

B0728-1
August 8, 2013



Mr. Richard Harris
Town Planner
116 Main Street Room 204
South Hadley, MA 01075

RE: **Big Y Supermarket**
44 Willimansett Street, South Hadley, MA

Dear Richard,

On behalf of Big Y Foods Inc., Tighe and Bond Inc., is submitting this request for a waiver from Site Plan Review for the proposed minor addition to parking at the existing Big Y Supermarket located at 44 Willimansett Street, South Hadley, MA. Included for your use are the following:

- Five (24 x 36) copies of the Site Plan dated August 8, 2013
- Five (11x17) copies of the Site Plan dated August 8, 2013
- Check in the amount of \$75.00 for the waiver request fee
- 1 CD including a copy if this application

The Big Y supermarket was permitted as part of an overall development that was approved by the South Hadley Planning Board in 1996. As part of the approval a proposed building (17,300 SF) was located adjacent to the east side of the supermarket. However, it is our understanding these approvals have lapsed.

Big Y Foods is proposing to construct 22 additional parking spaces in the location where the previous building was proposed. Although this area was previously permitted as impervious area, the area has been left for future development as a grass surface. To mitigate the change from grass to the proposed parking surface, the proposed project includes the creation of additional green space and a proposed rain garden.

We are requesting a waiver from the Site Plan Review Regulations Section B.3 due to the minor nature of the proposed project and the following:

1. The location of the proposed parking works with the existing terrain and surrounding landscape as the original design included development of this area.
2. The abutting properties will not be affected as the location of the proposed parking is within the already developed area of the supermarket. No community amenities are affected by converting the grass area to the proposed parking. The new parking will provide additional area and convenience for the customers of the supermarket.
3. The site does not impact wetlands, slope, flood plains or hilltops. Scenic views will not be obstructed nor will natural or historical features be disturbed. Grade changes will be minimal and open space will approximately mimic existing conditions. The area continues to be screened from the neighboring properties and roadways by the existing wooded areas.
4. The location of the additional parking provides safe access to the supermarket. The location of the proposed parking area also aligns with existing traffic patterns.
5. No new building features are proposed.

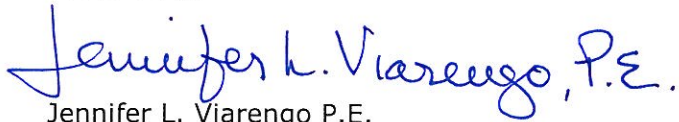


6. No new demand is created on water supply or waste disposal systems.
7. The creation of the rain garden will reduce and treat the runoff from the proposed parking area.
8. There are no new impacts to the town's services and infrastructure.
9. No new utilities are proposed.
10. A special permit is not required.

Due to the minor nature of the proposed project and design as presented to meet the criteria above, we request a waiver from Site Plan Review.

If you have any questions or need any additional information please do not hesitate to call.

Yours truly,



Jennifer L. Viarengo P.E.
Project Manager

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Cc: Dwight Merriman, Big Y Foods Inc.

