

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640,

Westfield, MA 01085

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February 10, 2021

Mr. Richard Harris, AICP
Director of Planning & Conservation
Town of South Hadley
116 Main Street
South Hadley, MA 01075

Re: Request for Waiver from Site Plan Review
Proposed drive-up window expansion and related exterior improvements.
497 Newton Street, South Hadley, MA
RLA # 181016

Dear Mr. Harris and Planning Board Members,

On behalf of Salmar Realty, we are herein requesting a waiver from Site Plan Review under Section 255-145(D)(2) to allow our client to conduct the following renovations in addition to the previous waiver requested in 2018 to expand an existing exterior walk-in cooler by approximately 192 square feet (please see attached approval letter dated November 14, 2018).

- Order Window – Window will be bumped out per the attached site plan and architectural plans.
- Bollards – Additional bollards will be placed at the site per the attached site plan.
- Height Bar – A height bar will be installed with a swing-mechanism as shown on said site plans and architectural plans submitted hereto.
- Order Board – A new order board will be installed as shown on attached site plans and architectural plans.
- Exterior Signage – To be updated to reflect the latest Dunkin standards.

We are requesting this matter be placed on the next available Planning Board Agenda for discussion. If you have any questions or require additional information, please contact our office.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Sofia A. Bitzas, JD

Sofia Bitzas, JD
Director of Operations

cc: Salmar Realty, LLC

A LAND PLANNING SERVICES COMPANY

JEFF SQUIRE, Chair
MARK CAVANAUGH, Vice-Chair
MELISSA O'BRIEN, Clerk
BRAD HUTCHISON
DIANE SUPCZAK-MULVANEY
LARRY BUTLER

RICHARD HARRIS, Director of Planning & Conservation

November 14, 2018

Ms. Sofia Bitzas, JD
Director of Operations
R Levesque Associates, Inc.
40 School Street
P. O. Box 640
Westfield, MA 01085

RE: Request for Site Plan Review Waiver Submittal September 19, 2018 – Dunkin Donuts
497 Newton Street, South Hadley, MA

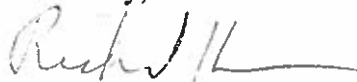
Dear Ms. Bitzas:

This letter is to confirm the Planning Board's decision regarding your request for a waiver of the requirement for a Site Plan Review to expand the Dunkin Donuts facility at 497 Newton Street by adding an exterior walk-in cooler measuring approximately 192 square feet as described in your request dated September 19, 2018 and in the revised plans submitted November 5, 2018. By unanimous vote at their November 13, 2018 meeting, the Board:

- 1) Determined that the proposed use will have a de-minimis impact relative to the criteria set forth in Section 255-148 of the Zoning Bylaw; and,
- 2) Approved the waiver request is conditioned upon 1) the work being carried out as described and depicted in the aforementioned request and revised plans, 2) the facility continues to adhere to the conditions of the April 1997 Special Permit granted for the drive-thru service, 3) the dumpsters behind the subject building are to be "shifted" easterly, and 4) the "emergency lane" is to be striped and the dumpsters and other items are to be kept out of the "emergency lane".

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,



Richard L. Harris, AICP
Director, Planning & Conservation

Cc: Town Administrator
Building Commissioner