

CHD Project Review Criteria

Zoning Bylaw Restrictions	Stated Bylaw Requirement or Restrictions	Proposed CHD Development
Section 255-21 Standards		
Height of Structures	60 feet/4 stories	24.5 feet
Lot Size	20,000 square feet	1.4 acres
Lot Frontage	100 feet	297
Front Setback	10	Over 15 feet
Side Setback	25	Over 25 feet
Rear Setback	50	Over 50 feet
Building Coverage	50%	16.8%
Open Space	N/A	Provided – but no data
Bulk	N/A	N/A
Yard Size	N/A	N/A
Impervious Surface	80%	51.4%
Section 255-86C Parking		
Parking	There does not appear to be a parking requirement stated for this particular use. The closest use would be a “multifamily” category of 1-1/2 spaces per dwelling.	44 spaces – based on projected demand. They used 85% of peak demand for employee parking and determined only 11 spaces would be required
Section 255-37 Business C		
D(1)(a)	No parking shall be permitted within the required front yard setback of a structure.	All parking is in rear
D(1)(b)	To the extent feasible, parking areas shall be shared with the adjacent businesses	They have indicated that is not feasible
D(2)(a)	Architectural design -compatible with the character and scale of buildings in the Town use of appropriate building materials, screening, breaks in roof and wall lines and other architectural techniques. Variation in detail, form and siting - to provide visual interest and avoid monotony. Proposed buildings shall relate - each other with adequate light, air, circulation and separation between buildings.	
D(2)(a)	The Planning Board may consider whether exterior building facades and materials are consistent with South Hadley's character.	
D(2)(a)	The Planning Board may consider whether the roofline is peaked, or is otherwise consistent with the	

CHD Project Review Criteria

	Town's character.	
D(2)(a)	Large work area doors or loading docks shall not open toward or face roadways.	No large doors or loading docks provided.
D(3)(a)	Any outdoor lighting fixture newly installed or replaced shall be shielded so that it does not produce a strong, direct light beyond the property boundaries.	
D(3)(b)	No light standard shall be taller than 30 feet.	16 feet – DIS Page 4
D(4)(a)	Number of curb cuts on state and local roads shall be minimized	Only one proposed
D(4)(a)	- Access via a common driveway serving adjacent lots or premises.	They have indicated that is not feasible
D(4)(a)	- Access via an existing side street.	Access via Old Lyman Road
D(4)(a)	- Access via a cul-de-sac or loop road shared by adjacent lots or premises.	N/A
D(4)(b)	Only one curb cut per lot shall be allowed. Additional curb cuts may be permitted by the Planning Board as part of the site plan review process.	Only one proposed
D(4)(c)	Curb cuts shall be limited to the minimum width for safe entering and exiting and will not normally exceed 24 feet in width per lane.	Proposed curb cut is 24 feet
D(4)(d)	All driveways shall be designed to afford motorists exiting to highways with safe sight distance.	
D(4)(e)	Adequate pedestrian and bicycle access	
D(4)(e)	Sidewalks shall be provided	Was provided but removed due to Stormwater calculations and concern about privacy for neighbors
D(4)(e)	Section D(4)(e) may be waived where such action is in the public interest and not inconsistent with the purposes stated in Articles IX and XII	
D(5)(a)	no paved parking surface shall extend more than 80 feet in width	Paved area from back of curb to back of curb is 60 feet; approximately 216 feet long

CHD Project Review Criteria

D(5)(a)	One tree (minimum two-inch caliper) per 30 parking spaces shall be provided within the area	No more than 24 spaces are in a row
D(5)(b)	Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be screened from view from neighboring properties and streets	
D(5)(b)	Evergreen plants must be at least two feet tall at planting with the capacity to grow to full screening of the unsightly use. Plantings must be four feet at planting when abutting a residential zone.	
D(5)(c)	All landscaped areas shall be properly maintained	
D(5)(e)	A landscaped buffer strip at least 15 feet wide, continuous except for approved driveways	15 feet
D(6)	Sidewalks shall be provided	See note on D(4)(e) above
D(7)(a)	A traffic impact statement shall be prepared	See DIS - Page 2
D(7)(a)(1)	Traffic flow patterns at the site, including entrances and egresses, loading and unloading areas, and curb cuts on site and within 100 feet of the site.	See DIS - Page 2
D(7)(a)(2)	A detailed assessment of the traffic safety impacts of the proposed project or use on the carrying capacity of any adjacent highway or road,	See DIS - Page 2
D(7)(b)	An additional traffic impact statement shall be prepared for individual structures that are greater than 10,000 square feet.	
D(7)(b)(1)	A plan to minimize traffic and safety impacts	
D(7)(b)(2)	An interior traffic and pedestrian circulation plan	
D(8)	Bus Stop	No provided since there is no PVRTA service on Route 33 or Old Lyman - See DIS - Page 2