

# Preliminary Subdivision Application

Application & Supporting Documents

0, 328, 390 & 394 Hadley Street & 40 Sullivan Lane  
Map 56, Parcels 20, 26, 43, 43A, 104, 109, 112, & 121  
Map 54, Parcels 15 & 20

## **Applicant:**

Chicopee Concrete Service, Inc.  
(c/o Jason Ouellette)  
652 Prospect Street  
Chicopee, MA 01020

## **Map 56 Parcels 20, 26, 104, 109, 112, & 121 Owner:**

Philip Lizotte III  
9 Hammock Oak Ct  
Palm Coast, FL 32137

## **Map 54 Parcel 15 & Map 56 Parcels 43 & 43A Owner:**

Leo Concrete Service Inc.  
652 Prospect Street  
Chicopee, MA 01020

## **Map 54 Parcel 20 Owner:**

J&L Realty Management, LLC  
652 Prospect Street  
Chicopee, MA 01020

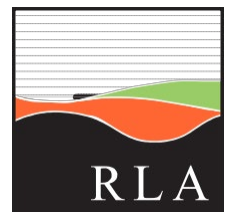
March 28, 2019

RLA Project File: 190310

# R LEVESQUE ASSOCIATES, INC

**A LAND PLANNING SERVICES COMPANY**

40 School Street, P.O. BOX 640, Westfield, MA 01085  
p 413.568.0985 · f 413.568.0986 · [www.rlaland.com](http://www.rlaland.com)



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0, 328, 390 & 394 HADLEY STREET  
& 40 SULLIVAN LANE  
SOUTH HADLEY, MA

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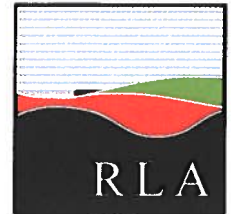
PRELIMINARY SUBDIVISION PLAN  
BY R LEVESQUE ASSOCIATES, INC. DATED MARCH 25, 2019

**SECTION 1**  
**COVER LETTER &**  
**NOTICE TO CLERK**

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# 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



March 28, 2019

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

RE: Preliminary Subdivision Application  
0, 328, 390, & 394 Hadley St & 40 Sullivan Ln  
Map 56, Parcels 20, 26, 43, 43A, 104, 109, 112 & 121  
Map 54, Parcels 15 & 20  
South Hadley, MA  
RLA Project #190310

Dear Chairman Squire & Board Members,

On behalf of the applicant, Chicopee Concrete Service, Inc., we are herein submitting a Preliminary Subdivision application and plan for the above referenced properties. Enclosed please find the appropriate filing fee and nine copies of the application and plan. A copy has also been submitted to the Board of Health and Water District.

Also being requested are waivers under Section 4.03 of the South Hadley "Rules and Regulations Governing the Subdivision of Land":

- 4.03 A waiver to allow for the Preliminary Plan to be at a 1"=120' scale instead of the preferred 1"=40' scale.
- 4.03.11 A waiver to allow the roadway profile to be at a horizontal scale of 1"=50' and a vertical scale of 1"=10' rather than a horizontal scale of 1"=40' and a vertical scale of 1"=4'.

If any additional information is required, please do not hesitate to contact our office at (413) 568-0985.

Sincerely,  
R LEVESQUE ASSOCIATES, INC.

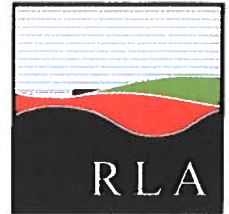
  
Robert M. Levesque, RLA, ASLA  
President

Cc: Jason Ouellette

**A LAND PLANNING SERVICES COMPANY**

# 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



March 28, 2019

Ms. Carlene Hamlin, Town Clerk  
Town of South Hadley  
116 Main Street, Room 108  
South Hadley, MA 01075

**RE: Preliminary Subdivision Application**  
**0, 328, 390 & 394 Hadley Street & 40 Sullivan Lane**  
**Map 56 Parcels 20, 26, 43, 43A, 104, 109, 112, & 121**  
**Map 54 Parcels 15 & 20**  
**South Hadley, Massachusetts**  
**RLA Project File: 190310**

**Notice to Town Clerk Pursuant to Section 4.02 – Submission Procedure**  
**of Rules and Regulations Governing the Subdivision of Land in the Town of South Hadley, MA**

Dear Ms. Hamlin

I, Robert M. Levesque, RLA, ASLA, of R. Levesque Associates, Inc., hereby provide notice that the applicant, Chicopee Concrete Service, Inc., has filed with the Town Clerk on March 28, 2019 an Application for a Preliminary Subdivision for the above referenced property.

If you have any questions regarding this matter, please feel free to contact our office at your convenience.

Sincerely,  
R LEVESQUE ASSOCIATES, INC.



Robert M. Levesque, RLA, ASLA  
President

Cc: Jason Ouellette

# SECTION 2

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## PRELIMINARY SUBDIVISION APPLICATION FORM B

FORM B

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Date 3/14/2019

File one completed application form together with prints of plan with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section 4.02.

To the Planning Board:

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of South Hadley for approval as allowed under the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in South Hadley, Massachusetts.

1. Applicant Chicopee Concrete Service, Inc. (c/o Jason Ouellette)

Address 652 Prospect St, Chicopee 01020 Telephone 413-536-3370

E-mail Address: jouellette@chicopeeconcrete.com

L Philip Lizotte III (Map 56 Parcels 20, 26, 104, 109, 112, + 121)

2. Owner (if not applicant) Leo Concrete Service Inc. (Map 54;56 Parcels 15;43 & 43A)

J&L Realty Management, LLC (Map 54 Parcel 20)

Address 652 Prospect St, Chicopee, MA 01020

3. Engineer or Surveyor R Levesque Associates, Inc.

Address 40 School Street, Westfield, MA 01085

E-mail Address: ryann@rlaland.com

4. Deed of property recorded in the Hampshire County Registry of Deeds,

\*\*Please see attached for clarification

Book 19, 1430, 1518, 12727, 13155 Page 12, 349, 451, 168, 3

LC 19/10, 18/33, 21/20, 5/202

5. Location and description of property 0, 328, & 394 Hadley St; 40

Sullivan Lane & 390 Hadley St

6. Map # 56 Parcel # 20, 26, 43, 43A, 104, 109, 112, 121

Town Clerk:

Date of Submission

Signature

Signature of Applicant

L. Philip Lizotte III

Leo Concrete Service

J&L REALTY

**Deed References  
North Pole Estates**

**Map 56 Parcel 20**

**Owner: Philip Lizotte III**

**Deed Reference: Land Court Book 18 Page 33**

**Map 56 Parcel 26**

**Owner: Philip Lizotte III**

**Deed Reference: Land Court Book 19 Page 12**

**Map 56 Parcel 43**

**Owner: Leo Concrete Service, Inc**

**Deed Reference: Hampshire Registry of Deeds Book 1430 Page 349**

**Map 56 Parcel 43A**

**Owner: Leo Concrete Service, Inc**

**Deed Reference: Hampshire Registry of Deeds Book 13155 Page 3**

**Map 56 Parcel 104**

**Owner: Philip Lizotte III**

**Deed Reference: Land Court Book 21 Page 20**

**Map 56 Parcel 109**

**Owner: Philip Lizotte III**

**Deed Reference: Land Court Book 5 Page 202**

**Map 56 Parcel 112**

**Owner: Philip Lizotte III**

**Deed Reference: Land Court Book 19 Page 10**

**Map 56 Parcel 121**

**Owner: Philip Lizotte III**

**Deed Reference: Land Court Book 5 Page 202**

**Map 54 Parcel 15**

**Owner: Leo Concrete Service, Inc**

**Deed Reference: Hampshire Registry of Deeds Book 1518 Page 451**

**Map 54 Parcel 20**

**Owner: J & L Realty Management, LLC**

**Deed Reference: Hampshire Registry of Deeds Book 12727 Page 168**



# SECTION 3

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## LOCUS MAP



South Hadley, MA

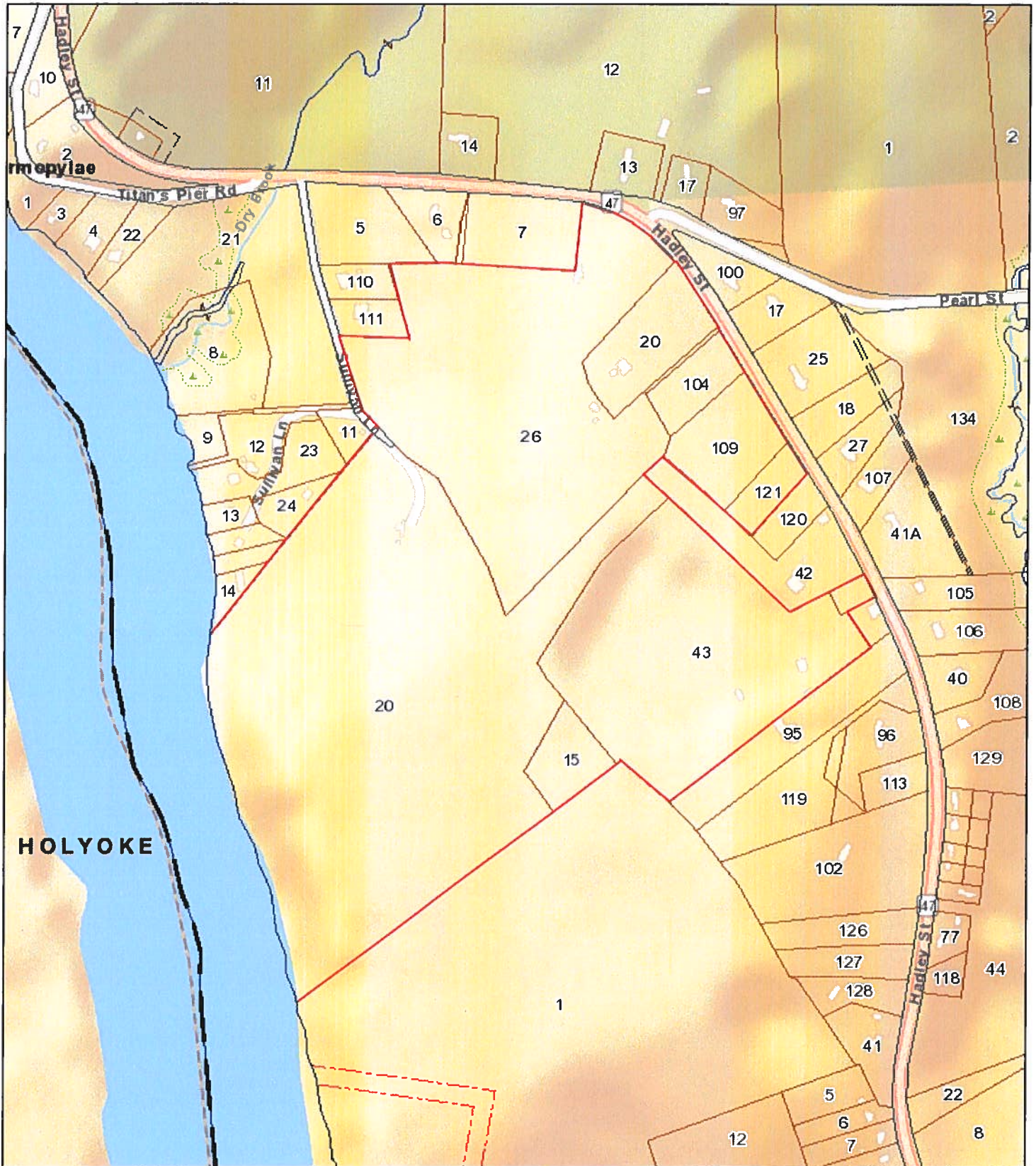
1 inch = 537 Feet



March 21, 2019



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

# APPENDIX

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PRELIMINARY SUBDIVISION PLAN  
BY R LEVESQUE ASSOCIATES, INC.  
DATED MARCH 25, 2019