

## SOME SUGGESTED CONDITIONS

1. The Riverfront Boundary is shown as “approximate”. The applicant needs to have a formal delineation undertaken to ensure that no work is undertaken which would impact the Riverfront jurisdiction.
2. Limit grading of areas in proximity to the Riverfront Boundary (as it is eventually delineated) and the other wetland areas to ensure that destabilization of trees and drainage systems don’t have the long term effect of damaging the Riverfront or wetland Resource areas.
3. The topography depicted on the Preliminary Plan appears to be generalized and interpolated. Due to the amount of grading anticipated, the topography must be ground verified.
4. Verification of the “historical seasonal high groundwater” to ensure that the finished elevations will allow sufficient space for Stormwater detention, septic tanks, and building foundations not to be within 5 feet of the “seasonal high groundwater”.
5. Traffic analysis to include a determination of impact on the existing traffic patterns and flows on Hadley Street, Sullivan Lane, and Pearl Street. This analysis should include a sight distance analysis – particularly for peak periods and taking into consideration winter conditions.
6. A plan for ensuring that construction equipment and operations do not adversely impact the groundwater supply. This should include an Operations & Maintenance Plan and Emergency Response Plan that establishes a specific location for maintenance of equipment and their storage when they are not in use on the site.
7. Vegetative Maintenance. Mature trees can benefit the environment and homeowners in many ways. Accordingly, the developer should seek to minimize removal of trees from the site as one of the approaches to managing and control erosion. The phasing plan for the development needs to include a phasing plan for the tree cutting to prevent destabilization of the extreme slopes throughout the entire site, and to prevent the proposed stormwater basins from being overwhelmed during the construction phase.
8. Revegetation Plans. The site has been subject to significant amount of disturbance and the proposed Preliminary Plan suggests significant additional disturbance (such as, removal of most of the site’s vegetation and top soil, excavation of most of the site, etc) will be part of the development of this subdivision. This disturbance could result in long term degradation of the site including “steep” slopes which could render lots effectively unbuildable. Therefore, to ensure that the site remains stabilized, the applicant needs to provide a plan for restoration of the gravel pit, including grading, replacement of topsoil, and re-vegetation along with a time schedule for implementation. The applicant should include with the Definitive Plan submittal a plan, including a narrative description, for the street trees and other landscape plantings required under the Subdivision Regulations.
9. Details on how any fill material will be verified that it is not contaminated.
10. The Water Supply Protection District has unique restrictions applicable to all property owners (particularly important for single-family home owners) which do not apply to all properties in South Hadley. Adherence to these restrictions (such as on pesticides, fertilizers, application of materials to melt ice, etc.) is particularly important to protect the water quality

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in a Water Supply Resources Area Zone II. Accordingly, the applicant is to provide details on how lot purchasers will be informed that they are in a Zone II area.

11. The purpose of the Water Supply Protection District is to promote the health, safety and welfare of the community by protecting and preserving the surface and groundwater resources of the Town and the region from any use of land or buildings which may reduce the quality and quantity of its water resources. As such, excavation of a substantial amount of material and construction of a substantial number of houses in the Zone II could have an adverse impact on the health and safety of the residents and impede the ability of the District to continue to supply public water. Therefore, a Hydrogeological Assessment Study demonstrating that the proposed development will not have an adverse impact on the District 2 Public Water Supply, health and safety is to be provided by the applicant.
12. Details on the earth removal, particularly any proposed crushing, operations to be carried out on-site.
13. The Planning Board is supportive of minimizing the extent of pavement to be provided in this subdivision. Further, South Hadley's Stormwater Management Bylaw and policies in the Master Plan encourage minimizing impervious surfaces and use of Low Impact Development approaches. Given the important significance of the Zone II of the Dry Brook Hill Water Supply, such approaches are more significant in this area and are encouraged to be incorporated into the Definitive Plan.
14. The site has been traveled over, for decades, by trucks and heavy equipment. It has been used at times as a shooting range. Accordingly, the Definitive Plan submittal needs to address how the applicant plans to test the site for the presence of contaminants and mitigate any such contaminants found to be on the site.
15. Special Permitting for particular lots. As proposed, lots 13 through 28 are in proximity to either Buffer Zone or Riverfront which are significant environmental resources. The applicant is encouraged to avoid these areas to lessen the potential impact on these resource areas. If the Definitive Plan includes creation of these or other lots within the same or similar proximity to these areas, as stated in the Conservation Commission's letter, lots will require special permitting by the Conservation Commission due to the proposed lots proximity to either Buffer Zone or Riverfront Area:
  - a) Proposed lots 19 thru 28 along the northern boundary of the site are within Buffer Zone and as such will require the filing of a Notice of Intent for any work on those lots.
  - b) A formal delineation of the Riverfront Resource Area will be required relative to proposed lots 13 thru 19 are proximal to an area noted on the plan as "200' Riverfront Area Approximate". Additional permitting through the Conservation Commission is likely to be required for the resulting lots.
  - c) The Conservation Commission plans to review each proposed lot as specific development plans are generated to consider the extent to which building activities are jurisdictional to the Commission based on bylaws in place at the time of development.

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- d) Where a proposed lot includes a portion of a Resource Area, the applicant is encouraged to depict building foot prints for each lot to indicate that there is reasonable area in which to locate residential buildings thereon without request either a variance from the Zoning Bylaw or a waiver from the Wetlands Bylaw. Again, the applicant is encouraged to consult with the Conservation Commission regarding the Wetlands Bylaw prior to submittal of a Definitive Plan
16. Peer Reviews Anticipated. Based on the plans submitted and the input provided to-date, the applicant should anticipate that the Town will likely seek to have peer reviews conducted on at least the following aspects of the Definitive Plan: Riverfront Resource Area delineation; Stormwater Management Plan; Hydrogeologic Assessment Study; Operations, Management, and Emergency Response; and Traffic Impact.
17. Waivers. The only waivers requested in the Preliminary Plan submittal were regarding the scales for the Plan and Profiles. The Board has allowed the Preliminary Plans to be reviewed and conditionally approved using the scales shown on the plans as submitted. As such, the Planning Board has granted the waiver regarding the scales for the plans and profiles for the Preliminary Plan. HOWEVER, this waiver does NOT extend to the Definitive Plan.  
**Therefore, the Planning Board's conditional approval of the Preliminary Plan does not convey any waiver applicable to the Definitive Plan submittal.**