

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

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December 8, 2025

Via email: acapra@southhadleyma.gov

Anne Capra, AICP
Director, Planning & Conservation
Town of South Hadley
116 Main Street
South Hadley, Massachusetts 01075

RE: Response to Review Comments
136 East Street
South Hadley, Massachusetts 01075
(Map 35, Parcel 6)
RLA Project File No. 250511

Dear Ms. Capra:

On behalf of the applicant and property owner, 136 East St, LLC c/o Mr. Gerald Coderre, R Levesque Associates, Inc. is providing this response letter to BETA peer review and departmental comments issued for the above-referenced project. The review comment is presented below in *italic text*, followed by an RLA Response presented below in **blue, boldface text**. The comment number and format are consistent with the original document for ease of review.

BETA:

SITE VISIT

SV1. There are areas that have been cleared in order to perform the test pits.

RLA Response: Noted.

SV2. There is an existing cement block structure with a metal and asphalt shingle roof located on the parcel that is not shown on the Existing Condition Plan. This structure should be included both on the plans and in the stormwater design.

RLA Response: The Existing Conditions Plan has been updated accordingly.

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SV3. There is an existing white vinyl fence along the property line between the subject property and #136 East Street (north of the street frontage). This fence should be included on the Existing Conditions survey.

RLA Response: The Existing Conditions Plan has been updated accordingly.

SV4. BETA noted the only drainage infrastructure in the vicinity of the subject property is a leaching catch basin located on the southwest side of East Street, directly across the street from the subject property.

RLA Response: Noted.

1.0 GENERAL REVIEW COMMENTS

G1. The proposed development does not include any sidewalk areas to provide pedestrian circulation on site. BETA recommends sidewalks be included in the development to facilitate pedestrian movement.

RLA Response: The applicant has requested that this requirement be waived, subject to review and approval by the Planning Board.

G2. The doghouse sewer manhole detail should also have manhole rungs to allow for access and maintenance.

RLA Response: The detail on Sheet D-6 has been updated accordingly.

2.0 UTILITIES

U1. Provide the location of the existing water service in East Street. BETA defers to the preference of the Board on providing overhead or underground electric services.

RLA Response: Our office has contacted the Water Department, and the location of the existing water service has been approximately located and is reflected on the Drainage and Utilities Plan.

U2. Confirm the Fire Department has reviewed the design and agrees with the locations of the proposed hydrant. BETA notes that the development only has one fire hydrant, located outside of Unit 8 and there are no fire hydrants within the right-of-way within close proximity to the proposed development.

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RLA Response: Fire Department comments have been received and are addressed later in this response letter.

U3. Clarify the size and material of the proposed water services, including fire hydrant connections and any transitions in material.

RLA Response: The existing water service is 8" cast-iron and the proposed service is 8" C909.

U4. Confirm that a minimum 10 feet of separation is provided between the water service and the force main sewer service. The water service should have a sleeve or concrete encasement in any areas that cannot provide this separation

RLA Response: Yes, the minimum 10' separation is exceeded.

U5. Clarify if fire protection is provided for all units. If there is a separate service line for fire protection, show this service on the plans.

RLA Response: Fire protection service is not required, therefore it is not proposed.

U6. Perform a hydrant flow test to confirm the water service line has adequate pressure for both the domestic and fire protection services.

RLA Response: Please see the attached correspondence from the Water Department.

3.0 LANDSCAPE TREATMENT & GRADING

LA1. BETA recommends providing a native seed mix, especially within the wetland buffer areas.

RLA Response: The landscaping plan has been revised accordingly.

LA2. BETA recommends that native species be planted, especially within the wetland buffer area.

RLA Response: The landscaping plan has been revised accordingly.

LA3. The basement floor elevation for Units 1 & 2 is 234.0±. The 238 & 237 contours conflict with this elevation. Revise the grading in this area.

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RLA Response: Units 1 & 2 have partial basements with bulkhead egress.

LA4. The basement floor elevation for Units 3 & 4 is 233.0±. The 235 and 234 contours conflict with this elevation. Revise the grading in this area.

RLA Response: Units 3 & 4 have partial basements with bulkhead egress.

LA5. The basement floor elevation for Units 5 & 6 is 232.0±. The 229 contour indicates there will be a 3-foot drop between the deck elevation and the ground elevation. Revise the grading in this area.

RLA Response: The basement for Units 5 & 6 have been lowered to be only a foot above the proposed exterior grade.

LA6. Provide contours between Units 2 and 3 and Units 4 and 5.

RLA Response: The contours have been added to Sheet C-5, as requested.

4.0 STORMWATER MANAGEMENT

SW1. The emergency overflow at the basin behind Unit 6 should be lined with riprap to prevent scouring.

RLA Response: The riprap has been added to Sheet C-6, as requested.

SW2. Indicate how the basin behind Unit 6 will be accessed for maintenance.

RLA Response: Maintenance is anticipated to traverse west of Unit 1.

SW3. Provide a guardrail at the section of retaining wall adjacent to the development driveway, south of Unit 1.

RLA Response: The guardrail has been added, as requested.

SW4. Provide a wood guardrail at both legs of the hammerhead turnaround area.

RLA Response: The guardrail has been added, as requested.

SW5. Revise time of concentration (T_c) calculations such that sheet flow does not exceed 50 feet.

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RLA Response: The Tc calculation has been revised and is included within the revised Stormwater Report.

SW6. Hydraulic calculations indicate that "Line 1" and "Line 2" are undersized (both are 8" dia. pipes). Revise pipe sizes to adequately convey flows.

RLA Response: Lines 1 and 2 have been resized to 10" lines. Please see the revised Stormwater Report.

SW7. Indicate the locations of any temporary sediment basins on the Erosion Control Plan.

RLA Response: A temporary sediment basin location has been added to Sheet C-3. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared prior to construction and implemented throughout construction.

SW8. Provide a retaining wall detail. The detail should show there is adequate room for the Cape Cod berm, fence, guardrail, and wall.

RLA Response: The detail has been added to Sheet D-6, as requested.

SW9. POCS-2 should be equipped with a locking mechanism to prevent entry.

RLA Response: A locking mechanism has been added, as requested.

SW10. The outlet pipe from POCS-2 does not have enough cover. Grading and pipe information say the top of this pipe will either be exposed or flush with finished grade. Revise the pipe to provide adequate cover.

RLA Response: The grading has been adjusted on Sheet C-5, as requested.

SW11. Given that the project is designed to infiltrate greater than the one-inch water quality volume from all impervious surfaces, the total phosphorus load removal requirement has been achieved. No action required.

RLA Response: Noted.

SW12. Deep observation hole #8 indicates a groundwater elevation of approximately 223.83± (226 – 26/12). The bottom of the basin in this area is at El. 226±, providing approximately 26" of separation



between the bottom of the basin and the seasonal high groundwater table. Revise the design to provide the required three feet of separation from groundwater (§200-20.A.(6)). Additionally, the Existing Conditions Survey indicates the existing contours shown on the plan, and therefore used as the surface elevation of the test pits, were taken from LIDAR contours, which tend to be less accurate than a typical on-the-ground survey.

RLA Response: Section 200-20(A)(6) pertains specifically to infiltration basins. The basin in question functions as a detention basin, and the stormwater design does not assume any infiltration within this area. As the basin’s purpose is limited to peak flow rate attenuation, the 3-foot separation requirement is not applicable in this instance.

SW13. Provide data on the change in total volume of runoff (§200-16.V.(4)).

RLA Response: Total runoff volume information is provided in Appendix C: Pre- and Post-Development Hydrologic Analysis and is summarized as follows:

| Pre- and Post-Development Total Volume Discharges | | | | | | |
|---|-------------------|-------|--------------------|--------|---------------------|--------|
| | 2-year storm (cf) | | 10-year storm (cf) | | 100-year storm (cf) | |
| DP-1 | 5,108 | 4,089 | 20,179 | 15,373 | 55,539 | 53,835 |

SW14. §200-1.C.(3) states the proper management of stormwater shall minimize volume and rate of stormwater which is discharged to rivers, streams, reservoirs, lakes, and combined sewers. The proposed system increases total volume during all storm events by 13,323 cf (2-year), 19,833 cf (10-year), and 26,922 cf (100-year). BETA defers to the Town whether this is an acceptable increase in total volume to Stoney Brook.

RLA Response: The runoff volume numbers referenced in comment SW14 represent the difference in runoff volume from the site prior to treatment by the proposed stormwater management system. Once stormwater runoff is collected and conveyed to the subsurface infiltration system, attenuation and recharge to the underlying native soils will occur and thereby reduce the total volume of runoff reaching the design point. The runoff volume discharging to the design point has been reduced as demonstrated in the table from response to comment SW13. Please refer to Appendix C of the revised Stormwater Drainage Report for detailed information.

SW15. Provide required mounding analysis where infiltration BMPs have less than 4 feet of separation to estimated seasonal high groundwater.

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RLA Response: The proposed subsurface infiltration basin has been revised to provide a minimum of 4-feet of separation to estimated seasonal high groundwater. Therefore, this comment is no longer applicable.

SW16. Provide signature of owner on the O&M Plan.

RLA Response: A signed O&M is included within the revised stormwater report.

SW17. Provide signature of owner on the illicit discharge statement.

RLA Response: A signed Illicit Discharge Compliance Statement is included within the revised stormwater report.

PLANNING DEPARTMENT

1. Provide clarification on how the total wetland area within the common open space was calculated given that the east boundary of the wetland is not flagged and therefore appears not to have been delineated. The wetland area within the common open space cannot be more than 50%. At this time the requested density bonus for additional open space cannot be verified. See Common Open Space above.

RLA Response: The open space calculations have been revised to exclude any side or front yards. The wetland area used as credit for open space calculations/additional unit credits does not exceed 50%. See Sheet OVR for a revised open space calculation.

2. A. Capra comment submitted to RLA 10/17/25 – No response to date:

The Stormwater Report has conflicting information I wanted to get clarity on. The application form states that the site is 387,684 SF (8.9 acres) but then in the Report on p.2-2 it says 9.9 acres. Further, throughout the Report, the subwatershed is drawn as including the two small lots that were carved off through ANRs earlier this year (Lots A and B). That also accounts for the 9.9 acre description of the site. Could you please clarify why land outside of the SITE proposed for the DEVELOPMENT is being used in the assessment of soils and stormwater management for this application?

RLA Response: The 9.9-acre area represents the total area of the former parent parcel. While this area is not part of the current project site and was not used for open space calculations, the ANR

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parcels were included in the stormwater analysis because they directly affect the site's drainage. The 8.8-acre area represents the subject property utilized for the proposed site improvements.

3. Need clarification on how housing will be restricted to age 55 and over, monitored for compliance, and term of this restriction.

RLA Response: The applicant has provided an example HOA document. A finalized HOA document can be prepared as part of the project's approval.

BOARD OF HEALTH

The Public Health Director had scheduled with the applicant to observe perc tests. No further feedback yet. The peer review report did indicate the 3' separation to groundwater is not met in the submitted plans (Comment SW12).

RLA Response: RLA has coordinated with the BOH to witness various test pits in the field. Based on the test pits that were re-dug, only one groundwater elevation in test pit 20 was modified. The revised groundwater elevation did not have an impact on the proposed subsurface infiltration basin. Additionally, please see comment response above to Comments SW12.

FD2, CAPTAIN O'NEILL

After reviewing the plans for this development, the following comments are what we have concerns or want to make sure happens prior to this being moved forward.

The width of the road to be 22 feet wide.

RLA Response: Noted.

Two hydrants to be located within this development, 1 in the beginning on right and one at the end where turnaround is.

RLA Response: A hydrant has been added to the corner of Deer Meadow Way and East Street.

Adequate signage for the street.

RLA Response: A street sign is proposed on the corner of East Street indicating the entrance to "Deer

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Meadow Way".

Each duplex will be required to have basement to roof peak fire wall separation of no less than two hours.

RLA Response: Noted, please see attached architectural drawings.

Designated turn around areas to be marked with signage or markings in road designating Fire Lane.

RLA Response: No Parking Fire Lane signage has been added at the hammerhead turnaround.

Also requesting the interior layouts of all proposed buildings.

RLA Response: Please see attached architectural drawings.

POLICE, CHIEF GUNDERSEN

No concerns with this proposal.

RLA Response: Noted.

CONSERVATION

The project has filed a Notice of Intent with the Conservation Commission and is currently under review. They previously filed a wetland delineation in July 2025 which was approved, per peer review. Only the west boundary of the wetland was flagged and approved. The east boundary of the wetland was not flagged not part of the delineation approval.

RLA Response: Noted.

DPW, J. BRODERICK, DPW DIRECTOR

No concerns.

RLA Response: Noted.

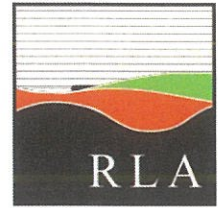
Should you have any questions or comments regarding this information, please do not hesitate to contact

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our office at your earliest convenience.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

A handwritten signature in black ink, appearing to be "RLA", written in a cursive style.

Robert M. Levesque, RLA, ASLA
President

A handwritten signature in black ink, appearing to be "Filipe J. Cravo", written in a cursive style.

Filipe J. Cravo, P.E.
Vice President