



AMHERST Massachusetts

Planning Board  
SITE PLAN REVIEW APPLICATION

TOWN HALL • LIBERTYWOOD AVENUE • AMHERST, MA 01002

**For Office Use Only:**

Application #: SRR 2021-09 Received by Planning Dept: 3-31-21  
 Reference #: 59013 Filed with Town Clerk: 4-1-21  
 Fee Paid: \$ 638.77 (65 days from date filed): 6-5-21

Town Clerk: Susan Audette  
 Book: 16 Page: 09 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: SVE ASSOCIATES  
377 MAIN STREET  
GREENFIELD, MA  
 Telephone: 01301  
413-774-8698  
 Fax: WWW.SVEASSOC.COM  
 Email: \_\_\_\_\_

IS THIS AN AMENDMENT TO A PREVIOUSLY GRANTED PERMIT?  
 Yes  No

**NAME AND BRIEF DESCRIPTION OF PROJECT:**

ACCESSORY USES - SECTION 5.00  
ACCESSORY AND INCIDENTAL USE TO A PERMITTED PRINCIPAL USE ON ADJACENT LOT.  
CONSTRUCTION, STAGING AND MANAGEMENT OF 11 EAST PLEASANT PROJECT ON PARCEL NEXT DOOR

**PROPERTY INFORMATION:**

Property Address/Description:  
15 E. PLEASANT STREET  
PARCELS 11C-275

**PROPERTY OWNER:** SUMMERLIN TRUST  
C/O ARCHIPELAGO INVESTMENTS LLC  
*(if different from applicant)*  
 Address: 8 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-275  
 Zoning District: B-G

Signature of applicant(s) \_\_\_\_\_ Signature of property owner(s) \_\_\_\_\_

**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     \$ 18,791/5,000SF X \$150 = \$563.73  
 GFA fee         + \$ NO NEW GFA  
 Legal Ads       + \$ \$75  
 =  
 Total fee         \$ \$638.77

**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.**

LIGHTING PLAN, SIGNAGE PLAN, TRAFFIC IMPACT STUDY  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Site Information:**

Lot size 18,791 sq. ft. .4314 acres Frontage 17.71 ON PLEASANT STREET  
32.34 ON PRAY STREET ft.  
 Existing land use and classification number (Zoning Bylaw section 3.3): 3.352  
 Proposed land use and classification number: SECTION 5.00 ACCESSORY USE TO ADJACENT PARCEL

If residential use is proposed, number of dwelling units 55

<b>Minimum Setback</b>	Front	Required <u>0'</u>	Proposed <u>NA</u>	NOTE: EXISTING PUB TO BE DEMOLISHED.  NO NEW BUILDING PROPOSED.
	Rear	Required <u>10', modifiable</u>	Proposed <u>NA</u>	
	Side 1	Required <u>10', modifiable</u>	Proposed <u>NA</u>	
	Side 2	Required <u>10', modifiable</u>	Proposed <u>NA</u>	

Maximum Lot Coverage Permitted 95%, modifiable Proposed ~100% EXISTING  
 Maximum Building Coverage Permitted 70%, modifiable Proposed NA  
 Maximum Building Height Permitted 55', modifiable Proposed NA  
 Number of existing buildings on site 1 Total floor area of each: PUB 4,188SF  
 Number of proposed buildings 1 Total floor area of each: NA  
 Parking Spaces Required NA Proposed NA

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 type="checkbox"/> Lighting Plan                | <input checked="" type="checkbox"/> Site management plan (See attached Management Plan Form) |
| <input checked="" type="checkbox"/> Soil erosion plan | <input 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)

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

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PROJECT INFORMATION:

Project Address and Description:

ACCESSORY USES - SECTION 5.00 ACCESSORY AND INCIDENTAL USE TO A PERMITTED PRINCIPAL USE ON ADJACENT LOT. CONSTRUCTION STAGING AND MANAGEMENT OF 11 EAST PLEASANT PROJECT ON PARCEL NEXT DOOR.

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:

SITE WILL BE USED TO SUPPORT CONSTRUCTION OF NEW MIXED-USE BUILDING ON ADJACENT SITE. SITE WILL BE FULLY FENCED WITH PRIVACY MESH AND WILL INCLUDE A CONSTRUCTION TRAILER, DUMPSTERS, EQUIPMENT/ MATERIAL LAYDOWN AREA, AND LIMITED WORKER PARKING TO SUPPORT ACTIVITIES ON SITE. WASTE HAULING COMPANY TO BE DETERMINED. PICKUP WILL FLUCTUATE BASED ON CONSTRUCTION NEEDS.

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

SITE WILL BE USED TO SUPPORT CONSTRUCTION OF NEW MIXED-USE BUILDING ON ADJACENT SITE. SITE WILL BE FULLY FENCED WITH PRIVACY MESH AND WILL INCLUDE A CONSTRUCTION TRAILER, A DUMPSTERS, LAYDOWN AREA, LOCATION FOR MOCKUPS, ETC. LIMITED WORKER PARKING TO SUPPORT ACTIVITIES ON SITE WILL ALSO BE INSIDE THE FENCE. NUMBER OF PARKING SPACES TO BE 3-5 SPACES.

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

LIGHTING WILL BE LIMITED TO REQUIRED LIGHT LEVELS NEEDED TO SUPPORT SAFETY AT NEW CONSTRUCTION ON ADJACENT SITE.

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

JOB SITE SIGNAGE TO BE LIMITED TO SIGNAGE NECESSARY FOR TRADES ASSOCIATED WITH NEW CONSTRUCTION

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

SITE IS CURRENTLY ~100% COVERED IN ASPHALT/EXISTING PUB BUILDING. PUB BUILDING WILL BE DEMOLISHED AND FOUNDATION OF PUB BUILDING TO BE REMOVED. CELLAR HOLE WILL BE FILLED IN AND ASPHALT WILL BE PATCHED AS NEEDED.

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)

SNOW WILL BE REMOVED AS NECESSARY. SITE WILL BE MANAGED TO SUPPORT CONSTRUCTION OF NEW DEVELOPMENT ON ADJACENT PARCEL

**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

THE SITE IS CURRENTLY OCCUPIED BY THE PUB BUILDING, DECK, EQUIPMENT, AND ASSOCIATED PARKING.

SITE PERIMETER WILL BE FULLY FENCED AT PERIMETER. FENCE TO BE POST-DRIVEN AND SECURE. ALL FENCE TO INCLUDE GREEN OR BLACK PRIVACY MESH.

EXISTING EASEMENT THAT SERVES 11 EAST PLEASANT, 15 EAST PLEASANT, AND ADJACENT BANK WILL NOT BE FENCED IN.

MAIN CONSTRUCTION ACCESS WILL BE FROM PRAY STREET.

GATE AT CONSTRUCTION FENCE WILL BE APPROXIMATELY 75' SOUTH OF PROPERTY LINE ALONG PRAY STREET. THIS AREA WILL ALLOW FOR CONSTRUCTION VEHICLES TO QUEUE.

SECONDARY CONSTRUCTION ACCESS WILL BE VIA EXISTING EASEMENT THAT SERVES 11 EAST PLEASANT, 15 EAST PLEASANT, AND ADJACENT BANK.

THE BUILDING, DECK, AND EQUIPMENT WILL BE DEMOLISHED.

THE CELLAR HOLE WILL BE FILLED IN WITH APPROPRIATE FILL AND ASPHALT WILL BE PATCHED AS NECESSARY.

TEMPORARY CONSTRUCTION TRAILER WILL BE LOCATED ON THE SITE.

CONSTRUCTION/EQUIPMENT/MATERIAL LAYDOWN AREA WILL BE LOCATED ON THE SITE.

5-10 PARKING SPACES FOR WORKERS WILL BE LOCATED ON SITE. PARKING AVAILABILITY MAY INCREASE OR DECREASE BASED ON CONSTRUCTION/EQUIPMENT/MATERIAL LAYDOWN NEEDS.

LIGHTING WILL BE LIMITED TO WHAT IS NECESSARY TO MAINTAIN SAFE WORKING CONDITIONS ON CONSTRUCTION SITE.

WORKING HOURS WILL ADHERE TO ALL RELEVANT TOWN OF AMHERST REGULATIONS.

TEMPORARY USE WILL END 90 DAYS AFTER RECEIPT OF TEMPORARY CERTIFICATE OF OCCUPANCY. TEMPORARY CONSTRUCTION TRAILER WILL BE REMOVED. ALL CONSTRUCTION/EQUIPMENT/MATERIALS WILL BE REMOVED. SITE WILL BE FULLY CLEANED. CONSTRUCTION FENCING WILL BE REMOVED.