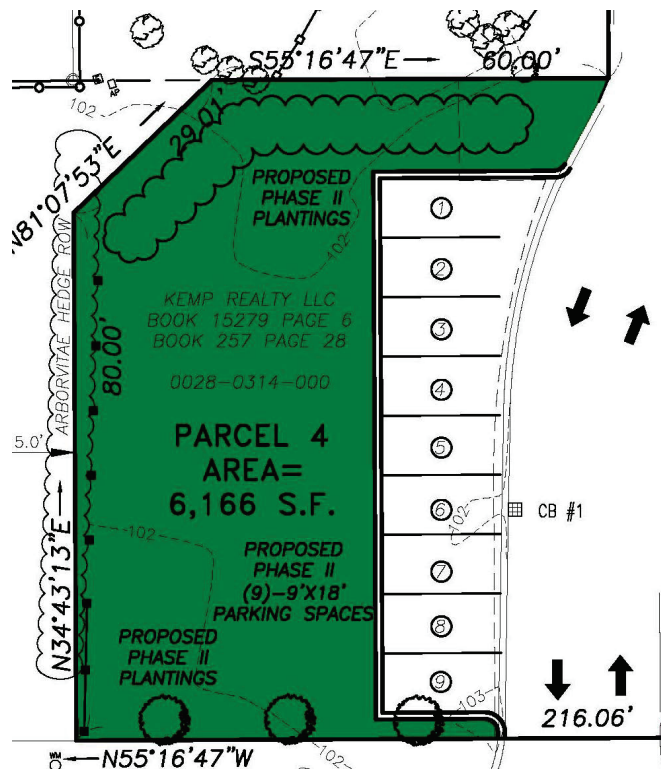


Kemp Realty, LLC

Site Plan Review Application:

Proposed 9-Space Parking Lot



Submitted: March 25, 2026

OWNER/APPLICANT:

Kemp Realty, LLC
c/o John Pettengill
460 Newton Street
South Hadley, MA 01075

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**Kemp Realty, LLC
c/o John Pettengill
460 Newton Street
South Hadley, MA 01075**

March 24, 2026

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
460 Newton Street – proposed 9-space parking lot

Dear Chair Mulvaney and Board Members:

Kemp Realty, LLC as owner of the property at 460 Newton Street, is seeking Site Plan Approval to develop a 9-space parking lot on the westerly portion of the property (mostly parcel 314 but also parcel 269 on Assessors Map # 28). As you are aware, Tandem Bagel is in the process of converting the former TD North space for their use. This additional parking lot to the rear of the existing commercial development is an element of our efforts to redefine and restructure the properties owned by Kemp Realty, LLC at this location for Tandem Bagel and Pettengill Insurance Agency.

In 2019, we proposed and were approved to develop a 12-space parking lot in this general area. Due to COVID and changes in the previous tenant's operations, that parking lot was developed. Our current assessment of the needs for the property and how to best fit in with the adjoining residences is that a 9-space parking lot utilizing the existing driveway would be in everyone's best interest. This proposed plan has 25% fewer spaces and 60% less pavement than the previously approved plan. We have shared the 9-space plan with the abutting Condominium association and residents and have their full support for this design.

We look forward to working with the Planning Board and the community as we proceed through the permitting process. Should you have any questions or comments regarding this submission, please do not hesitate to contact me [REDACTED]

Sincerely,


Kemp Realty, LLC
John Pettengill

FORM SPR

APPLICATION FOR SITE PLAN REVIEW

Date March 24, 2026

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 Kemp Realty, LLC
Address 460 Newton Street; South Hadley, MA 01075

Telephone [REDACTED] Email [REDACTED]

2. Owner (if not applicant) Same as applicant
Address _____

3. Site Plan Preparer Heritage Land Surveying & Engineering, Inc
Title or License 130 Southampton Road - Suite 1
Address Westfield, MA 01085 Email [REDACTED]

4. Deed of property recorded in the Hampshire County Registry of Deeds,
Book 15279 and 08671 Page 0006 and 0322, respectively

5. Location and description of property (street and number if any) 460 Newton Street
Assessors Map # 28 Parcel # 269 and 314

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

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

8. Fee Paid: Yes X

No _____

[Signature]
Signature of Applicant

Town Clerk:

Date of Submission _____

Signature _____

**II. Site Description & Project Overview and
III. Compliance Review Narratives**

II. Site Description & Project Overview

a. Introduction

The commercial building at 460 Newton Street was developed in 2006 as a mix of office space and bank space with the TD North bank occupying approximately 4,000 square feet plus utilizing a drive-through window service. Related to this development, approval was granted to construct 7 condos which was revised to 3 duplexes on associated parcels. Two of the duplexes were constructed, sold, and are occupied. The third duplex was not constructed and the owner of the property proposed, and received approval for, a 12-space parking lot in lieu of the additional duplex. However, in 2020 the COVID pandemic hit and disrupted life particularly for businesses such as banks.

With few customers and employees coming into the bank building, TD North did not see a need to follow through with the 12-space parking lot. Thus, the parking lot was never constructed. Further, TD North closed their branch and vacated the space at 460 Newton Street in 2024.

With closure of the bank, the property owner retained a realtor to market the space. Over the past year, there have been a number of inquiries and offers. The owner rejected several (including a convenience store) as not being appropriate for the community. Tandem Bagel expressed interest and, since they don't utilize a drive through and have limited hours, they were deemed a good fit for the area.

Redefining and restructuring of the site for Tandem Bagel and Pettengill Insurance Agency was broken into two phases. Phase 1 involved conversion of the TD North space into the Tandem Bagel shop – interior renovations, removal of the drive through and replacement of the area with 8-9 parking spaces, addition of sidewalk, new trash dumpster space, and new signage. Phase 2 which is not directly related to the conversion of the TD North space for Tandem but for the enhanced operation of the commercial space in the short and long term, involves creation of additional parking space where the third duplex was originally proposed – generally. Pursuant to § 255-145A(5), the Planning Director determined on January 2, 2026 that Phase 1 was not subject Site Plan Review; however, creation of additional parking as proposed in Phase 2 would be subject to Site Plan Review.

Phase 1 is currently underway. The interior of the former TD North space has been gutted and the drive through has been removed. Tandem Bagel is in the process of obtaining building permits for interior renovations.

II. Site Description & Project Overview and III. Compliance Review Narratives

b. Site Description

Phase 2 generally occupies 6,166 square feet (17.7%) of the total commercial development site which totals 35,492 square feet. This area lies to the west of, and adjacent to, the existing driveway through the commercial development.

The subject property lies in the Business A zoning district. No portion of the site lies within a wetland area or buffer zone.

The site was previously developed as part of the All-Star Dairy operation. The site is relatively flat having been roughly graded due to the previous development and as part of the 2006 development of the commercial building and adjoining condominiums.

c. Project Description

The proposed project entails Phase 2 of the project to redefine and restructure the site for Tandem Bagel and Pettengill Insurance Agency. This phase focuses on constructing additional parking and installing additional landscaping on the portion of the property which was previously approved for a duplex and then a 12-space parking lot.

The proposed parking area will consist of 9 parking spaces of 9' by 18'. The site will be graded to pitch all runoff into the existing drainage system which serves the commercial development. A curb will bound the parking area on three sides to ensure the runoff does not flow towards the residential properties adjoining the site. Additional trees, shrubs, and grass will be planted and seeded to screen the residential buildings and to continue the landscaping of the commercial development along Camden Street.

Drainage infrastructure to support the proposed parking lot was developed in 2006 as part of the commercial building and adjoining condominiums. It was sized to accommodate the condominium development on the site which was not undertaken as well as the existing commercial development. Thus, such infrastructure is already in place. The DPW Director has indicated that the infrastructure is sufficient to serve the proposed parking lot.

III. 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.

**II. Site Description & Project Overview and
III. Compliance Review Narratives**

Response: The proposed development is fully compliant with this criterion. Phase 2 will entail creation of 9 paved parking spaces utilizing access off the existing drive through the property. This parking area is designed with the following features:

- Each space is 9' x 18'
- Curbed to capture runoff to flow into the development's drainage system
- New plantings and landscaping for screening
- Located behind the commercial building

As such, its design and placement conform to the criteria set forth in § 255-86-D.

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. When the commercial development was undertaken along with the adjoining residential development in 2006, the site was generally graded. Phase 2 improvements will entail minimal alteration of the terrain to ensure that the parking area drains toward the existing drainage system and away from the residences to the extent feasible.

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 site of Phase 2 does not have any wetlands or other resource areas, scenic views, or unique features. Similarly, the area to be used for development of the 9 parking spaces does not have any trees and the work is planned to minimize any vegetation or soil removal or grade changes. Additional trees are to be planted which will provide additional screening for the adjoining condominiums. By orienting the parking spaces as laid out in the site plan, none of the vehicles parking in the proposed spaces (or existing spaces) will be shining headlights into the front or rear of any of the adjoining or nearby residential uses.

**II. Site Description & Project Overview and
III. Compliance Review Narratives**

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. The Planning Director has determined that since Phase 1 involved creation of additional parking spaces behind the bank, development of these 9 parking spaces is subject to Site Plan Review.

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

Response: Not Applicable. The proposed development does not involve erection of any structures.

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. While there are not any objectional uses or noxious elements associated with the commercial development at 460 Newton Street or the Phase 2 parking spaces, the applicant is proposing to plant additional trees and shrubs behind the 9-space parking lot to provide additional screening for the adjoining condominiums.

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 design for Phase 2 capitalizes on the existing driveway layout of the commercial development at 460 Newton Street. All 9 of the proposed parking spaces will access the existing driveway which connects to Camden and Lyman Streets. The existing commercial development already has sidewalks within it which connect to the sidewalks on the public streets. As part of Phase 1, an additional sidewalk is being constructed in the area of the former drive through to connect the parking spaces behind the building to the customer entrance on the north side of the building.

**II. Site Description & Project Overview and
III. Compliance Review Narratives**

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. The drainage system constructed for the commercial development in 2006 was designed to accommodate the overall development and the proposed parking spaces will be pitched to drain into the existing inlet. The South Hadley DPW Director John Broderick has stated that the "existing drainage has plenty of capacity to handle any parking lot additions, or alterations".

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. The proposed 9-space parking lot will have no impact on the Town's services and infrastructure. The DPW Director has already indicated that the drainage infrastructure is sufficient to accommodate the runoff from the proposed parking lot.

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. By orienting the parking spaces as laid out in the site plan, none of the vehicles parking in the proposed spaces or (existing spaces) will be shining headlights into the front or rear of any of the adjoining or nearby residential uses. No additional lighting is planned for the Phase 2 parking spaces.

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. All utilities for the commercial development at 460 Newton Street are in place. No additional utilities are needed for the 9 parking spaces proposed in Phase 2.

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.

**II. Site Description & Project Overview and
III. Compliance Review Narratives**

Response: The proposed development is fully compliant with this criterion. As noted previously, the proposed parking lot will drain into the existing stormwater system which was constructed in 2006. This present plan will leave over 25% of the total commercial site in pervious condition – significantly under the 15% minimum required. Further, when compared to the parking plan approved in 2019, this plan reduces the amount of asphalt by approximately 60%.

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: Not Applicable. The proposed development does not involve erection of any structures.

b. Review of § 255-86 Parking Requirements

§ 255-86 of the Zoning Bylaw sets forth the various off-street parking requirements. Since the proposed development does not generate additional traffic but is a means to provide additional off-street parking for the site’s traffic generators, the only provisions in § 255-86 which are applicable are in § 255-86 D “Design, layout, and construction of parking areas for nonresidential and multifamily residential uses”. Specifically, paragraphs (1), (2), and (3) of this subsection are applicable.

§ 255-86 D(1) Location and screening.

Response: The proposed development is fully compliant with the provisions of this section as follows:

- (a) The proposed parking lot is behind the commercial building on the commercial development site.
- (b) The plan for development this parking lot includes planting of trees along Camden Street and additional plantings between the proposed parking lot and the adjoining condominiums.
- (c) As noted earlier, the proposed parking lot is behind the commercial building. It should be noted that there are no parking spaces between the existing commercial building and Newton Street. All of the existing and proposed parking spaces are either to the side or rear of the commercial building.

**II. Site Description & Project Overview and
III. Compliance Review Narratives**

- (d) Since the proposed parking lot consists of only 9 parking spaces, there is no required buffer zone between the proposed parking lot and the adjoining condominiums. However, the owner is proposing to plant additional trees between the proposed parking lot and the adjoining condominiums.

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

Response: The proposed development is fully compliant with the provisions of this section. The proposed parking lot will be constructed of materials similar to the adjoining access driveway and other parking areas on the commercial site. As noted on the plan and previously, the parking lot will be graded with a pitch and a perimeter curb to ensure that the stormwater runoff flows into the existing stormwater system.

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

Response: The proposed development is fully compliant with the provisions of this section. The owner does not intend to install lighting for the proposed parking lot. Additional plantings along Camden Street and between the proposed parking lot and the adjoining condominiums will provide appropriate screening from the public roadway consistent with the existing commercial development. Further, additional plantings are proposed for the area between the proposed parking lot and the adjoining condominiums to provide suitable screenings for the residents.

Attachment A: Aerial Photo and Site Photos



Aerial view of the site of the proposed 9-space parking lot with the adjoining condominiums and the access driveway off Camden Street.

Site of proposed 9-space parking lot viewed from Camden Street – looking towards Lyman Street along the access drive.



Attachment A: Aerial Photo and Site Photos



Site of proposed plantings along Camden Street and the southern end of the proposed 9-space parking lot as viewed from the access drive looking westerly along Camden Street.

Subject Property:

Parcel Number: 0028-0269-000
CAMA Number: 0028-0269-000
Property Address: 460 NEWTON ST

Mailing Address: KEMP REALTY LLC
460 NEWTON ST
SOUTH HADLEY, MA 01075

Abutters:

Parcel Number: 0027-0001-000
CAMA Number: 0027-0001-000
Property Address: 465 NEWTON ST

Mailing Address: ANKIEWICZ, BRITTANY YAGER, DUSTIN P
465 NEWTON ST
SOUTH HADLEY, MA 01075

Parcel Number: 0027-0016-000
CAMA Number: 0027-0016-000
Property Address: 451 NEWTON ST

Mailing Address: WITMAN RESIDENTIAL LLC
121 MAIN ST
HOLYOKE, MA 01040

Parcel Number: 0027-0017-000
CAMA Number: 0027-0017-000
Property Address: 446-448 NEWTON ST

Mailing Address: 446-448 NEWTON STREET REALTY LLC
500 CHAPMAN ST UNIT 101
CANTON, MA 02021

Parcel Number: 0027-0018-000
CAMA Number: 0027-0018-000
Property Address: CAMDEN ST

Mailing Address: ADKINS DONALD ADKINS JILL M
7 BERWYN ST
SOUTH HADLEY, MA 01075

Parcel Number: 0027-0027-000
CAMA Number: 0027-0027-000
Property Address: 449 NEWTON ST

Mailing Address: NUNES ANTHONY A
449 NEWTON ST
SOUTH HADLEY, MA 01075

Parcel Number: 0028-0257-000
CAMA Number: 0028-0257-000
Property Address: 467 NEWTON ST

Mailing Address: OCONNELL OIL ASSOCIATES INC C/O
BIG Y FOODS, INC
2145 ROOSEVELT AV BOX 7840
SPRINGFIELD, MA 01104

Parcel Number: 0028-0260-000
CAMA Number: 0028-0260-000
Property Address: 468 NEWTON ST

Mailing Address: PEOPLESBANK
330 WHITNEY AV
HOLYOKE, MA 01040

Parcel Number: 0028-0261-000
CAMA Number: 0028-0261-000
Property Address: 103 LYMAN ST

Mailing Address: MAROIS JOSEPH
148 NEWTON ST
SOUTH HADLEY, MA 01075-2378

Parcel Number: 0028-0266-000
CAMA Number: 0028-0266-000
Property Address: 106 LYMAN ST

Mailing Address: CANNING JAMES J & MARION W
106 LYMAN ST
SOUTH HADLEY, MA 01075-1927

Parcel Number: 0028-0267-000
CAMA Number: 0028-0267-001
Property Address: 102 LYMAN ST

Mailing Address: BRAY, MARY ELLEN
102 LYMAN ST #1
SOUTH HADLEY, MA 01075



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300 feet Abutters List Report

South Hadley, MA
March 10, 2026

Parcel Number: 0028-0267-000
CAMA Number: 0028-0267-002
Property Address: 104 LYMAN ST

Mailing Address: DUNN, KATHRYN
104 LYMAN ST #2
SOUTH HADLEY, MA 01075

Parcel Number: 0028-0267-000
CAMA Number: 0028-0267-003
Property Address: 47 CAMDEN ST

Mailing Address: AUSTIN, ELIZABETH M TRUSTEE
47 CAMDEN ST
SOUTH HADLEY, MA 01075

Parcel Number: 0028-0267-000
CAMA Number: 0028-0267-004
Property Address: 49 CAMDEN ST

Mailing Address: WOLDORF, GILLIAN
49 CAMDEN ST
SOUTH HADLEY, MA 01075

Parcel Number: 0028-0272-000
CAMA Number: 0028-0272-000
Property Address: 53 CAMDEN ST

Mailing Address: GULSVIG JANICE M A
9146 N JUSTA DR
CITRUS SPRINGS, FL 34433

Parcel Number: 0028-0314-000
CAMA Number: 0028-0314-000
Property Address: CAMDEN ST

Mailing Address: KEMP REALTY LLC
460 NEWTON ST
SOUTH HADLEY, MA 01075

Parcel Number: 0028-0267-000
CAMA Number: 0028-267M-000
Property Address: WOODLAWN PL

Mailing Address: WOODLAWN PLACE CONDOMINIUMS
460 NEWTON ST
SOUTH HADLEY, MA 01075



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