

## PROJECT NARRATIVE

*(2) New Commercial Buildings  
1 Conti Drive, South Hadley, MA*

The Applicant (Rehm Family Properties, LLC) is proposing to construct (2) new, single-story, 7,500 square foot commercial buildings on its currently owned property located at 1 Conti Drive in South Hadley. The entire property is approximately 8.8623 acres located within the Business A-1 Zoning District. Approximately 0.8163 acres of the total acreage is already developed and contains an auto repair facility, Pages Automotive, which is owned by the Applicant. The remainder 8+ acres is vacant and littered with trees, grasses, and brush. Approximately 3 acres of this vacant land will be used for the proposed development, which will be located at the very end of Conti Drive's cul-de-sac, behind all other properties and buildings on this road, and out of view from Granby Road (Route 202).

The proposed commercial building development will be constructed for potentially one of the following Site Plan Review permitted uses as outlined in the Town of South Hadley's Zoning By-Laws:

- Personal, business, and professional services,
- offices,
- professional business, and
- retail.

The Applicant envisions the buildings being used primarily for the above 1<sup>st</sup> referenced use (i.e., personal, business, and professional services) to provide small rentable spaces in support of 1 to 2-person service-related businesses in the South Hadley area but wishes to gain approval on the other potential uses should such opportunities arise. The potential also exists that the Applicant may choose in the future, depending on changing business needs, to pursue a separate Special Permit Application to the Planning Board for other permitted uses if the need arises.

As the Applicant does not currently have solidified tenants for these buildings, the proposed structures will be designed to allow for maximum space flexibility to suit any permitted potential tenants' needs. To highlight the various possibilities, the Site Layout Plan shows (2) potential building partition options; 30' x 50' and 50' x 50' bays, while the building's Floor Layout & Elevation Plan show (2) different potential building partition options; 75' x 50' and 15' x 50'. Although the Applicant does not envision any business needing a space as small as 15' x 50', the buildings will be designed for that potential and any other combination thereof. The building's will be further designed to allow roll-up doors within each 15' x 50' bay, as well as man-doors, if desired or as needed. Final building partitioning and fit-up will take place within each building once each tenants' needs have been identified and the respective fit-up plan(s) submitted to the Town's Building Department for final approval/permitting. Final determinations as to the material selections, fire partitions, etc. for the building's construction will be made by the Project Architect following Site Plan approvals. The buildings will have typical linear concrete foundation wall/footing and slab-on-grade systems.

The proposed development will be located at the very end of Conti Drive's cul-de-sac, behind all other properties and buildings on this road, and out of view from Granby Road (Route 202). It complies with all required property offset, building, and lot coverage requirements. The proposed buildings will be separated by an asphalt parking area accessed through a short asphalt driveway from the end of Conti Drive's existing cul-de-sac. The actual number of parking spaces needed for the proposed development will depend on the final uses permitted within each rentable partitioned space. Currently (26) parking spaces are shown on the Site Layout Plan which the Applicant feels is more than sufficient for the intended permitted rental use of the buildings. An addition (11) available spaces are shown at the end of the parking area should future permitted rental use dictate increased parking needs. There are also other areas on the property available for

more parking, if needed. The Applicant desires to limit the amount of asphalt pavement until such time an actual need for any additional parking is identified. Input from a meeting held with the local Fire Department prior to this submission was incorporated to ensure adequate fire equipment access to the proposed buildings. To minimize potential light “pollution”, site lighting will be accomplished through building-mounted, downcast, shielded lighting fixtures (rather than independent site pole lighting).

The amount of site disturbance for this project will be over (1)-acre. As such, a Stormwater Management Permit Application and supporting documentation have been submitted to the Town for review/approval. In summary, stormwater runoff from virtually the entire development’s newly created impervious areas (i.e., buildings and pavements) will be directed toward a newly constructed detention pond toward the rear of the proposed development with a single outlet controlling the pond’s timely drainage. Although not accounted for in this project’s stormwater design, percolation tests performed on the property indicated fast-draining soils such that a portion of the stormwater runoff collected within the detention pond will likely recharge back into the surrounding soils. To help control and trap stormwater runoff sediment, the detention pond will be constructed with a grass-lined surface and its outlet pipe raised higher than the detention pond’s bottom elevation. Any remaining non-impervious disturbed grades will be hydroseeded (where being maintained) or protected to promote regrowth of the natural adjacent vegetation. A Stormwater Maintenance & Operations Plan has also been prepared to institute annual inspections of this development’s stormwater features and provide maintenance thereto as required.

Other Project Approvals: Due to the proposed development being located within the 100-foot buffers of identified Bordering Vegetated Wetland to the east and west of the project areas, a Notice of Intent Application is being submitted simultaneously to the Town’s Conservation Commission with this Site Plan Review Application. An initial preliminary larger-scale development proposal for the property with greater environmental impacts was previously submitted to and approved by the Natural Heritage Endangered Species Program.