

R LEVESQUE ASSOCIATES, INC.

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April 22, 2021

Mr. Brad Hutchison, Chair
Town of South Hadley Planning Board
Town Hall
116 Main Street, Room 109
South Hadley, MA 01075

**Re: Site Plan Review Application
501 Newton Street
South Hadley, MA
Parcel ID: 28-200
RLA Project Number: 191105**

Dear Mr. Hutchison and Board Members,

On behalf our client, South Hadley Plaza LLC, our office is herein submitting the following letter in response to comments received to date from various town departments for the proposed Site Plan for 501 Newton Street, South Hadley, MA.

The following response provides the original comment followed by the RLA response in **bold**. The comment numbering and format is consistent with the original document for ease of review.

Water Department

1. The existing water line will need to be significantly modified in order to be located within the “rocky's plaza” property line.

RLA Response: Sheet C-6 (Drainage and Utilities) of the site plan set has been revised. The water line for the commercial plaza will be re-routed, connecting from the existing meter pit at Lyman Street through the plaza to the existing 8” ductile iron water line located directly to the west of the proposed retail building. The residential development will have a separate connection with a separate meter pit from Lyman Street. The project proponent will coordinate with Water District #1 to make sure all water routing and associated details are



satisfactory.

2. The entire plaza currently is fed from a meter pit on the left side of the Lyman street entrance. This includes domestic and fire service.

RLA Response: As noted above, the water line for the commercial will be fed from the existing meter pit on the left side of the Lyman street entrance. Residential will have a separate line and meter pit.

3. There is no indication of a fire service for the new building?

RLA Response: The proposed Rocky's building will require both fire suppression and domestic service. Sheet C-6 (Drainage and Utilities) has been updated to reflect both services to the proposed commercial building.

4. The previously approved housing will be on a separate parcel within the plaza according to the plans. There is an indication of a "proposed property line". Has that parcel been separated?

RLA Response: The 3.0-acre parcel for the approved residential development will be divided via an Approval Not Required plan from the existing 9.2-acre site once funding and public subsidies for the residential development is secured.

5. There is also indication that the existing water line will be going directly through the new housing project.

RLA Response: The site plans set showed the existing line, which is represented going through the residential building. The site plans have the revised to show the new re-routing of the water line to feed the commercial plaza only. The proposed water service connections for fire suppression and domestic water services will come off the existing 8" ductile iron water line located directly to the west of the proposed retail building.

6. If the new proposed housing project is a separate parcel, how will that building be fed and metered? Typically, every parcel has its own water service and there is no indication of frontage along Lyman St.

RLA Response: The residential development will be fed by a separate water line from Lyman Street, with its own meter pit, for the residential development.



Construction would occur once the residential project receives its public subsidies.

7. I met with the Fire Dept and there are concerns regarding Fire Hydrant locations and associated flows with the water mains.

RLA Response: Please refer to revised layout and materials plan of the plan set (Sheet C-4). A new hydrant has been located adjacent to the new commercial building, within 50' of the Fire Department Connection (FDC). The FDC will be placed on the bottom northwest corner of the building, facing the plaza and parking.

Fire Department

1. Can you run the turning radius for our Tower Truck through the parking lot? I have concerns over the new islands and our ability to navigate around them. You should have the truck information from the apartment building project.

RLA Response: Please see attached truck turning movement plans using ladder truck measurements as provide by the South Hadley Fire District #1 to the proponents of the residential development.

2. Where will the FDC be located? We require a fire hydrant within 50ft of the connection.

RLA Response: The Fire Department Connection will be located on the southwestern corner of the building. A fire hydrant has been located within 50' of the connection. Please refer to Sheet C-4 (Layout and Materials Plan) on revised plan set.

3. The dumpster must be 10ft from the building. Plans show next to loading area in rear.

RLA Response: The dumpster has been shifted 10' from the building. Please refer to Sheet C-4 (Layout and Materials Plan) on revised plan set.

4. What is a "Speed Table"?

RLA Response: A Speed Table is a speed mitigation measure used to slow traffic. It is a midblock traffic calming device that raise the entire wheelbase of a vehicle to reduce its traffic speed. One speed table is proposed near the



loop to the Dunkin' drive-through as the addition of the speed table works within the existing drainage patterns. If the Fire Department determines the speed table will be problematic for fire truck access it can easily be removed from the plans.

Conservation Commission

1. Was an inspection of the existing detention basin completed to determine its current condition to assess whether or not it is operating at its full design capacity? I understand the basin was constructed in the 1990s. The information submitted with the application does not appear to discuss operation and maintenance of the basin over the past decades. Redevelopment of the site and existing infrastructure should confirm the systems are functioning as designed to accommodate the planned redevelopment.

RLA Response: We are not aware of any functional issues or flooding of the basin. Our proposed design is reducing impervious surface by 35,865 SF. Water quality has been addressed in the stormwater design. We have no record of the previous owner's maintenance schedule; however the submitted Stormwater Report has a Long Term O&M (Appendix F of the Stormwater Report) that will be utilized by the property owners moving forward.

SHELD Engineer

The electrical design shown is fine from a conceptual viewpoint, the actual design will include integration with the adjacent proposed apartment complex.

1. We will work with the designers/owners to incorporate a fiber optic (Fibersonic) system installation. **RLA Response: Understood.**
2. With the recent passage of the MA Climate Bill, it is
 - Disappointing to note that this new building will still be burning fossil fuel (natural gas) on-site; **RLA Response: The proponent will be utilizing the existing natural gas infrastructure on site.**
 - Disappointing to note that there are no provisions for any EV charging with

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the new parking areas; **RLA Response: The proponent may consider EV charging stations at the time of construction, depending on cost and accessibility at that time.**

Public Health Director

1. Stormwater needs to drain within 72 hours, but it looks like they have less going into the detention basin; taking away impervious surface (28 spots).

RLA Response: We are not aware of any functional issues or flooding of the basin. Our proposed design is reducing impervious surface by 35,865 SF.

2. Underground units (2) ...have they determined location...don't see it on the plan and where is groundwater located?

RLA Response: Two Proposed Water Quality Units (PWQU) are proposed to be replaced to the west of the new commercial building. Please refer to Sheet C-6 (Drainage and Utilities Plan) for location and Sheet D-3 for details of the proposed units. Test pits were not completed, as this is a previously developed site.

3. Is there a tracking pad and water on site available?

RLA Response: Tracking pad will not be needed as this is a previously paved site. Water will be available on site as noted above.

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

Sincerely,

R. LEVESQUE ASSOCIATES, INC.



Jessica Allan, AICP
Permitting Project Manager

cc: South Hadley Plaza LLC