

Amendment Request

As Adopted by Planning Board on December 13, 2010
Filed with Town Clerk on December 14, 2010

FORM SP

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SPECIAL PERMIT

Date July 11, 2014

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the South Hadley Zoning By-Laws, the undersigned herewith submits the accompanying application for a Special Permit as described below and detailed in the supporting documentation which is incorporated into and made part of this application.

NATURE OF REQUEST (Check and Describe as Appropriate):

- a. Alteration/expansion/change of a nonconforming use and/or structure
- b. Home occupation
- c. Professional business
- d. New/second hand car dealer
- e. Flag lot
- f. Two-family dwelling/Three-family dwelling
- g. Multifamily dwellings for more than three families
- h. Flexible development
- i. Wireless communications facility
- j. Major earth removal, extraction, and/or fill activity
- k. Other (Describe _____)

GENERAL DESCRIPTION OF REQUEST:

The Special Permit is being requested to allow for the construction of a twenty-nine (29) unit condominium community.

APPLICABLE SECTIONS OF THE ZONING BYLAW:

Special Permit Amendment as required under Section 5 (D) of Zoning By-Laws Use Regulation Schedule and Residence A-1 Zoning District

1. Applicant Rivercrest Condominiums, LLC c/o Craig Authier

Address 1421 Granby Road, Chicopee, MA 01020

Telephone 413-537-4231

Email Address: craig_authier@yahoo.com

2. Owner (if not applicant) Ferry Street Nominee Trust c/o Craig Authier

Address 1421 Granby Road, Chicopee, MA 01020

Email Address: craig_authier@yahoo.com

3. Site Plan Preparer R Levesque Associates, Inc.

Title or License Registered Landscape Architect / Professional Engineer

Address 40 School Street, Westfield, MA 01085

Telephone 413-568-0985

Email Address: robl@rlaland.com

4. Deed of property recorded in the Hampshire County Registry of Deeds,
Book 9221 Page 293

5. Location and description of property (street and number if any) A 10.83 acre
vacant lot on the south side of Ferry Street approximately 700 feet from the intersection of Brockway Lane to the west.

Assessors Map # 47 Parcel # 76

6. The subject property is presently in zoning district(s): A-1

7. Is the subject property located within one or more of the Master Plan's Land Use Area Districts? No If so, in which of the districts or areas? _____

8. Is the subject property located in a National Historic District or listed as a Priority Heritage Landscape? No If so, which one? _____

9. Does the subject property abut a designated Scenic Roadway? No

10. Is the subject property within the designated South Hadley Falls Economic Opportunity Area? No

I, as applicant, certify that the application and all attachments are correct and complete.


Signature of Applicant

FOR PLANNING BOARD OFFICE USE:

11. Amount of Application Fee: _____

12. Fee Paid? Yes _____ No _____

FOR TOWN CLERK (indicate date and time received):

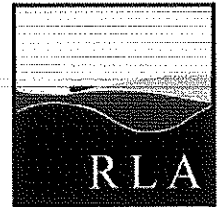
Submission received on (Date) _____
at (time) _____

Signature _____

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rland.com



July 11, 2014

Mr. Jeff Squire, Chairman
Town of South Hadley Planning Board
116 Main Street, Room 204
South Hadley, MA 01075

Re: Application for Special Permit Amendment
Ferry Street, Southwick, MA
(Map 47, Parcel 76)
RLA Project File: 131119

Dear Mr. Squire and Board Members:

On behalf of our client, Rivercrest Condominium, LLC, we are herein filing a Special Permit Amendment Application to amend the Special Permit issued by your Planning Board on April 10, 2014.

A Special Permit Amendment is being requested as a result of modifications to the original site plan. These special permit amendments are being requested to allow for minor modifications to the site plan associated with the design of the stormwater management system and subsurface utilities.

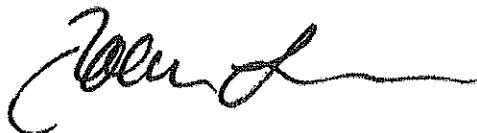
As you may be aware, our office has submitted a stormwater permit application, including detailed engineering drawings, for the proposed stormwater management system. Our request to amend the special permit application is being made to allow for the minor modifications affected on the site plan as a result of the detailed stormwater design.

We are herein respectfully requesting that the Planning Board not act on this request until the Stormwater Permit has been issued so that any changes requested by the Planning Board related to stormwater system can be incorporated into the special permit amendment.

Enclosed please find the requisite number of applications for Special Permit Amendment along with associated filing fee.

Should you have any questions regarding this application, please do not hesitate to contact our office at your convenience.

Sincerely,



Robert M. Levesque, RLA, ASLA
President

cc: Rivercrest Condominiums, LLC, Craig Authier

A LAND PLANNING SERVICES COMPANY