



# AMHERST Massachusetts

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

## Planning Board SPECIAL PERMIT APPLICATION

**For Office Use Only:**

Application #: 5PP 2021-02 Received by Planning Dept: 3-31-21  
 Reference #: 59015 Filed with Town Clerk: 4-1-21  
 Fee Paid: \$ 275.00 (65 days from date filed): 6-5-21

Town Clerk: \_\_\_\_\_  
 Book: 3 Page: 02

Susan Rudette  
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: _____	

**IS THIS AN AMENDMENT TO A PREVIOUSLY GRANTED PERMIT?**

Yes  No

**PROPERTY INFORMATION:**

Property Address/Description:  
11-13 E. PLEASANT STREET  
PARCELS 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: PARCELS 11C-276, 11C-277, 11C-309, 11C-310

Zoning District: B-G

**APPLICABLE ZONING BYLAW SECTION(S):** \_\_\_\_\_

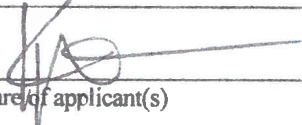
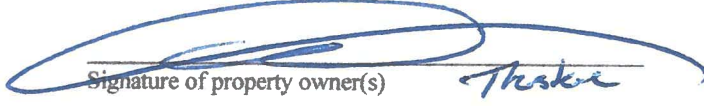
**NAME AND BRIEF DESCRIPTION OF PROJECT:**

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 COMMERCIAL/RETAIL SPACE, LOBBY, LEASING, FITNESS, TRASH AREA, MECHANICAL SPACE, ELEVATOR, PARKING, AND 55 HIGH QUALITY APARTMENTS.

Request special permit under footnote "a" of Table 3 of Section 6 of Zoning Bylaw to modify height, side setback, and rear setback requirements CMB 4/1/21

**WAIVER(S) ARE REQUESTED FROM:**

REAR YARD - BASIC MINIMUM SIDE AND REAR YARDS - 10' MODIFIABLE PER SUPERSCRIP T a  
SIDE YARD - BASIC MINIMUM SIDE AND REAR YARDS - 10' MODIFIABLE PER SUPERSCRIP T a  
MINIMUM/MAXIMUM HEIGHT - 55' MODIFIABLE PER SUPERSCRIP T a

 Signature of applicant(s)	 Signature of property owner(s)
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*File this form with the Special Permit Planning fee of \$200 and the legal ad fee of \$75. Please bring the abutters list request form directly to the Planning Department.*

***This Section for Town Hall Office Use Only:***

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.*