



Town of Amherst Planning Board - SPR

Site Plan Review Application

For Office Use:

Application #: _____

Received by Planning Dept. _____

(65 days from date filed): _____

Fee Paid: \$ _____

Filed with Town Clerk: _____

Town Clerk

APPLICANT INFORMATION:

Applicant: ARCHIPELAGO INVESTMENTS, LLC

Address: 37 S. PLEASANT 2ND FL
AMHERST, MA 01002

Telephone: 413-695-7658

Fax: K.WILSON@ARCHIPELAGOINVESTMENTS.COM

Email: _____

Attorney/Designer/Consultant:

SVE ASSOCIATES HOLST ARCHITECTURE
Address: 377 MAIN STREET 110 SE 8th STREET
GREENFIELD, MA 01301 PORTLAND, OR 97214

Telephone: 413-774-6698 503-233-9856

Fax: 413-773-0875 503-232-7135

Email: WWW.SVEASSOC.COM WWW.HOLSTARC.COM

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 USES AND PARKING. THE BUILDING WILL SEEK LEED GOLD ACCREDITATION AND WILL INCLUDE 7,500SF OF RETAIL SPACE, LOBBY, COLLABORATION SPACE, TRASH AREA, MECHANICAL SPACE, AND PARKING ON THE GROUND FLOOR WITH 78 HIGH-QUALITY APARTMENTS ON FLOORS 2-5. THE CARRIAGE SHOPS CURRENTLY OCCUPY THE PROPERTY.

PROPERTY INFORMATION:

Property Address/Description:

CARRIAGE SHOPS
1 EAST PLEASANT STREET
AMHERST, MA 01002
1 EAST PLEASANT STREET, LLC

C/O AMHERST CARRIAGE SHOPS CONDOMINIUM TRUST
Property Owner: _____
(if different from applicant)

Address: 37 S. PLEASANT 2ND FL
AMHERST, MA 01002

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

Deed of Property Recorded in:

HAMPSHIRE COUNTY REGISTRY OF DEEDS

Book: 3006 Page: 36

Map/Parcel: 11C-278

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 **certified list of abutters** must accompany all site plan applications. This list should be ordered from the Assessor's Office with the official request form. 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 | Min. \$300, or \$100/5,000 sq. ft. new/alterd lot coverage + \$200/5,000 sq. ft. of new GFA, whichever is greater |
| Major For-Profit Use | Min. \$500, or \$150/\$5,000 sq. ft. new/alterd lot coverage + \$300/5,000 sq. ft. of new GFA, whichever is greater |

2. Legal Ads \$75

| | | |
|--------------|------|--|
| Coverage fee | \$ | <u>30,000sf/5,000sf</u> X \$150 = \$900 |
| GFA fee | + \$ | <u>111,200sf/5,000sf</u> X \$300 = \$6,672 |
| Legal Ads | \$ | <u>\$75</u> |
| Total fee | \$ | <u>\$7,650</u> |

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 35,375 sq. ft. 0.8121 acres Frontage 192.26 ft.

Existing land use and classification number (Zoning Bylaw section 3.3): Built as 3.327. Currently 3.325.

Proposed land use and classification number: Mixed-Use 3.325

If residential use is proposed, number of dwelling units 78

Minimum Setback

| | | |
|--------|--------------------|------------------------------|
| Front | Required <u>0'</u> | Proposed <u>0'</u> |
| Rear | Required <u>0'</u> | Proposed <u>5'</u> |
| Side 1 | Required <u>0'</u> | Proposed <u>5'</u> |
| Side 2 | Required <u>0'</u> | Proposed <u>12'-1" / 25'</u> |

Maximum Lot Coverage Permitted 95%, Modifiable Proposed 93 %

Maximum Building Coverage Permitted 70%, Modifiable Proposed 80 %

Maximum Building Height Permitted 55', Modifiable Proposed 60'

Number of existing buildings on site 3 Total floor area of each: _____

Number of proposed buildings 1 Total floor area of each: 28,400sf ground floor

Parking Spaces Required 0 Proposed 36 20,700sf upper floors

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

ONE (1) copy of site plan and other required plans at 11"x17"

ONE (1) electronic copy of application including site plan and other supporting materials

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.

Town of Amherst
MANAGEMENT PLAN FORM



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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Telephone: 413-695-7658
1 EAST PLEASANT STREET, LLC

C/O AMHERST CARRIAGE SHOPS CONDOMINIUM TRUST
Owner: _____
(if different from applicant)

Address: 37 S. PLEASANT STREET
AMHERST, MA 01002

Telephone: 413-695-7658

PROJECT INFORMATION:

Project Address and Description: 1 EAST PLEASANT STREET
A NEW, MIXED-USE BUILDING CONTAINING DWELLING UNITS
IN COMBINATION WITH GROUND FLOOR RETAIL/COMMERCIAL
USES AND PARKING. THE BUILDING WILL SEEK LEED GOLD
ACCREDITATION AND WILL INCLUDE 7,500SF OF RETAIL
SPACE, LOBBY, COLLABORATION SPACE, TRASH AREA,
MECHANICAL SPACE, AND PARKING ON THE GROUND FLOOR
WITH 78 HIGH-QUALITY APARTMENTS ON FLOORS 2-5.

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 CHUTES 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 36 CARS ON SITE. PARKING/LOADING AREA TO BE ACCESSED VIA SECURE GARAGE DOORS ON NORTH SIDE OF BUILDING, FACING DRIVE AISLE. TWO EXISTING CURB CUTS TO BE CONSOLIDATED INTO ONE NEW CURB CUT ALONG EAST PLEASANT STREET. PARKING/LOADING AREA TO BE ENCLOSED AND SECURED. TWO HANDICAP SPACES PROVIDED.

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

PREVENTING LIGHT POLLUTION IS VITAL 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. CUT SHEETS OF SAMPLE FIXTURES ARE ATTACHED.

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 PRIOR TO COMPLETION OF 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:

LANDSCAPE DESIGN SEEKS AN ACTIVE STOREFRONT ENVIRONMENT ON NORTH PLEASANT AND EAST PLEASANT STREET. LANDSCAPE ON SOUTH AND EAST SIDES OF BUILDING WILL BE REGRADED TO CREATE POSITIVE DRAINAGE FROM BUILDING AND WILL BE PLANTED TO MATCH HISTORIC GRASSES AT WEST CEMETERY.

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.

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- 78 PROPOSED UNITS
32 UNITS - 1 BEDROOMS, BATH, APPROXIMATELY 520 SF
18 UNITS - 2 BEDROOMS, 2 BATH, APPROXIMATELY 800 SF
28 UNITS - 4 BEDROOMS, 2 BATHS, APPROXIMATELY 1,150 SF

NUMBER OF TENANTS- 180 PROPOSED TENANTS

OWNER-OCCUPIED- NO.

ON-SITE MANAGEMENT- PROPERTY MANAGEMENT ON-CALL 24 HOURS A DAY. ALSO, LOBBY ENTRANCE TO BE KEYCODE SECURED.

COPY OF STANDARD LEASE- SEE ATTACHED

NOISE MANAGEMENT- 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 ON-DEMAND HOT WATER INSIDE EACH INDIVIDUAL UNIT 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.

GOODS STORAGE- 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.

ON-SITE RECREATION- N/A