

FORM SG
SOUTH HADLEY PLANNING BOARD
APPLICATION FOR PLAN APPROVAL

Date 8-24-2020

Pursuant to the provisions of Section 255-23 of the South Hadley Zoning By-Laws, the undersigned herewith submits the accompanying application for a Plan Approval as described below and detailed in the supporting documentation which is incorporated into and made part of this application.

APPLICABLE SMART GROWTH DISTRICT: Newton Street Smart Growth Zoning District

NATURE OF REQUEST (Check and Describe as Appropriate):

- a. Multi-Family Development**
- b. Mixed-Use Development**
- c. Other (Describe _____)**

GENERAL DESCRIPTION OF REQUEST:

60 Unit Apartment Building, Parking, and Green Space

NUMBER OF DWELLING UNITS PROPOSED: 60

NUMBER OF AFFORDABLE DWELLING UNITS PROPOSED: 45

SQUARE FOOTAGE OF NONRESIDENTIAL SPACE PROPOSED: no commercial; all residential use

1. Applicant South Hadley Plaza LLC

Address 40 Island Pond Road, Springfield, MA 01118

Telephone Rocco Falcone; (413) 241-5300

Email Address: rfalcone@rockys.com

2. Owner (if not applicant) same as above & Greenfield Cooperative Bank

Address same as above & 101 N. Tryon Street, Charlotte, GA 28255

Email Address: rfalcone@rockys.com

3. Site Plan Preparer John Hammer

Title or License Lead Landscape Architect

Address 1350 Main Street, Suite 1012, Springfield, MA 01103

Telephone 1-413-241-6920

Email Address: JHammer@mminc.com

4. Subsidizing agency contact Information

Name of Subsidizing Agency/Program: Low Income Housing Tax Credits (LIHTC)

Contact Person: Massachusetts Department of Housing and Community, Rebecca Frawley

Address 100 Cambridge Street, Suite 300

Telephone 617-573-1318

Email Address: rebecca.frawley@state.ma.us

5. Deed of property recorded in the Hampshire County Registry of Deeds, Book 12265 // 0LC2 Page 0036 // 0018

6. Location and description of property (street and number if any) 501 Newton Street & 487 Newton Street

Assessors Map # 28 // 28 Parcel # 200 // 194 (10,386 sq ft - see Land Swap Agreement)

7. The subject property is presently in underlying zoning district(s) - Sec 255-11: Business A-1 and Residence A-2

8. Is the property in an Overlay District(s) other than the Smart Growth Zoning District (Sect 255-15)? no If so, what Overlay District(s):

9. Is the subject property located within one or more of the Master Plan's Land Use Area Districts? yes If so, in which of the districts or areas? Route 116, Cumberland Farms to Route 33/Route 116 Intersection

10. Is the subject property located in a National Historic District or listed as a Priority Heritage Landscape? no If so, which one?

11. Does the subject property abut a designated Scenic Roadway? no

12. Is the subject property within the designated South Hadley Falls Economic Opportunity Area? no

13. Are the materials required by Section 255-23 and the Administrative Regulations attached? yes

I, as applicant, certify that the application and all attachments are correct and complete.

Signature of Applicant

FOR PLANNING BOARD OFFICE USE:

13. Amount of Application Fee: 14. Fee Paid? Yes No

FOR TOWN CLERK (indicate date and time received):

Submission received on (Date) at (time)

Signature