



HAROLD L. EATON & ASSOCIATES, INC.

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October 23, 2017

Request For Amendment of Special Permit

Rehm Family Properties, LLC
1 Conti Drive
South Hadley, MA 01075

Re: 281 East Street

Richard Harris
Planning Department
South Hadley, MA

Dear Mr. Harris,

This letter is being sent as a formal request, on behalf of my client, Rehm Family Properties, LLC, to amend the Special Permit granted September 22, 1996 to George and Lisa Ladas for a flag lot at 281 East Street. Said Special Permit was recorded at Book 4934, Page 36 in the Hampshire County Registry of Deeds.

The amendment is being requested to divide the existing flag lot into two parcels – one lot for the house at 281 East Street and one lot for the remaining land which is to be combined with the land currently owned by Stephen H. Rehm at 1 Conti Drive. Plans showing the proposed lot division are attached.

Thank you for your consideration of this matter,

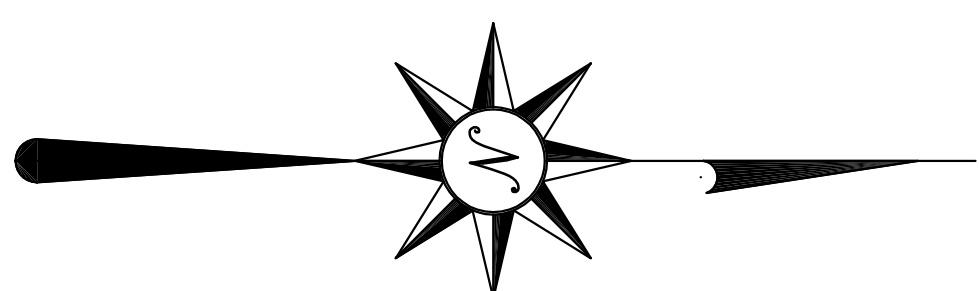
Randall E. Izer, President

Harold L. Eaton & Associates, Inc.

I REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE 1976 RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

RANDALL E. IZER #35032

- LEGEND**
- FOUND IRON PIN
 - IRON PIN TO BE SET
 - FOUND CONCRETE BOUND
 - △ FOUND STONE BOUND
 - ◇ UNMARKED POINT



MERIDIAN OF LAND COURT PLAN 20883

LOT 2A IS A FLAG LOT. BUILDING IS PERMITTED ONLY IN ACCORDANCE WITH THE SPECIAL PERMIT ZONING BY-LAW.

LENGTH OF ACCESS STRIP IS 275'±

AREA OF ACCESS STRIP IS 14,541 SQ. FT.±

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

TOWN CLERK: _____

DATE: _____

SPECIAL PERMIT APPROVED BY THE SOUTH HADLEY PLANNING BOARD AND APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

PLANNING BOARD
SOUTH HADLEY, MASSACHUSETTS

DATE: _____

PARCEL 2B
350,482± SQ. FT.
8.0460± ACRES
NOT A SEPARATE BUILDING LOT

ZONE BUSINESS A-1
RESIDENCE A-1

JOHNN L. MALLOTT - BOOK 3750, PAGE 370

HADLEY VILLAGE BEAUTY TRUST
PARCEL 1
LAND COURT BOOK C1, PAGE 59
LAND COURT PLAN 20883

FOLLOWING FROM RECORD COMPILER
S 55.58' TO IRON PIN
O 88.89'

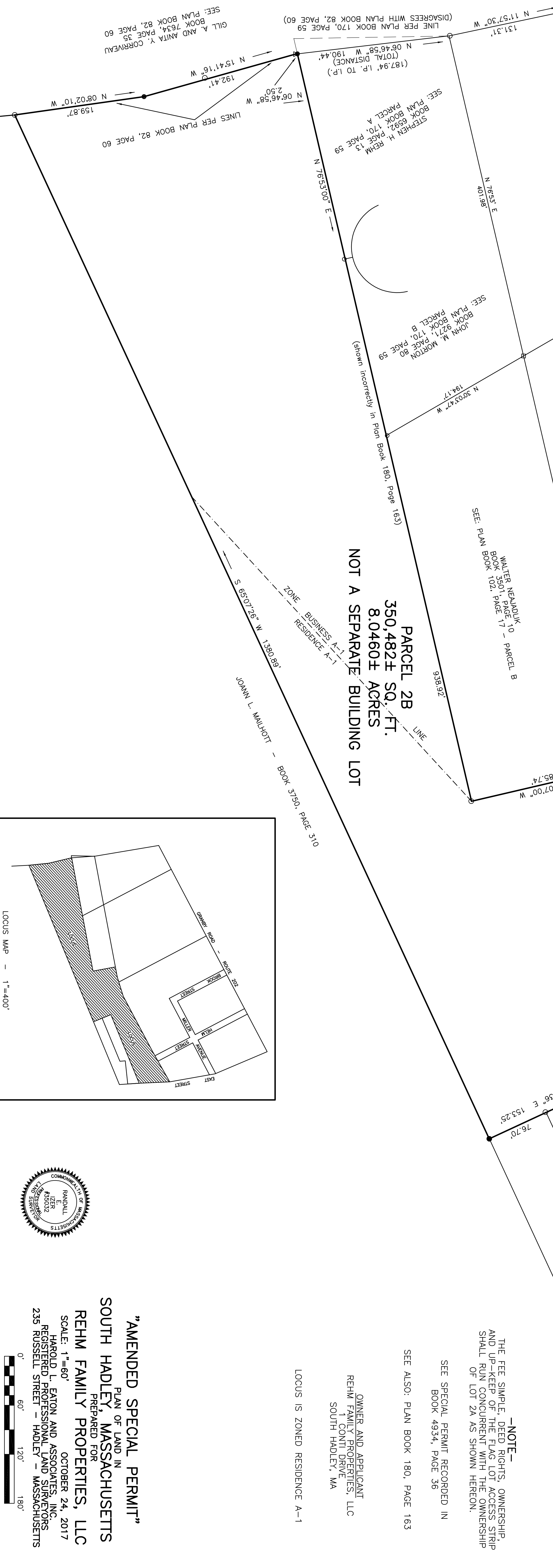
WALTER NEJADLIK - PARCEL B
BOOK 350, PAGE 17
SEE PLAN BOOK 102, PAGE 17

STEPHEN H. REHM
PARCEL A
BOOK 692, PAGE 13
SEE PLAN BOOK 170, PAGE 59

(187.94' LP. TO LP.)
(TOTAL DISTANCE)
N 08°46'58" W 190.44'

LINE PER PLAN BOOK 170, PAGE 59
(DISAGREES WITH PLAN BOOK 82, PAGE 60)
GILL A. AND ANITA Y. CORRIEVAL
BOOK 7634, PAGE 35
SEE PLAN BOOK 82, PAGE 60

LINE PER PLAN BOOK 82, PAGE 60
N 15°41'18" W 192.41'
N 08°02'10" W 159.87'



LOT 2A
87,168± SQ. FT.
2,001± ACRES
(TOTAL LOT AREA)

HADLEY VILLAGE BEAUTY TRUST
LAND COURT BOOK C1, PAGE 59
LAND COURT PLAN 20883

ELIZABETH B. MUSTO
LAND COURT BOOK 21,
PAGE 121

TRICIA M. BENOIT
LAND COURT BOOK 20, PAGE 11

FELICIA C. PODSIADLO
LAND COURT BOOK 9,
PAGE 62

LAURE FUNDING TRUST
BOOK 5406, PAGE 163
LAND COURT PLAN 180, PAGE 163

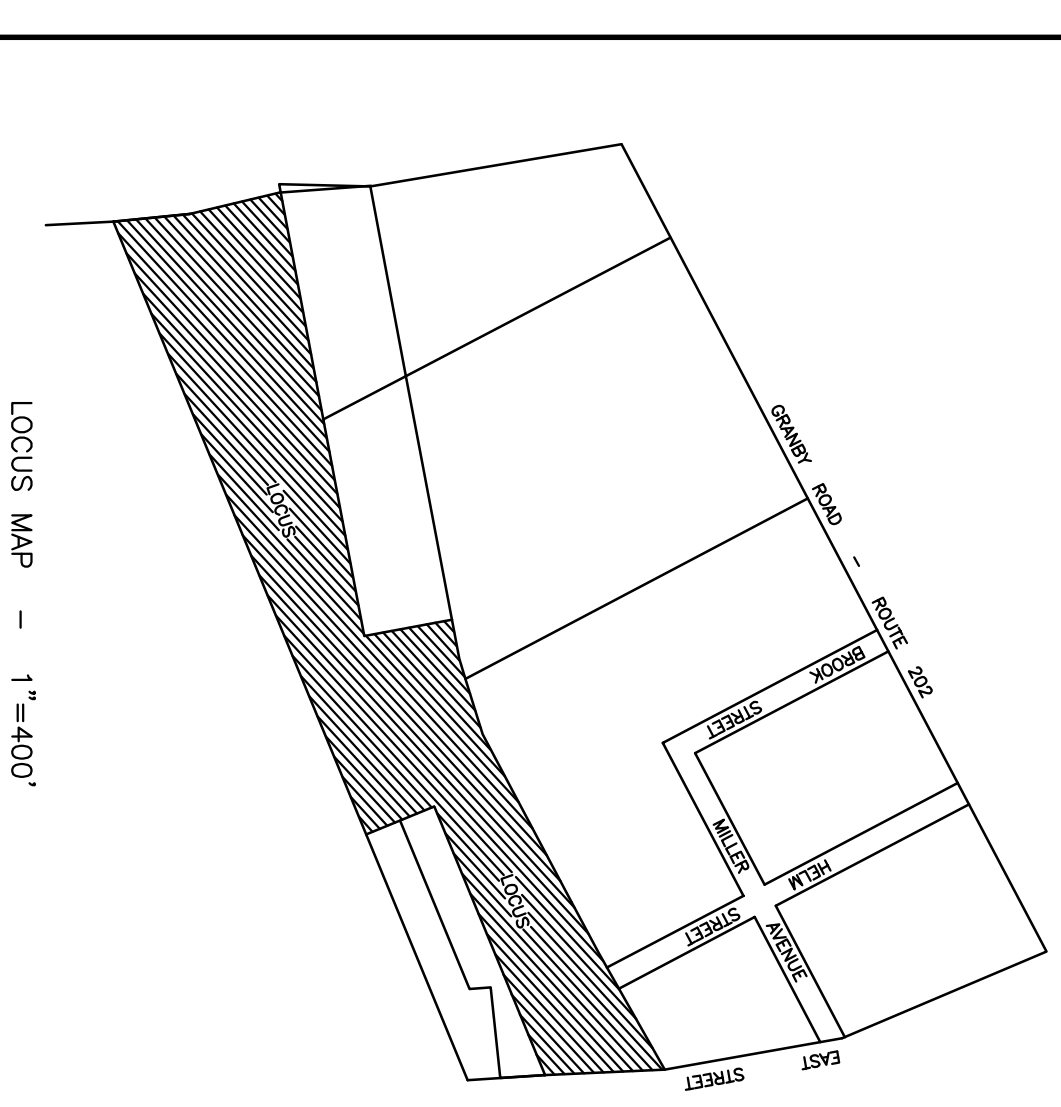
CONNOR R. AND LIUKA NISH
BOOK 5697, PAGE 175
SEE PLAN BOOK 69, PAGE 175

NOTE—
THE FEE SIMPLE, DEED RIGHTS, OWNERSHIP,
AND UP-KEEP OF THE FLAG LOT ACCESS STRIP
SHALL RUN CONCURRENT WITH THE OWNERSHIP
OF LOT 2A AS SHOWN HEREON.

SEE SPECIAL PERMIT RECORDED IN
BOOK 4934, PAGE 36

OWNER AND APPLICANT
REHM FAMILY PROPERTIES, LLC
1 CONTI DRIVE
SOUTH HADLEY, MA

LOCUS IS ZONED RESIDENCE A-1



LOCUS MAP - 1"=400'



"AMENDED SPECIAL PERMIT"
PLAN OF LAND IN
SOUTH HADLEY, MASSACHUSETTS
PREPARED FOR
REHM FAMILY PROPERTIES, LLC
OCTOBER 24, 2017
HAROLD L. EATON AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
235 RUSSELL STREET - HADLEY - MASSACHUSETTS

