

## **SOUTH HADLEY PLANNING BOARD PUBLIC HEARING:**

**Application for Special Permit for proposed mixed use redevelopment. Property Location:  
36 Bridge Street - north side of Bridge Street (aka State Route 116) (Assessor's Map  
Number #5C as Parcel #21)**

### **MINUTES OF FEBRUARY 24, 2020 As Approved**

**Present:** Mark Cavanaugh, Chair; Melissa O'Brien, Vice-Chair; Brad Hutchison, Member; Joanna Brown, Member; Richard Harris, Town Planner; Anne Capra, Conservation Administrator/ Planner; and Colleen Canning, Senior Clerk Planning and Conservation

Chair Cavanaugh called the Public Hearing to order at 6:30 PM.

As Clerk Mulvaney was not present at the meeting, Vice-Chair O'Brien read the Public Hearing notice aloud as follows:

*The South Hadley Planning Board, in accordance with the provisions of Chapter 40-A, Section 11, Massachusetts General Laws will hold a public hearing on Monday February 24, 2020 at 6:30 p.m. in the Selectboard Meeting Room of the South Hadley Town Hall at 116 Main Street, South Hadley, MA to consider and discuss the application of Luis Builders, Inc.; 37 Westbrook Road, South Hadley, MA 01075 for a Special Permit under Sections 255-7, 255-19, Article VII (specifically Section 255-45), Article VIII, and Article IX of the Town's Zoning Bylaw. The applicant is seeking a Special Permit to allow development of a mixed use building consisting of five (5) residential dwelling units and some commercial/business space in one structure on a single parcel. Additional elements of the development include parking, landscaping, utilities, Stormwater management systems, and similarly related items. As part of their project, the applicant is proposing a sign to be illuminated with goose neck lights pursuant to Section 255-85 of the Zoning Bylaw.*

*The subject property is located along the north side of Bridge Street (aka Route 116) and identified on Assessor's Map Number #5C as Parcel #21. The property is located in the Business B zoning district and is within the South Hadley Falls Overlay District and within the South Hadley Falls Smart Growth Zoning District.*

*Plans and the application may be viewed at the Office of the Planning Board during normal office hours (8:30 a.m. to 4:30 p.m.). Additionally, the plans and application are posted on the Planning Board's "Project Plans A through L" page on the Town's website [www.southhadley.ma.gov](http://www.southhadley.ma.gov) in a section titled "Bridge Street (36) - SP 2020 - Mixed Use Redevelopment". Also, all materials and records of the meeting held on February 10, 2020 are incorporated into this record.*

*Any person interested in, or wishing to be heard regarding, this application should appear at the time and place designated.*

*Diane Supczak-Mulvaney, Clerk  
South Hadley Planning Board*

*Publication: Friday, February 07, 2020  
Friday, February 14, 2020*

The applicants, Dan and Jamie Luis of Luis Builders Inc, were present at the Public Hearing.

Dan Luis gave an overview of the proposed redevelopment project. The project would create a mixed use building with residential dwellings and storefront space. Off-street parking would be provided at the rear of the building and a raingarden would be installed to address stormwater runoff. The project was reviewed and approved by the Conservation Commission following peer-review. Two waivers being requested for required off-street parking and setback requirements.

Ms. Brown noted that the setbacks within the submitted plan and the setbacks stated verbally by the applicant at the previous Public Hearing were different. Mr. Harris explained that the setback on the submitted plan was what the Board was being asked to consider. He added that the limited setback retained the existing character of the Falls. Mr. Hutchison noted that surveys often reflect a plus/minus deviation which could account for the variation which was less than 1 foot.

Dan Luis continued by explaining changes made to the plan since the previous Public Hearing date. The handicap space was designated as the first spot. The pavement would be widened at that area to allow for van capacity and the loading and unloading of wheelchairs. He confirmed with his engineer that the raingarden could accommodate the increased impervious surface. Convex mirrors were added to increase pedestrian safety as they pass the exit drive. The trash collection would be the responsibility of the tenants.

Mr. Hutchison inquired if the off-street parking would be restricted to residents of the building. Dan Luis responded that the nature of the driveway did not invite people to drive in. Therefore, he only anticipated residents parking there.

Chair Cavanaugh asked where the convex mirror would be installed. Dan Luis responded that he intended on installing the mirror on the sidewalk. Chair Cavanaugh noted that he would need to get permission from the owner for the installation at that location

Chair Cavanaugh asked where the stop sign at the vehicle exit would be installed. Dan Luis responded that he was considering incorporating the sign onto the pavement of the exit drive.

Chair Cavanaugh recommended that the parking lot should be limited to active passenger vehicles only to prevent the possibility of the lot being used for storage.

Chair Cavanaugh opened the hearing to public comment at 6:47 PM.

Thomas Spring, abutter to the project and owner of 34 Bridge Street, addressed the Board. He submitted documents relating to Site Plan Review criteria and a photo of his property at 34

Bridge Street. He explained that the proposed zero front setback blocked the view from the windows from his building. Mr. Harris inquired what the setback was of the building on his property. Thomas Spring responded that his building at 34 Bridge had zero front setback.

Frank DeToma, Chair of the Redevelopment Authority, addressed the Board. He previously sent the Board a letter of endorsement for the proposed redevelopment project. He noted that the redevelopment project reflected the first of its kind in a generation. He added that the limited setback was consistent with the character of the Falls

Walter Hamilton, Hadley Street, addressed the Board. He inquired what the rent would be for the units. Dan Luis responded that the units would be rented at market rate with separate utilities. Chair Cavanaugh noted that the price of rent and the structure of the tenant search were not part of the Board's consideration of the project.

Sandra Zieminski, Lyman Terrace, addressed the Board. She inquired how many off-street parking spaces would be provided and what type of businesses would occupy the store front. Dan Luis responded that the parking lot included 8 spaces and that there were no businesses lined up for the store front at this time.

Dan Luis added that all the residential units would be constructed with separate utilities which would make the units easy to transfer to condominiums in the future.

As there was no further information to gather, Chair Cavanaugh closed the Public Hearing at 6:57 PM.

Respectfully Submitted,  
**As Approved**  
Colleen Canning, Senior Clerk Planning and Conservation

<b>Document</b>	<b>Document Location</b>
36 Bridge Street SP -Mixed Use Redevelopment - Application and Background Narrative Materials	Planning Files
36 Bridge Street SP- Mixed Use Redevelopment - Plans	Planning Files
36 Bridge Street SP- Renderings	Planning Files
36 Bridge Street SP- Redevelopment Authority Letter of Endorsement	Planning Files
Photo of 34 Bridge Street and Site Plan Criteria Submitted by Thomas Spring, 34 Bridge Street	Planning Files