

Town of



AMHERST Massachusetts

Planning Board

SITE PLAN REVIEW APPLICATION

TOWN HALL • 4 BOLTWOOD AVENUE • AMHERST, MA 01002-2302

For Office Use Only:

Application #: SPR 2021-07 Received by Planning Dept: 3-31-2020
 Reference #: 59012 Filed with Town Clerk: 4-1-2021
 Fee Paid: \$ 5273.77 (65 days from date filed): 6-5-2021
 Town Clerk: Susan Audette
 Book: 16 Page: 07 Town Clerk

APPLICANT INFORMATION:

Applicant: ARCHIPELAGO INVESTMENTS LLC
 Address: 37 S. PLEASANT ST. 2ND FL
AMHERST, MA 01002
 Telephone: 413-695-7658
 Fax: _____
 Email: K.WILSON@ARCHIPELAGOINVESTMENTS.COM

ATTORNEY/DESIGNER/CONSULTANT:

Address:	<u>SVE ASSOCIATES</u>	<u>MODUS STUDIO ARCHITECTS</u>
	<u>377 MAIN STREET</u>	<u>15 N. CHURCH AVENUE #102</u>
	<u>GREENFIELD, MA</u>	<u>FAYETTEVILLE, AR</u>
Telephone:	<u>01301</u>	<u>72701</u>
	<u>413-774-6698</u>	<u>479-455-5577</u>
Fax:	<u>WWW.SVEASSOC.COM</u>	<u>WWW.MODUSSTUDIO.COM</u>
Email:	_____	_____

PROPERTY INFORMATION:

Property Address/Description:
11-13 E. PLEASANT STREET
11C-276, 11C-277, 11C-309, 11C-310
COUSINS MARKET, PIPER BUILDING, AND PARKING LOT

PROPERTY OWNER: SUMMERLIN TRUST
C/O ARCHIPELAGO INVESTMENTS LLC
(if different from applicant)

Address: 6 UNIVERSITY DR #206-220
AMHERST, MA 01002

Telephone: 413-695-7658
 Email: K.WILSON@ARCHIPELAGOINVESTMENTS.COM

DEED OF PROPERTY RECORDED IN:

Hampshire Cty. Reg. of Deeds Mass. Land Court
 Book: 1832 Page: 15
 Map/Parcel: 11C-276, 11C-277, 11C-309, 11C-310
 Zoning District: B-G

IS THIS AN AMENDMENT TO A PREVIOUSLY GRANTED PERMIT?

Yes No

NAME AND BRIEF DESCRIPTION OF PROJECT:

A NEW, MIXED-USE BUILDING CONTAINING DWELLING UNITS IN COMBINATION WITH GROUND FLOOR RETAIL/COMMERCIAL. THE BUILDING WILL SEEK LEED GOLD ACCREDITATION AND WILL INCLUDE APPROX. 1,300SF OF RETAIL SPACE, LOBBY, LEASING, FITNESS, TRASH AREA, MECHANICAL SPACE, ELEVATOR, PARKING, AND 55 HIGH-QUALITY APARTMENTS.

Signature of applicant(s) _____ Signature of property owner(s) Trustee

SITE PLAN REVIEW APPLICATION

This Page for Town Hall Office Use Only:

Town Reviews (date completed):

Town Engineer		DPW Superintendent	
Fire Chief		Health Department	
Building Commissioner		Conservation Director	
Other:		Other:	

Abutters Notified: _____ (date)

Legal Ad Published in Gazette: _____ (dates)

Public Hearing Date(s): _____

Members Sitting: _____

Decision: _____

Decision Sent to Applicant: _____ (date)

Town Clerk/Building Commissioner/Town Engineer notified of Planning Board action: _____ (date)

PLEASE NOTE: The Town of Amherst - Planning Board Rules and Regulations, Zoning Bylaw Section 11.2 Site Plan Review, and Landscaping Guidelines (available at the Planning Department office) should be used for reference in completing applications.

THE FOLLOWING ITEMS ARE REQUIRED WITH THE SITE PLAN REVIEW APPLICATION

Please check that each item is attached or completed:

- This completed Site Plan Review **Application form**.
- A request for a certified list of abutters must accompany all site plan applications. The **Planning Department will submit the application** for an Abutters List to the Assessor's Office and send out the abutters notices. It may take up to 10 business days for your certified list to be produced.
- If the property for which the permit is being sought has any tenants or lessees, they must be notified of the application. Please ask for the Planning Department's "**Tenant/Lessee Notification**" instruction sheet.
- Filing fees**

Site Plan Review Fee Calculation:

I. Standard Calculation

Minor For Profit Use	\$150 for less than 2,500 sq. ft. of new/alterd lot coverage; \$200 for more than 2,500 or less than 5,000 sq. ft. of new/alterd lot coverage
Non-profit Use	\$100/5,000 sq. ft. new/alterd lot coverage + \$200/5,000 sq. ft. of new GFA; min. \$300
Major For-Profit Use	\$150/\$5,000 sq. ft. new/alterd lot coverage + \$300/5,000 sq. ft. of new GFA; min. \$500

2. Legal Ads \$75

Coverage fee \$ 22,959SF/5,000SF X \$150 = \$688.77
 GFA fee + \$ 75,166SF/5,000SF X \$300 = \$4510.00
 Legal Ads + \$ 75
 =
 Total fee \$ \$5,273.77

Request for Waiver(s)

If waiver(s) are requested from any of the application requirements in Article II, Section 3B of the Planning Board Rules and Regulations, please indicate in writing here. **List section numbers to be waived and indicate reason(s) for request.**

SIGN PLAN - SIGNAGE FOR BUILDING TO BE DETERMINED AT FUTURE DATE. SIGNAGE WILL CONFORM
TO ARTICLE 8 IN ZONING BYLAW. APPLICANT SEEKS TO SUBMIT FINAL SIGN PLAN PRIOR TO
COMPLETION OF CONSTRUCTION.

Site Information:

Lot size 22,959 sq. ft. .5271 acres Frontage 80.21' ft.

Existing land use and classification number (Zoning Bylaw section 3.3): 3.350, 3.351

Proposed land use and classification number: MIXED-USE 3.325

If residential use is proposed, number of dwelling units 55

Minimum Setback	Front	Required <u>0'</u>	Proposed <u>0'</u>
	Rear	Required <u>10', modifiable</u>	Proposed <u>5'</u>
	Side 1	Required <u>10', modifiable</u>	Proposed <u>10'</u>
	Side 2	Required <u>10', modifiable</u>	Proposed <u>5'</u>

NOTE: REAR (EAST) WALL ALIGNS WITH REAR (EAST) WALL AT ONE EAST PLEASANT PROJECT NEXT DOOR.

Maximum Lot Coverage Permitted 95%, modifiable Proposed 76% %

Maximum Building Coverage Permitted 70%, modifiable Proposed 70% %

Maximum Building Height Permitted 55', modifiable Proposed 56'-9"

COUSINS = 5,894SF
PIPER = 1,253SF FIRST
= 1,225SF SECOND

Number of existing buildings on site 2 Total floor area of each: _____

Number of proposed buildings 1 Total floor area of each: 75,165SF

Parking Spaces Required 0 Proposed 16

ONE (1) ORIGINAL AND SIX (6) COPIES of the **site plan** at scale 1" = 20', on 24"x36" sheets. Plans shall be prepared by a Registered Professional Engineer, Land Surveyor or Landscape Architect.

In addition to the site plan, the Board normally requires the following information/plans unless waived:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Landscape Plan | <input type="checkbox"/> Sign plan |
| <input checked="" type="checkbox"/> Lighting Plan | <input checked="" type="checkbox"/> Site management plan (See attached Management Plan Form) |
| <input checked="" type="checkbox"/> Soil erosion plan | <input checked="" type="checkbox"/> Traffic impact statement (TIS) |

Information to be included in the site plan and all other required plans is detailed in Section 3B of the Planning Board Rules and Regulations.



The Rules and Regulations of both the Planning Board and the Zoning Board of Appeals require that applicants submit a management plan as part of the process for most applications.

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Owner: SUMMERLIN TRUST C/O ARCHIPELAGO INVESTMENTS LLC (if different from applicant)

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Project Address and Description:

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Amendment to previously approved management plan?

yes no

INFORMATION REQUIRED FOR ALL PROJECTS:

(Attach additional sheets as necessary)

Trash and recycling, including storage location, enclosure or screening, with frequency of pickup and name of hauling company, and responsible party to contact in case of complaint:

TRASH & RECYCLING FOR NEW BUILDING TO BE ENCLOSED IN CONDITIONED SPACE ON GROUND FLOOR OF NEW BUILDING. TRASH & RECYCLING CHUTE IN UPPER HALLWAYS. COMPACTOR ON GROUND FLOOR TO SERVE ENTIRE BUILDING. AMHERST TRUCKING TO SERVICE THE NEW BUILDING. FREQUENCY OF PICKUP T.B.D BASED ON USAGE. IN CASE OF COMPLAINT, CONTACT APPLICANT.

Parking, including size and number of spaces, location, screening, provision for handicapped spaces:

NEW BUILDING IS LOCATED IN THE MUNICIPAL PARKING DISTRICT SO NO PARKING IS REQUIRED. HOWEVER, PROJECT WILL INCLUDE PARKING SPACES FOR 16 CARS ON SITE. PARKING/LOADING AREA TO BE ACCESSED VIA WOONERF DRIVE AISLE. TWO EXISTING CURB CUTS TO BE CONSOLIDATED INTO ONE NEW CURB CUT ALONG EAST PLEASANT STREET. CODE REQUIRED HANDICAP SPACES ARE PROVIDED.

Lighting, including hours of illumination by location, types and wattage of fixtures:

PREVENTING LIGHT POLLUTION IS ESSENTIAL TO ACHIEVING LEED CERTIFICATION. EXTERIOR FIXTURES ARE SHOWN ON SITE PLAN AND WILL SERVE EGRESS NEEDS OF BUILDING, MINIMIZE LIGHT POLLUTION, AND CREATE SAFE & ACTIVE GROUND LEVEL.

Signage, including location, size, materials, and any illumination:

~~SIGN PLAN - SIGNAGE FOR BUILDING TO BE DETERMINED AT FUTURE DATE. SIGNAGE WILL CONFORM TO ARTICLE 8 IN ZONING BYLAW. APPLICANT SEEKS TO SUBMIT FINAL SIGN PLAN ONCE GROUND FLOOR TENANT IS IN PLACE.~~

Landscape Maintenance, including annual schedule of watering, fertilizing, mowing, pruning, leaf pick-up, and so forth, and maintenance and replacement schedule of site furnishings:

~~LANDSCAPE DESIGN SEEKS AN ACTIVE STOREFRONT ENVIRONMENT ON PLEASANT STREET AND DENSELY PLANTED LANDSCAPE, INCLUDING BIORETENTION, ALONG THE SOUTH PROPERTY LINE. LANDSCAPE ON EAST SIDE OF BUILDING WILL BE REGRADED TO CREATE POSITIVE DRAINAGE TO BIORETENTION AREA. ALL LANDSCAPING WILL BE PROFESSIONALLY MANAGED BY THIRD PARTY SERVICE PROVIDER.~~

Snow Removal, including name of contractor:

(Please see Article IV of the Town Bylaw for regulations regarding the removal of snow and ice from sidewalks)

~~MAINTENANCE CONTRACTOR T.B.D. ANY/ALL PROPERTY MAINTENANCE CONCERNS CAN BE ADDRESSED TO PROPERTY MANAGEMENT.~~

ADDITIONAL INFORMATION FOR SPECIFIC PROJECT TYPES (ATTACH ADDITIONAL SHEETS):

ADDITIONAL INFORMATION REQUIRED FOR RESTAURANTS:

- Type of menu
- Number of seats (indoor and outdoor)
- Is any outdoor dining on public or private land?
- Number of employees
- Hours of operation
- Alcohol
- Plans for delivery and/or take-out service
- Live or prerecorded entertainment
- Noise management of patrons, music, fans and HVAC
- Management of patrons gathering outdoors on property
- Odor mitigation measures
- Waste kitchen oil management
- Litter control
- Deliveries to or from the site

ADDITIONAL INFORMATION REQUIRED FOR PERMIT RENEWALS:

- Special permit #
- Date of issuance
- Any changes to the proposal
- Any changes to the neighborhood

ADDITIONAL INFORMATION REQUIRED FOR APARTMENTS:

- Number of units, existing and proposed
- Number of bedrooms, existing and proposed
- Number of tenants
- Owner-occupied?
- On-site manager?
- Copy of standard lease
- Noise management of tenants, parties, music, and any outdoor HVAC equipment
- Material, equipment, and large household goods storage
- On-site recreational facilities

ADDITIONAL INFORMATION REQUIRED FOR HOME OCCUPATIONS:

- Type of business
- Number of Employees
- Hours of operation
- Deliveries to the site
- Equipment used/ Noise generated
- Material and equipment storage

NUMBER OF UNITS -	<p>55 PROPOSED UNITS</p> <p>13 UNITS - STUDIO, 1 BATH, APPROXIMATELY 400-600SF</p> <p>7 UNITS - 1 BEDROOM, 1 BATH, APPROXIMATELY 600-700SF</p> <p>11 UNITS - 2 BEDROOM, 1 BATH, APPROXIMATELY 800-900SF</p> <p>4 UNITS - 3 BEDROOM, 2 BATH, APPROXIMATELY 1100SF</p> <p>20 UNITS - 4 BEDROOM, 2 BATH, APPROXIMATELY 1300-1400SF</p>
NUMBER OF TENANTS -	134 PROPOSED TENANTS
OWNER OCCUPIED -	NO
ON-SITE MANAGEMENT -	PROPERTY MANAGEMENT ON CALL 24 HOURS A DAY. LOBBY ENTRANCE KEYCODE SECURE.
COPY OF STANDARD LEASE -	SEE ATTACHED
NOISE MANAGEMENT -	<p>PROPERTY MANAGEMENT ON CALL 24 HOURS A DAY. DOWNTOWN BUILDING WITH APARTMENT LEASE PROVISIONS ENSURING QUIET ENJOYMENT OF ALL TENANTS. ADHERENCE TO LEASE ENFORCED BY PROPERTY MANAGEMENT. HVAC SYSTEM FOR THE BUILDING TO INCLUDE HOT WATER TANKS ON FIRST FLOOR AND AIR-SOURCE HEAT PUMPS FOR HEATING/AIR-CONDITIONING. AS PER ROOF PLAN AND BUILDING SECTIONS, CONDENSERS FOR AIR-SOURCE HEAT PUMPS ARE DESIGNED WITHIN ENCLOSURE ON ROOF TO SHELTER HVAC NOISE.</p>
GOOD STORAGE -	<p>GROUND FLOOR MECHANICAL ROOM, PARKING/LOADING AREA, TRASH & RECYCLING AREA AND UTILITY AREA PROVIDED. ROOFTOP EQUIPMENT AS PER ABOVE. RESIDENT CLOSETS PROVIDED IN ALL UNITS.</p>
ON-SITE RECREATION -	N/A