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LARRY BUTLER

2018 NOV -5 AM 10: 04

RICHARD HARRIS, Director of Planning & Conservation

**NOTICE  
CERTIFICATE OF PLANNING BOARD DECISION  
APPROVING APPLICATION FOR AMENDMENT TO SPECIAL PERMIT**

**APPLICANT:** Yi Sheng, Inc.  
c/o Hervieux Design; 116 Arcadia Blvd; Springfield, MA 01118

**DEVELOPMENT NAME:** 27 Bardwell Street Condominiums  
(Former South Hadley Library Condominiums)

**LOCATION:** 27 Bardwell Street  
South Hadley, MA 01075  
Assessor's Map #5A-Parcel #24

**SURVEYORS & ENGINEERS:** Anderson Associates  
375 Walnut Street Extension  
Agawam, MA 01001

**ARCHITECTS:** Hervieux Design  
116 Arcadia Blvd.  
Springfield, MA 01118

**PUBLIC HEARING:** A public hearing was opened on and concluded on October 29, 2018 in accordance with the South Hadley Zoning By-Law and the Massachusetts General Laws.

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This Certificate is filed in accordance with the provisions of Chapter 40A, Section 9 of the Massachusetts General Laws and Section 9 of the South Hadley Zoning Bylaw to show that the Planning Board at its regular meeting on October 29, 2018 by a vote of **Five (5)** out of **Five (5)** members present **APPROVED** the above-referenced Amendment to the Special Permit subject to the following condition specified herein.

**Background Description:**

The applicants propose to renovate the former public library building into 6 multifamily dwellings on this 0.55-acre site. A Special Permit for this development was granted by the Planning Board on January 25, 2016 subject to various conditions. The written decision was signed and filed with the South Hadley Town Clerk and no appeal was filed. Subsequently, on January 8, 2018, the Planning Board approved an amendment to change the applicant/developer from Orange Park Management, Inc. to Yi Sheng, Inc. – said amendment was also signed and filed with the South Hadley Town Clerk and no appeal was filed.

The Special Permit as approved and amended made reference to various plans with varying dates from September 2015, November 20, 2015, December 7, 2015, January 13, 2016, and January 2, 2018 which provided for 6 dwelling units and 12 open air parking spaces with no accessory buildings to be added. The applicant has submitted a request to revise the plans to provide for only five (5) dwelling units, incorporate three automobile garage bays in the existing structure, allow construction of a free-standing accessory building to accommodate two additional garage bays, and to provide for five (5) open air parking spaces to be located along the northern property line.

**Status of April January 25, 2016 – Special Permit as amended:**

Nothing in this decision alters the findings in the January 25, 2016 Special Permit decision as amended January 8, 2018.

**Amendments to January 25, 2016 Special Permit Decision and Conditions of Approval:**

All provisions including Conditions of Approval specified in the January 25, 2016 decision remain as filed EXCEPT as noted below.

1. The October 1, 2018 Letter of Request from Hervieux Design, Site Plan dated 9-21-2018, and Building Elevations Plan dated 9-29-2018 are incorporated into the Decision.
2. Condition #2 is modified by adding the following sentence: “This conversion includes allowing for the renovation of a portion of the former library into 3 garage bays and construction of a free standing 2-bay garage.”
3. Condition #3 is modified to delete the phrase “as proposed” and insert the phrase “are to be provided as shown on the 9-21-2018 Site Plan”.
4. Condition #4 is modified by adding the following sentence: “The applicant is to erect a solid fence (which could be made of clapboard and posts) along the northern portion of the property to screen the headlights of parking cars from the adjoining residences at 33 Bardwell Street. The fence shall also be erected adjoining 6 Gaylord Street if necessary to achieve the same screening benefit.”

**Incorporated Materials:**

The following materials are incorporated into this Decision:

*Minutes.* Minutes of the following hearings and meetings regarding this project are also incorporated into and made part of this Decision:

- a. Planning Board public hearing on the Amendment to the Special Permit held on October 29, 2018.
- b. Planning Board meeting held October 29, 2018 as they relate to the Special Permit Amendment.

*Application Materials and Revisions Incorporated.* The application for amendment submitted to, and received by the Town and Planning Board including the following materials:

- a. Plan Sheets A-6 and S-1 for 27 Bardwell St., South Hadley – Condominiums as revised and submitted for and discussed during the October 29, 2018 Public Hearing.
- b. Letter Requesting the Special Permit amendment from Hervieux Design dated October 1, 2018.

**Decision Appeal Period:** This Special Permit shall not take effect until:

- a. a copy of the decision bearing certification of the Town Clerk that twenty (20) days have elapsed is recorded in the Hampshire County Registry of Deeds within twenty (20) days following this certification of the Town Clerk.

**Proof of Filing:** Proof of the filing with the Hampshire County Registry of Deeds must be submitted (1) to the Planning Board prior to Form H Plan Endorsement and (2) to the Building Commissioner prior to obtaining a Certification of Occupancy.

This decision shall constitute an approved Amendment to the April 2014 Special Permit for the above-described project with conditions set forth above. Copies of this decision have been filed with the Town Clerk, Building Commissioner, and Selectboard. Appeals, if any, shall be made pursuant to Massachusetts General Law, Chapter 40A, Section 17, and shall be filed within twenty (20) days after the date of filing of this NOTICE in the office of the Town Clerk.

Failure of the applicant to adhere to the provision of the Special Permit as amended herein shall constitute a violation of the Zoning By-Law, and is punishable by a fine of up to \$200.00 for each violation. Each day that such violation continues shall constitute a separate offense.

ATTESTED AND AFFIRMED

S/   
 Jeff Squire, Chairman  
 South Hadley Planning Board

November 2, 2018  
 Date

Cc: Town Clerk (Date Filed: 11/5/18 10:04am)  
 Selectboard  
 Building Commissioner  
 Yi Sheng, Inc.  
 Hervieux Design

