

SOUTH HADLEY PLANNING BOARD VIRTUAL PUBLIC HEARING:

Applications for Site Plan Review for a bank office building and Special Permit for Drive Through services for a bank by Peoples Bank. Property Location: west side of Newton Street (aka State Route 116), north side of Lyman Street, and south side of Dayton (Assessor's Map Number #28 - Parcels #190, #191, #192, #193, # 258, and #260)

MINUTES OF JULY 20, 2020

As Approved

Present: Brad Hutchison, Chair; Diane Mulvaney, Vice-Chair; Joanna Brown, Clerk; Melissa O'Brien; Member; Nate Therien, Member; Richard Harris, Director of Planning and Conservation; Anne Capra, Conservation Administrator/Planner; and Colleen Canning, Senior Clerk Planning and Conservation

Chair Hutchison called the public hearing to order at 7:11 PM and reviewed the virtual meeting protocols.

The applicant's representatives introduced themselves. Matt Wzorek, Tim Grace and Jay Viamari, all from Tighe and Bond, were present at the meeting along with Rebecca Hopkins of Tecton Architects.

Clerk Brown read the public hearing notice as follows:

The South Hadley Planning Board, in accordance with the provisions of Chapter 40-A, Section 11, Massachusetts General Laws as modified by Chapter 53 of the Special Acts of 2020 and the Governor's Executive Orders pertaining public gatherings during the COVID 19 State of Emergency, will hold a virtual public hearing on Monday July 20, 2020 at 6:45 p.m. to discuss the Special Permit and Site Plan Review applications of PeoplesBank; 330 Whitney Avenue; Holyoke, MA 01040. The public hearing will be conducted virtually/online using the Google Meet platform and persons may join the meeting by either joining Google Meet or by phone. The login information will be provided on the posted agenda for the July 13, 2020 meeting and July 20, 2020 meeting. As of July 7, 2020, the log in information for the subject hearing is:

*Join with Google Meet: meet.google.com/mmn-foge-cpo
Join by phone: (US) +1 815-570-3675 PIN: 891 210 728#*

PeoplesBank has submitted an application for Site Plan Review under Article XII of the Town's Zoning Bylaw to construct and operate a 2,000 +/- square foot bank on the subject property. PeoplesBank has also submitted an application for a Special Permit under Chapter 225-Attachment 1, 255-19, Article VIII, and Article IX of the Town's Zoning Bylaw to construct and operate a drive through teller service and an ATM as part of the proposed bank facility. Additional elements of the development include parking, landscaping, utilities, Stormwater management systems, and similarly related items.

The subject property is located along the west side of Newton Street (aka Route 116), north side of Lyman Street, and south side of Dayton Street and identified on Assessor's Map Number #28 as Parcels #190, #191, #192, #193, # 258, and #260. The property is located in the Business A zoning district and is within the Newton Street Smart Growth Zoning District.

Plans and the application (and supporting documentation) are on file in the Planning & Conservation Department Office (Room U6) in Town Hall. The plans and application (and supporting documentation) are also posted on the Planning & Conservation Department's "Project Plans M through Z" page on the Town's website www.southhadleyma.gov in a section titled "Newton Street (468-480) - New Peoples Bank Branch with Drive Through - 2020".

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

*Joanna Brown, Clerk
South Hadley Planning Board*

*Publication: Friday, June 26, 2020
Friday, July 3, 2020*

Tim Grace, the project's design engineer, overviewed the proposed development. He explained that the proposed stormwater management system would improve conditions and impact to abutting properties. Electricity would be provided from existing poles on Lyman Street. Landscaping would be added using native varieties along the frontages and abutting property lines. Two parking areas were proposed to serve guests and staff separately. The 'Valley Bike Share' station at the existing bank location further down Newton Street would be relocated to the new location.

Rebecca Hopkins detailed the architectural design of the building and site. The building's main entrance would face the guest parking area. The drive through teller service would be detached from the main building and near Dayton Street entrance. The employee parking area and dumpster would be located at the northwest corner of the site which would be screened with vegetation. Signage would be placed on the façade of the building facing Lyman Street.

Clerk Brown inquired about the potential for solar roof panels. Member O'Brien advocated for incorporation of green infrastructure to the extent that the Board was able to. Rebecca Hopkins responded that the proposed roof could likely accommodate solar panels. She would bring the comments of the Board to her client for consideration.

Member Therien inquired if rendering had been provided. Renderings had not been drafted.

Vice-Chair Mulvaney inquired how the location of the dumpster would impact the residential abutting property. Tim Grace responded that the dumpster would be screened by arborvitae row. The hours of dumpster haul-out would be provided to the Board.

Tim Grace reviewed the stormwater management structures as proposed and related it back to the comments made by the Conservation Administrator regarding plant selection and rainfall figures. He explained that TP-40 rainfall figures were used as it was the regulatory standard. When comparing TP-40 to NOAA Atlas-14 rainfall figures, TP-40 actually showed a larger 100 year storm than that of the NOAA Atlas-14. However, that was not consistent across all storm events. He was agreeable to utilizing whichever rainfall data showed a more significant storm for each storm event to demonstrate that the stormwater management systems could accommodate

each load. He added that the plantings within the bioretention area could be swapped out for the recommended varieties.

Chair Hutchison asked for clarity relating to the comments made by the Water Department. Mr. Harris explained that the Water Department wanted to decommission existing service lines on site. The decommissioning could be a condition of Planning Board approval.

Member O'Brien inquired how the proposed plantings were selected. Tim Grace explained that the plantings were found in the MassDEP Stormwater Handbook and that the selection was reviewed by a landscape architect at his firm.

Member O'Brien questioned the amount of proposed impervious surface and corresponding parking spaces. Matt Wzorek responded that there were two parking areas to accommodate staff and guests separately. Rebecca Hopkins explained that the positioning of the building allowed for the drive-through teller to be detached from the main building. The building was placed in a manner to not disrupt the frontages of neighboring businesses. She added the amount of parking was the same as the current bank location down Newton Street.

Member Therien questioned how the proposal would affect traffic. He observed that there were three proposed entrances to the bank's parking lot. As the location of the proposed bank was at a main intersection, the three entrances could generate disruption in traffic flow. Matt Wzorek explained that the Dayton Street entrance was intended for guests using the drive through service. Rebecca Hopkins added that a Newton Street entrance was important for the bank's visibility along the street. Mr. Harris noted that Newton Street was maintained by MassDOT at this location. Therefore, MassDOT would need to approve a curbcut at this location. Board members questioned the necessity of the Newton Street entrance. If the entrance was deemed necessary, members questioned if the entrance could be one-way traffic only. The applicant's representatives would bring the concerns of the Board to their client.

Clerk Brown observed that Eastern White Pines were proposed to be planted along the perimeter of the site. She inquired why that species was selected as they tend to grow tall and had shallow root systems. Tim Grace responded that the selection was made by his firm's landscape architect. However, alternative varieties could be planted.

Chair Hutchison inquired about the site's exterior lighting plan. The applicant's representatives confirmed that all exterior lighting was dark sky compliant.

Chair Hutchison inquired how snow removal would be handled. Matt Wzorek explained that minor snowfall could be handled on site. However, large accumulations of snow would likely require to be hauled off site.

The board discussed the project's stormwater impact to the abutting properties. Tim Grace explained that the proposed system would be an improvement to the previous one. All stormwater would be treated on site.

Clerk Brown inquired about the location of emergency egress. Rebecca Hopkins explained that the staff entrance could be used in the case of an emergency. Mr. Harris explained that determining appropriate egress was not within the Board's purview. However, if any alteration needed to be made to the site plan for safety reasons, it should be incorporated into the approved site plan.

Chair Hutchison reviewed the Board of Health Directors comments on the project. The stormwater test pits had not been witnessed by a Board of Health staff member. Mr. Harris explained that the requirement could be conditioned in the Board's decision.

The Chair opened the hearing to public comment at 8:52 PM.

Liz Austin, Camden Street, submitted a google form with written comment and interest to speak. (Attached) She was not present at the hearing when called on to speak. Therefore, Mr. Harris read her comment out loud. She advocated for raingardens, pollinator gardens, and increased tree planting.

Lucia Foley, Shadowbrook Estates, addressed the Board. She inquired if a sidewalk would be proposed along Dayton Street. She noted that that location was historically used as a 'cut through' by pedestrians. Tim Grace explained that no sidewalk was proposed and noted that there was an existing sidewalk on the north side of Dayton Street. Vice-Chair Mulavney added that both pedestrian and car traffic used the location as a 'cut through'. Mr. Harris inquired if the applicant would consider adding speedbumps to the design. The applicant's representatives would discuss it with their client.

Jim Canning, Lyman Street, addressed the Board. He inquired how the MassDOT upgrades to Newton Street would impact the project and the existing sidewalks along Newton. He explained that the sidewalk along the west side of Newton Street was narrow and difficult to traverse in the winter. Mr. Harris explained that the State was working through a 'complete streets' project at the location and reduction to sidewalks would be very unlikely.

Mr. Harris read aloud the written comment submitted via google form Linda Young which expressed her general support for the project. (Attached)

As there was no additional public comment, the Board reviewed the criteria for issuance of a Special Permit. The drive-through service was the only aspect of the proposal which required Special Permitting. The other aspects would be considered under Site Plan Review. The Special Permit standards as defined under section 255-129 of the South Hadley Bylaw were reviewed as follows:

Standard A1: The proposal satisfied with the standard.

Standard A2: The proposal satisfied the standard. There was a bank with drive through teller and ATM services across the street.

Standard A3: The proposal satisfied the standard. There was a bank with drive through teller and ATM services across the street.

Standard A4: The proposal satisfied the standard. There was a bank with drive through teller and ATM services across the street.

Standard A5: The proposal satisfied the standard. There was a bank with drive through teller and ATM services across the street.

Standard A6: The proposal satisfied the standard. Based on staff comments, no concerns were noted.

Standard A7: The standard was not applicable but would be addressed under Site Plan Review.

Standard A8: The standard was not applicable but would be addressed under Site Plan Review

Standard A9: The applicant needed to provide information on the decibel levels associated with the drive through ATM and confirm its conformity to the DEP noise standard. If provided, the standard would be satisfied.

Standard A10: Vice-Chair Mulvany remarked that the 'bobble head' logo on the side of the ATM machine was not visually appealing. Mr. Harris advised that the logo could be considered under Site Plan Review and the Building Commissioner could be consulted on how the logo could be considered relative to design standards. Therefore, the standard was not applicable and would be addressed under Site Plan Review.

Standard A11: The proposal satisfied the standard.

Standard A12: The standard would be satisfied as the applicant submitted a separate application for Site Plan Review.

As Special Permit Standard A9 needed to be further addressed, the hearing to consider the Special Permit needed be continued to allow the applicant time to provide decibel levels associated with the drive though and confirm its conformity to the DEP noise standard.

The Board reviewed components of the Site Plan Review that needed to be further addressed by the applicant. The items were as follows:

1. Reconsideration of the necessity of the Newton Street curb and, if deemed necessary, considerations for it being entrance only
2. Consider increased planting along Newton Street (particularly in front of the building)
3. Reconsider the species selection in the bioretention area per Conservation Administrator's comments
4. Reconsider the use of White Pine Trees along the perimeter of the site

5. Utilization NOAA Atlas-14 rainfall figures in instances where the data shows more significant storms than that of TP-40 rainfall data and demonstrate that the stormwater management systems could accommodate the load
6. Consideration for ‘green infrastructure’ as detailed on Liz Austin’s comments (raingarden, pollinator garden, increased tree planting) and Board Members’ comments (solar roofing, electric car charging stations/ hookups for future consideration)
7. Consideration for installation of speed bumps
8. Confirmation of dumpster pickup hours
9. Verification that the components of the site plan requiring Fire and Building Department approval (ex: egress, ‘bobble head logo’ at the drive-thru) satisfy those departments requirements

As there was no further comment at this time, Chair Hutchison inquired if there was a motion to continue the public hearing.

Motion: Member O’Brien moved to continue the public hearing to consider the Special Permit and Site Plan Review applications to develop a Peoples Bank with drive through service and ATM at 468-480 Newton Street to August 24, 2020 at 6:45 PM to be held virtually. Member Therien seconded the motion. Five (5) out of five (5) members voted in favor of the motion by roll call.

The regular meeting reconvened at 9:42 PM.

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

Appendix

Document	Document Location
Google Meeting Chat comments	Attached
Newton Street 468-480 - SP and SPR - Peoples Bank Branch with Drive Through 2020 - Application Documents Except Stormwater Report	Planning Files
Newton Street 468-480 - SP and SPR - Peoples Bank Branch with Drive Through 2020 - Stormwater Management Report	Planning Files
Newton Street 468-480 - SP and SPR - Peoples Bank Branch with Drive Through 2020 - Plans	Planning Files
Google Form submitted 7/17/20 by Linda Young	Attached
Google Form submitted 7/20/20 Liz Austin	Attached

00:16:35.413,00:16:38.413
Anne Capra: Maybe she should use the chat? Her screen is freezing.

00:17:32.390,00:17:35.390
Joanna Brown: I do have one question to ask regarding line 5 e. on the application for the illuminated sign.

00:20:26.646,00:20:29.646
Tracy Janik: The sign will be illuminated the hours that drunken rabbit is open.

00:20:48.907,00:20:51.907
Tracy Janik: From dusk til close

00:21:45.557,00:21:48.557
Tracy Janik: Sorry about that

00:21:54.413,00:21:57.413
Joanna Brown: Not the entire hours of Drunken operation, but only from dusk until close, correct?

00:22:06.603,00:22:09.603
Colleen Canning: Would Todd Marion be able to speak to the application?

00:22:12.888,00:22:15.888
Tracy Janik: no

00:22:44.160,00:22:47.160
Tracy Janik: Nothing on

00:23:03.269,00:23:06.269
Tracy Janik: hours of drunken rabbit are noon until 10 on mon thru thurs

00:23:34.841,00:23:37.841
Brad Hutchison: What time does drunken rabbit close?

00:23:53.662,00:23:56.662
Joanna Brown: I would like Ms. Janik to answer via chat and state that the sign will only be illuminated from dusk until close for the Drunken Rabbit hours of operation.

00:23:58.061,00:24:01.061
Tracy Janik: noon til 11: 30 frida and sat

00:24:20.175,00:24:23.175
Tracy Janik: 12-9 sunday

00:24:35.450,00:24:38.450
Tracy Janik: sorry about that

00:25:07.369,00:25:10.369
Diane Supczak-Mulvaney: Hi Brad, I do have questions and how do these hours match the application fee submitted 4/14/20

00:25:10.962,00:25:13.962
Tracy Janik: understandable

00:29:32.329,00:29:35.329
Tracy Janik: Yes it is

00:29:56.742,00:29:59.742
Tracy Janik: Correct

00:42:07.223,00:42:10.223
Anne Capra: People on the phone can mute and unmute themselves by
pressing *6

file

July 20, 2020 Public Hearing - Peoples Bank

This form is for persons wishing to speak or submit comments for the July 20, 2020 Public Hearing on the proposed Peoples Bank branch at Newton, Lyman, and Dayton Streets.

Please note the Planning Board's Virtual Hearing Guidelines/Protocols - posted at <https://southhadley.org/1043/Virtual-Public-Hearing-Guidelines> *

Check an acknowledgement that this was noted

If you wish to submit an attachment, please email it to SHPlanBoard@southhadlyma.gov

An attachment will be emailed as suggested, please append to this Google Form

Please State Your First and Last Name *

Linda Young

.....

Please State Your Street Address including City/State *

15 Westbrook Road
South Hadley, MA

Please state your email address - if any

Do you wish to speak at the public hearing on July 20, 2020 regarding the Peoples Bank project *

Yes

No

You may also submit written comments and/or questions. Do you wish to submit written comments and/or questions at this time? *

Yes

No

Please state any comments or questions you wish to submit at this time (as noted above, you may also email attachments to SHPlanBoard@southhadley.ma.gov)

Peoples Bank has always been mindful of South Hadley and I endorse this plan for a drive-through as they will do a good job of entering and exiting this property. I'm assuming this means that they will give up their lease on their other property on Newton Street.

This form was created inside of southhadley.ma.gov.

Google Forms

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Check an acknowledgement that this was noted

If you wish to submit an attachment, please email it to SHPlanBoard@southhadlyma.gov

An attachment will be emailed as suggested, please append to this Google Form

Please State Your First and Last Name *

Liz Austin

Please State Your Street Address including City/State *

47 Camden St., South Hadley, MA

Please state your email address - if any

+

Do you wish to speak at the public hearing on July 20, 2020 regarding the Peoples Bank project *

Yes

No

You may also submit written comments and/or questions. Do you wish to submit written comments and/or questions at this time? *

Yes

No

Please state any comments or questions you wish to submit at this time (as noted above, you may also email attachments to SHPlanBoard@southhadleyma.gov)

As introduction let me say I am a long-time PeoplesBank customer and live within a 2-minute walk of the site for the new bank. I think there is great opportunity for PeoplesBank to make badly needed improvements to the the Rt. 33/Rt.116 intersection and I welcome their arrival. First, I request that in the plans for landscaping, PeoplesBank avoid creating a 'hot spot' due to heat captured by required paving and mitigate the heat by planting as many shade trees as possible. This is critically important as we expect to experience increased climate change and global warming. I also request that water runoff from pavement be captured by 'rain gardens' to prevent adding pollution to our waterways. Finally, please include a pollinator garden in the landscaping. Bees and other insects are on the decline and we should do all we can to help their survival. We need them! Thank you.

This form was created inside of southhadleyma.gov.

Google Forms

