



**PLANNING BOARD  
TOWN OF LONGMEADOW**  
20 Williams St.  
Longmeadow MA 01106

Donald Holland, Chair  
Walter Gunn, Clerk  
Bruce Colton  
Ken Taylor  
Josh Levine

*Remote*

**- PUBLIC HEARING -**

**Longmeadow Planning Board**

*June 8, 2021 7:00 p.m.*

*\*Continued from April 7, 2021\**

1. Arrangements For Remote Participation By Planning Board Members And Members Of The Public Are Being Made In Accordance With Governor Baker's Emergency Order Modifying The State's Open Meeting Law (See Attachment).

[HTTP://WWW.LONGMEADOW.ORG/AGENDACENTER/VIEWFILE/ITEM/544?FILEID=17316](http://www.longmeadow.org/agendacenter/viewfile/item/544?fileid=17316)

2. Participate In The Meeting Remotely Via Zoom:

One-click access link:

[HTTPS://ZOOM.US/J/99810813332?PWD=D0DYRFN5L0O4VNRNB0XOK1C0OFNFUT09](https://zoom.us/j/99810813332?pwd=D0DYRFN5L0O4VNRNB0XOK1C0OFNFUT09)

For general access please visit [www.zoom.us](http://www.zoom.us) or call (646) 558-8656 and enter Meeting ID 998 1081 3332 and Passcode 704568.

3. Public Hearing Topic:

Presentation, discussion and public comment for the proposed zoning change on the property known as 916 Williams Street from "Residence Zone A-1" district to "Business" district.

*Advertised on March 18 and March 25, The Reminder Publication. Continued from April 7, 2021.*

Documents:

[PB 20210303-2 CHANGE OF USE FOR 916 WILLIAMS ST - SUPPORTING DOCS.PDF](#)

Relevant documents associated with this agenda are available digitally by searching the Agenda Center or Calendar at <https://www.longmeadow.org> and selecting "packet" in the downloads tab for this hearing date; or by contacting [bdamiano@longmeadow.org](mailto:bdamiano@longmeadow.org).

*For the Planning Board,  
Walter Gunn, Clerk.*

# THE COLVEST GROUP

1259 East Columbus Avenue - Suite 201  
 Springfield, Massachusetts 01105  
 P. 413.363.9793 - F. 413.363.2643

## LETTER OF TRANSMITTAL

TO: Longmeadow Planning Board

20 Williams Street

Longmeadow, MA 01106

Attention: Donald Holland, Chairman

|   |            |
|---|------------|
| Date: February 25, 2021                 | PROJ. NO.: |
| Re: 216 Williams Street                 |            |
| (map: 780, Block: 132, Lot 63, PID 133) |            |
|   |            |
| <b>Proposed Zoning Amendment</b>        |            |

**WE ARE SENDING YOU:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> LETTER | <input checked="" type="checkbox"/> ATTACHED |
| <input checked="" type="checkbox"/> PLANS  | <input checked="" type="checkbox"/> DEED     |
| <input checked="" type="checkbox"/> CHECK  | <input checked="" type="checkbox"/> LIST     |
|  | <input type="checkbox"/> OTHER               |

| COPIES    | DATE    | NO.     | DESCRIPTION   |
|-----------|---------|---------|---|
| 1         | 2-9-21  |         | Letter request to Select Board with proposed zoning amendment |
| 1         | 2-25-21 | 50113   | \$250.00 Planning Board Public Hearing fee                    |
| 1         | 4-23-15 |         | Copy of recorded deed for subject property                    |
| 1         | 10-7-14 | 1 of 1  | Copy of sealed Boundary & Existing Conditions Survey          |
| 1         | 2-24-21 |         | Certified List of Abutters mailing labels                     |
| 4 (1 ea.) | 2-3-21  | C-16-17 | Various preliminary concept plans for discussion              |
|           |         |         |   |

**THESE ARE TRANSMITTED AS CHECKED BELOW:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> FOR APPROVAL | <input type="checkbox"/> APPROVED AS SUBMITTED  |
| <input type="checkbox"/> FOR YOUR USE            | <input type="checkbox"/> APPROVED AS NOTED      |
| <input type="checkbox"/> AS REQUESTED            | <input type="checkbox"/> RETURN FOR CORRECTIONS |
| <input type="checkbox"/> FOR REVIEW              | <input type="checkbox"/> SIGN & RETURN          |
| <input type="checkbox"/> BIDS DUE                |   |

**COMMENTS:**

The Select Board has referred our request for a Zone Change to the Planning Board for a public hearing and a recommendation to a Town Meeting. We are proposing that 916 Williams Street be rezoned from Residence A-1 to Business. The enclosed documents are being submitted in support of that proposal.

We have also included preliminary plans, depicting several possible development concepts, for discussion.

We request a public hearing, to consider our proposal, at the Board's earliest convenience.

**Peter LaPointe**  
 Vice President Real Estate & Construction



Colvest/Longmeadow, LLC  
1259 East Columbus Avenue, Suite 201  
Springfield, MA 01103

February 9, 2021

VIA EMAIL: [lsimmons@longmeadow.org](mailto:lsimmons@longmeadow.org)  
Town of Longmeadow Select Board  
Attn: Ms. Lyn Simmons  
20 Williams Street  
Longmeadow, MA 01106

RE: 916 Williams Street – Zone Change

Dear Select Board:

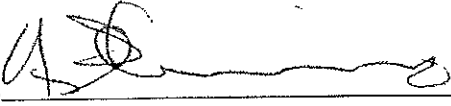
The undersigned, Colvest/Longmeadow, LLC (“Colvest”), is the owner of the above property by deed from First Church of Christ, Scientist, Longmeadow – Springfield dated April 23, 2015 and recorded in the Hampden County Registry of Deeds in Book 20675 at Page 63 (the “Property”).

The Property is presently zoned Residence A-1. Colvest seeks to change the zone to Business so as to permit the same uses as are now permitted by the Longmeadow Shops property adjacent on Bliss Road which is in the Business District.

Pursuant to Massachusetts General Laws, Chapter 40A, Section 5, therefore, Colvest as the owner of the Property hereby submits to the Select Board a proposed amendment to the Longmeadow Zoning Bylaw to rezone the Property from the Residence A-1 District to the Business District, by an Article to be placed on the Warrant for the Annual Town Meeting expected to be scheduled for May or June, 2021, in the form of Exhibit A attached hereto.

Very truly yours,

COLVEST/LONGMEADOW, LLC

By:   
\_\_\_\_\_  
Frank Colaccino  
Its: Manager

cc: Jeffrey W. Roberts, Esq.  
Walter Gunn, Clerk, Longmeadow Planning Board

EXHIBIT A

**COLVEST/LONGMEADOW, LLC  
PROPOSED ZONING AMENDMENT**

Article \_\_\_\_

To see if the Town will vote to change the Zoning District in which the land described in this Article is located from the Residence A-1 District to the Business District, or take any other action relative thereto:

Certain real estate situated in Longmeadow, Hampden County, Massachusetts, bounded and described as follows:

**PARCEL 1:**

**SOUTHERLY:** by Williams Street, a total distance of one hundred fifty and 06/100 (150.06) feet;

**WESTERLY:** by land of First Church of Christ, Scientist, Longmeadow, two hundred seventy-two and 10/100 (272.10) feet;

**NORTHERLY:** by other land of Freebow Construction Co., Inc. one hundred fifty (150) feet; and

**EASTERLY:** by Frank Smith Road, two hundred seventy-five and 26/100 (275.26) feet.

Being the same premises as set forth on a Plan of Land in Longmeadow, Massachusetts, belonging to Freebow Const. Co., Inc., Scale = 1"=40', dated August 1961, M.L. Bowers, Registered Land Surveyor. See plan recorded in Hampden County Registry of Deeds in Book of Plans 82, Page 72.

**PARCEL 2:**

Beginning at a point in the Northerly line of Williams Street at the Southeast corner of land conveyed to S. Prestley Blake, et al, Trustees, by deed dated April 28, 1961 and recorded in Hampden County Registry of Deeds Book 2804, Page 328; thence running Westerly along said Williams Street two hundred eighty-eight (288) feet to the point; thence running Northerly along other land of said S. Prestley Blake, et al, Trustees, in a line making an interior angle of 90° 48' 45" with the last described course three hundred and 3/100 (300.03) feet to a point at land now or formerly of Daniel E. Burbank, Jr., et als; thence running Easterly along last named land in a line making an interior angle of 89° 11' 15" with the last described course, two hundred eighty-eight (288) feet to a point at land now or formerly of Freebow Construction Co., Inc.; thence running Southerly along said last named land in a line making an interior angle of 90° 48' 45" with the last described line three hundred and 3/100 (300.03) feet to the point of beginning the last described line making an interior angle of 89° 11' 15" with the last described course.

Containing 86,400 square feet of land.

Reserved for Registry Use:

MASSACHUSETTS STATE EXCISE TAX  
HAMPDEN COUNTY REGISTRY OF DEEDS  
Date: 04-23-2015 @ 02:07pm  
Ct1#: 215 Doc#: 19638  
Fee: \$5,016.00 Cons: \$1,100,000.00

Affected Premises: 916 Williams Street, Longmeadow, Massachusetts

**QUITCLAIM DEED**

**FIRST CHURCH OF CHRIST, SCIENTIST, LONGMEADOW-SPRINGFIELD**, a Religious Corporation duly organized and existing under the General Laws of the Commonwealth of Massachusetts, of 916 Williams Street, Longmeadow, Hampden County, Massachusetts,

For consideration paid and in full consideration of **ONE MILLION ONE HUNDRED THOUSAND and 00/100 DOLLARS (\$1,100,000.00)**,

Grants to **COLVEST/LONGMEADOW, LLC**, of 1259 East Columbus Avenue, Suite 201, Springfield, Hampden County, Massachusetts,

WITH QUITCLAIM COVENANTS,

Certain real estate situated in Longmeadow, Hampden County, Massachusetts, bounded and described as follow:

**PARCEL 1:**

**SOUTHERLY:** by Williams Street, a total distance of one hundred fifty and 06/100 (150.06) feet;

**WESTERLY:** by land of First Church of Christ, Scientist, Longmeadow, two hundred seventy-two and 10/100 (272.10) feet;

**NORTHERLY:** by other land of Freebow Construction Co., Inc. one hundred fifty (150) feet; and

**EASTERLY:** by Frank Smith Road, two hundred seventy-five and 26/100 (275.26) feet.

Being the same premises as set forth on a Plan of Land in Longmeadow, Massachusetts, belonging to Freebow Const. Co., Inc., Scale = 1"=40', dated August 1961, M.L. Bowers, Registered Land Surveyor. See plan recorded in Hampden County Registry of Deeds in Book of Plans 82, Page 72.

Subject to restrictions of record as set forth in said above mentioned deed modified however by "modification of restrictions" between Daniel E. Burbank, Jr., et alia and First Church Christ, Scientist, Longmeadow, Massachusetts, which instrument is dated August 7, 1961, and which instrument is recorded in the Hampden County Registry of Deeds at Book 2842, Page 470, to the extent same is in force and applicable.

Subject to easements and restrictions in deed dated October 3, 1961 and recorded with the Hampden County Registry of Deeds on October 27, 1961 at Book 2842, Page 472, to the extent same is in force and applicable.

**PARCEL 2:**

Beginning at a point in the Northerly line of Williams Street at the Southeast corner of land conveyed to S. Prestley Blake, et al, Trustees, by deed dated April 28, 1961 and recorded in Hampden County Registry of Deeds Book 2804, Page 328; thence running Westerly along said Williams Street two hundred eighty-eight (288) feet to the point; thence running Northerly along other land of said S. Prestley Blake, et al, Trustees, in a line making an interior angle of 90° 48' 45" with the last described course three hundred and 3/100 (300.03) feet to a point at land now or formerly of Daniel E. Burbank, Jr., et als; thence running Easterly along last named land in a line making an interior angle of 89° 11' 15" with the last described course, two hundred eighty-eight (288) feet to a point at land now or formerly of Freebow Construction Co., Inc.; thence running Southerly along said last named land in a line making an interior angle of 90° 48' 45" with the last described line three hundred and 3/100 (300.03) feet to the point of beginning the last described line making an interior angle of 89° 11' 15" with the last described course.

Containing 86,400 square feet of land.

Subject to restrictions of record as set forth in said above mentioned deed modified however by "modification of restrictions" between Daniel E. Burbank, Jr., et alia and First Church of Christ, Scientist, Longmeadow, Massachusetts, which instrument is dated August 7, 1961, and which instrument is recorded in the Hampden County Registry of Deeds at Book 2842, Page 470.

Being the same premises conveyed to First Church of Christ, Scientist, Longmeadow-Springfield dated March 14, 1996 and recorded in the Hampden County Registry of Deeds at Book 9431, Page 33.

IN WITNESS WHEREOF, said First Church of Christ, Scientist, Longmeadow-Springfield, hereunto the undersigned have set their hands and the seals as of April 23, 2015.

BOARD OF TRUSTEES:

Amherst P. B.  
witness to all

Corrin Schulze  
Corrin Schulze

Catherine Stephenson  
Catherine Stephenson

Mary Jane Disco  
Mary Jane Disco

COMMONWEALTH OF MASSACHUSETTS  
HAMPDEN, SS.

On this 14 day of April, 2015, before me, the undersigned notary public, personally appeared **CORRIN SCHULZE**, proved to me through satisfactory evidence of identification, which was Driver's license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



Michael P. Ryan  
Notary Public:  
My Commission expires:

COMMONWEALTH OF MASSACHUSETTS  
HAMPDEN, SS.

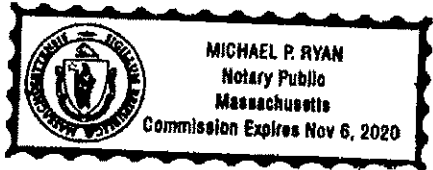
On this 20 day of April, 2015, before me, the undersigned notary public, personally appeared **CATHERINE STEPHENSON**, proved to me through satisfactory evidence of identification, which was Driver's license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



Michael P. Ryan  
Notary Public:  
My Commission expires:

COMMONWEALTH OF MASSACHUSETTS  
HAMPDEN, SS.

On this 9 day of April, 2015, before me, the undersigned notary public, personally appeared **MARY JANE DISCO**, proved to me through satisfactory evidence of identification, which was Driver's license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

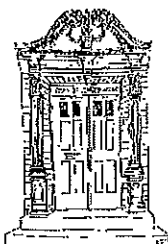


Michael P. Ryan  
Notary Public:  
My Commission expires:

DONALD E. ASHE, REGISTER  
HAMPDEN COUNTY REGISTRY OF DEEDS



FEB 23 2021



# TOWN of LONGMEADOW MASSACHUSETTS



**BOARD OF ASSESSORS**  
20 Williams Street  
Longmeadow, MA 01106  
Telephone 413-565-4115

**BOARD MEMBERS**  
Lawrence Rubin, Chairman  
Carolyn Reed, MAA  
Michael Zeller

**ASSISTANT ASSESSOR**  
Jessica Guerra  
**ASSESSOR'S OFFICE ASSISTANT**  
Alice Chenault

## ABUTTERS LIST REQUEST

(PLEASE ALLOW 10 DAYS FOR FINAL LIST)

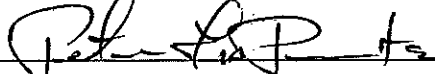
ADDRESS OF PARCEL REQUESTED: 916 Williams Street

OWNER OF PARCEL: Colvest/Longmeadow, LLC

CONTACT PERSON: Peter La Pointe

CONTACT PERSON'S MAILING ADDRESS: 1259 East Columbus Ave. Springfield, MA 01105  
plapointe@thecolvestgroup.com

CONTACT'S PHONE#: 413-363-9793 Ext 213

SIGNATURE:  DATE: February 22, 2021

**\$25 FEE FOR EACH PARCEL REQUESTED (Due with request)**

- Direct Abutter     100' Conservation?     300' -Zoning     Other

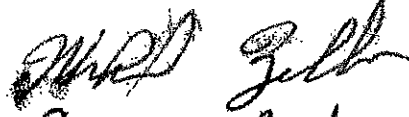
public notification of Planning Board public hearing regarding a proposed zone change

**Zoning: "Parties of Interest" Request**

Section 11 of Chapter 40A of the Massachusetts Laws states,  
"Parties of Interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, ..."

### CERTIFIED LIST OF ABUTTERS

This is to certify that these are the names and addresses of the parties assessed as adjoining "owners in possession" (as opposed to owners of record on January 1) to the requested parcel described on this form.

      2/24/21  
Longmeadow Board of Assessors (stamp)      Date

780/ 132/ 63/ /  
COLVEST/LONGMEADOW, LLC  
1259 EAST COLUMBUS AVENUE,  
SUITE 201  
SPRINGFIELD, MA 01105

594/ 42/ 63/ /  
HAVEN HOUSES, LLC  
37 WEST BROOK RD  
SOUTH HADLEY, MA 01075

756/ 6/ 63/ /  
SLEPSKI, EDWARD M  
SLEPSKI, LORRAINE M  
26 WHITE OAKS DR  
LONGMEADOW, MA 01106

81/ 35/ 41/ /  
GPT LONGMEADOW LLC  
36 WELLES ST, SUITE 220  
GLASTONBURY, CT 06033

594/ 45/ 63/ /  
FACENTE, DINO C  
FACENTE, ANNA L  
234 REDFERN DR  
LONGMEADOW, MA 01106

756/ 9/ 63/ /  
DIETZ, BURTON H  
DIETZ, ROBIN C  
40 WHITE OAKS DR  
LONGMEADOW, MA 01106

330/ 150/ 55/ /  
GRAMMATIKI ANDERSON  
287 FRANK SMITH RD  
LONGMEADOW, MA 01106

594/ 72/ 63/ /  
AGIN, ROBERT V  
AGIN, MADELINE M  
209 REDFERN DR  
LONGMEADOW, MA 01106

756/ 12/ 63/ /  
RAUSEO, ERIN  
RAUSEO, JOHN  
54 WHITE OAKS DR  
LONGMEADOW, MA 01106

330/ 153/ 55/ /  
AXTMANN, PETER C  
AXTMANN, RACHEL D  
299 FRANK SMITH RD  
LONGMEADOW, MA 01106

594/ 75/ 63/ /  
PANTA, RAJU K  
223 REDFERN DR  
LONGMEADOW, MA 01106

780/ 105/ 63/ /  
TEJI, ROHIT  
TEJI, SWEETY  
946 WILLIAMS ST  
LONGMEADOW, MA 01106

570/ 114/ 65/ /  
GRODSKY, SCOTT M  
GRODSKY, CARRAZZA MICHELLE  
534 PINEWOOD DR  
LONGMEADOW, MA 01106

594/ 78/ 63/ /  
STAMBOVSKY, JANICE  
235 REDFERN DR  
LONGMEADOW, MA 01106

780/ 258/ 62/ /  
VORISEK, ELAINE  
875 WILLIAMS ST  
LONGMEADOW, MA 01106

570/ 117/ 65/ /  
WISE, WILLIAM G JR TRUSTEE  
WISE, MARY E TRUSTEE  
550 PINEWOOD DR  
LONGMEADOW, MA 01106

594/ 81/ 63/ /  
REDFERN ROAD LLC/249  
2 SHADY BROOK  
WEST SPRINGFIELD, MA 01089

780/ 259/ 62/ /  
OASSA LEAN LLC  
253 PENDLETON LANE  
LONGMEADOW, MA 01106

570/ 120/ 65/ /  
ADLAKHA, PURNIMA S  
556 PINEWOOD DR  
LONGMEADOW, MA 01106

600/ 3/ 55/ /  
DASCOLI, JOSEPH A  
FACENTE, ANNA LISA  
8 REGENT CR  
LONGMEADOW, MA 01106

780/ 261/ 55/ /  
MASON, ANN M  
895 WILLIAMS ST  
LONGMEADOW, MA 01106

600/ 6/ 55/ /  
SOPHINOS, JAMES L  
20 REGENT CR  
LONGMEADOW, MA 01106

780/ 264/ 55/ /  
COUGHLIN, KEVIN  
COUGHLIN, KAREN L  
911 WILLIAMS ST  
LONGMEADOW, MA 01106

570/ 231/ 65/ /  
RUBIN, NANETTE ETAL TR  
RUBIN FAMILY TRUST  
535 PINEWOOD DR  
LONGMEADOW, MA 01106

600/ 9/ 55/ /  
GANDINI, LOUISA C  
28 REGENT CR  
LONGMEADOW, MA 01106

780/ 267/ 55/ /  
WILLIAMS STREET LLC/925  
8 WILLIAMSBURG LANE  
LONGMEADOW, MA 01106

594/ 39/ 63/ /  
KROOPNICK, LOIS M  
KROOPNICK, RALPH L  
210 REDFERN DR  
LONGMEADOW, MA 01106

756/ 3/ 63/ /  
BALABAN, YVONNE  
12 WHITE OAKS DR  
LONGMEADOW, MA 01106

780/ 270/ 55/ /  
SANTANIELLO, ALEXANDER  
SANTANIELLO, VALIA M  
963 WILLIAMS ST  
LONGMEADOW, MA 01106

780/ 132/ 63/ /  
COLVEST/LONGMEADOW, LLC  
1259 EAST COLUMBUS AVENUE,  
SUITE 201  
SPRINGFIELD, MA 01105

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HAVEN HOUSES, LLC  
37 WEST BROOK RD  
SOUTH HADLEY, MA 01075

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SLEPSKI, EDWARD M  
SLEPSKI, LORRAINE M  
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LONGMEADOW, MA 01106

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GPT LONGMEADOW LLC  
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GLASTONBURY, CT 06033

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FACENTE, DINO C  
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LONGMEADOW, MA 01106

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DIETZ, BURTON H  
DIETZ, ROBIN C  
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LONGMEADOW, MA 01106

330/ 150/ 55/ /  
GRAMMATIKI ANDERSON  
287 FRANK SMITH RD  
LONGMEADOW, MA 01106

594/ 72/ 63/ /  
AGIN, ROBERT V  
AGIN, MADELINE M  
209 REDFERN DR  
LONGMEADOW, MA 01106

756/ 12/ 63/ /  
RAUSEO, ERIN  
RAUSEO, JOHN  
54 WHITE OAKS DR  
LONGMEADOW, MA 01106

330/ 153/ 55/ /  
AXTMANN, PETER C  
AXTMANN, RACHEL D  
299 FRANK SMITH RD  
LONGMEADOW, MA 01106

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PANTA, RAJU K  
223 REDFERN DR  
LONGMEADOW, MA 01106

780/ 105/ 63/ /  
TEJI, ROHIT  
TEJI, SWEETY  
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LONGMEADOW, MA 01106

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GRODSKY, SCOTT M  
GRODSKY, CARRAZZA MICHELLE  
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LONGMEADOW, MA 01106

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STAMBOVSKY, JANICE  
235 REDFERN DR  
LONGMEADOW, MA 01106

780/ 258/ 62/ /  
VORISEK, ELAINE  
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WISE, MARY E TRUSTEE  
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LONGMEADOW, MA 01106

594/ 81/ 63/ /  
REDFERN ROAD LLC/249  
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780/ 259/ 62/ /  
OASSA LEAN LLC  
253 PENDLETON LANE  
LONGMEADOW, MA 01106

570/ 120/ 65/ /  
ADLAKHA, PURNIMA S  
556 PINEWOOD DR  
LONGMEADOW, MA 01106

600/ 3/ 55/ /  
DASCOLI, JOSEPH A  
FACENTE, ANNA LISA  
8 REGENT CR  
LONGMEADOW, MA 01106

780/ 261/ 55/ /  
MASON, ANN M  
895 WILLIAMS ST  
LONGMEADOW, MA 01106

570/ 123/ 65/ /  
OBANDO, OSWALD  
CAPINHA, TERA SILVA  
582 PINEWOOD DR  
LONGMEADOW, MA 01106

600/ 6/ 55/ /  
SOPHINOS, JAMES L  
20 REGENT CR  
LONGMEADOW, MA 01106

780/ 264/ 55/ /  
COUGHLIN, KEVIN  
COUGHLIN, KAREN L  
911 WILLIAMS ST  
LONGMEADOW, MA 01106

600/ 9/ 55/ /  
GANDINI, LOUISA C  
28 REGENT CR  
LONGMEADOW, MA 01106

780/ 267/ 55/ /  
WILLIAMS STREET LLC/925  
8 WILLIAMSBURG LANE  
LONGMEADOW, MA 01106

594/ 39/ 63/ /  
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210 REDFERN DR  
LONGMEADOW, MA 01106

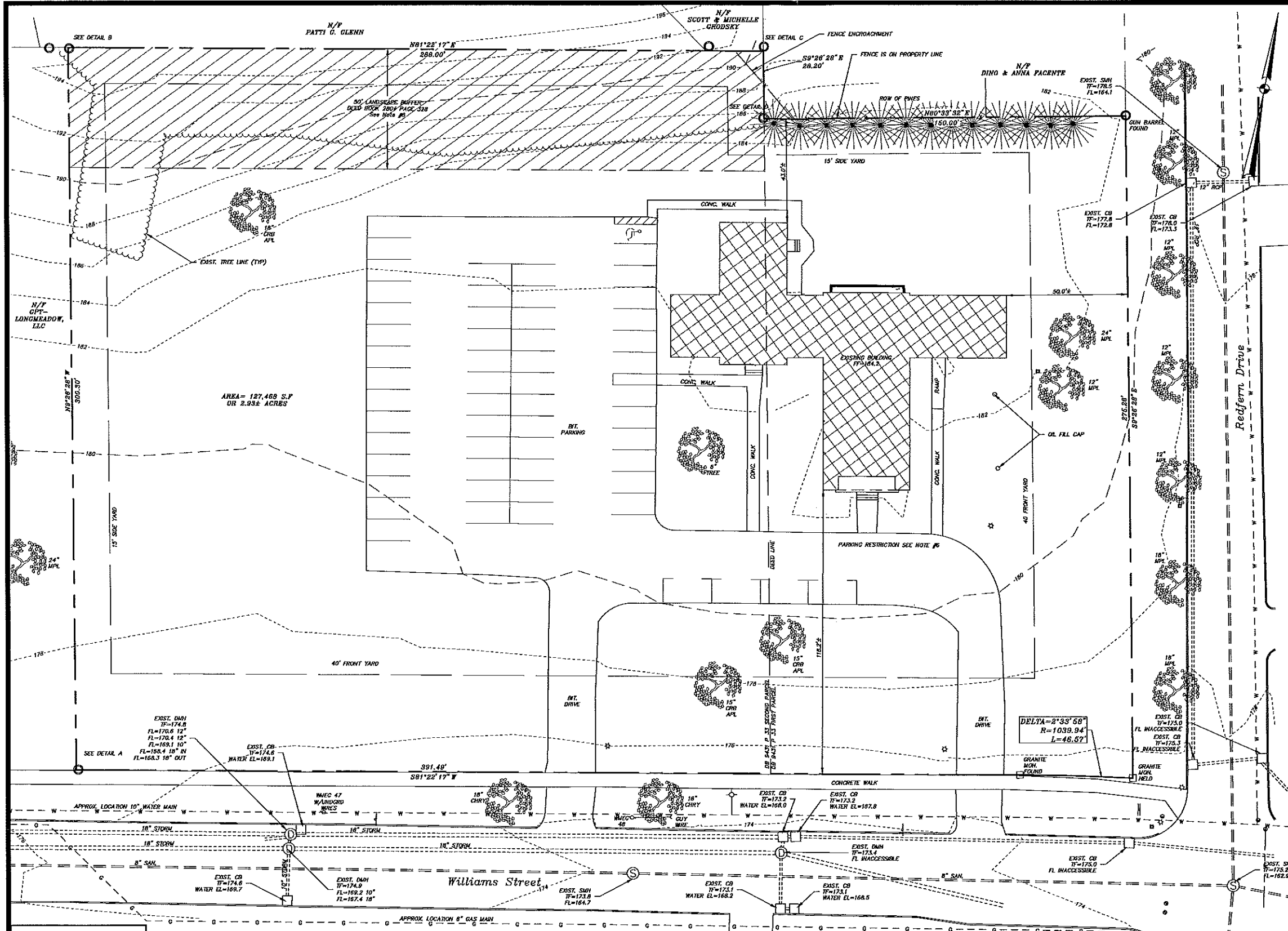
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BALABAN, YVONNE  
12 WHITE OAKS DR  
LONGMEADOW, MA 01106

780/ 270/ 55/ /  
SANTANIELLO, ALEXANDER  
SANTANIELLO, VALIA M  
963 WILLIAMS ST  
LONGMEADOW, MA 01106

570/ 123/ 65/ /  
OBANDO, OSWALD  
CAPINHA, TEREIA SILVA  
568 PINEWOOD DR  
LONGMEADOW , MA 01106

570/ 123/ 65/ /  
OBANDO, OSWALD  
CAPINHA, TEREIA SILVA  
568 PINEWOOD DR  
LONGMEADOW , MA 01106

S:\accd\2014\Civil\2014-086 Colvest - Williams ST\Russos Drawings\2014-086.dwg, 1:1

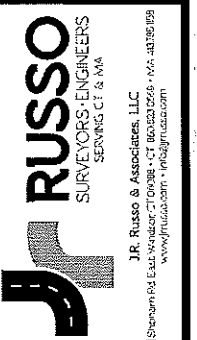


- Map References:
- "Plan Of Land In Longmeadow, Mass. belonging to Freeborn Const. Co. Inc. Aug. 1881 By S.L. Bowers" Plan Book 82 Page 72;
  - "White Oaks Subdivision Sect G Longmeadow Mass. Owned by Freeborn Const. Co. Inc. 1888 By M.L. Bowers" Plan book 14 Page 86;
  - "Definitive Plan Blueberry Acres Section I Land Owned by Claire F. White & Eleanor J. Griswold Longmeadow Mass. September 1879" By Frank Meunier, Jr. Plan Book 147 Page 83;
- Deed Reference:  
DEED BOOK 943H PAGE 33 FIRST AND SECOND PARCELS

- Notes:
- The purpose of this survey is to identify the existing conditions of the parcel shown hereon.
  - Parcel is not located in a Special Flood Hazard Zone (100 year Flood) per Flood Insurance Rate Map Hampden County Massachusetts Map Number 25010C0418E Effective Date July 16, 2013.
  - Horizontal datum based on NAD83 Elevations based on NAVD83 Datum.
  - All underground utility locations on this plan are approximate and may not be complete. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark-out. "Call Before You Dig: 811"
  - Parcel lies in Residential A-1 Zone;
  - DEED RESTRICTIONS MAY EXIST ON THIS PROPERTY other than the 60 foot buffer shown hereon, such as:  
-no parking on the easterly or southerly side of the building  
-architectural review by Burbanck or survivors  
-40' setback to street line  
-restrictions on fences and walls  
Reference is made to restrictions found in:  
-Deed Book 2798 Page 98  
-Deed Book 2804 Page 329  
and releases found in:  
-Deed Book 2842 Page 470  
-Deed Book 2842 Page 472
  - Information on utility laterals to buildings was not found.

LEGEND

|         |                               |
|---------|-------------------------------|
| □       | EXISTING UTILITY HANDHOLE     |
| ○       | EXISTING UTILITY POLE         |
| ☆       | EXISTING LIGHT POLE           |
| △       | EXISTING BUILDING LIGHT       |
| ⊥       | EXISTING OVERHEAD ELECTRIC    |
| - - -   | EXISTING UNDERGROUND ELECTRIC |
| ⊕       | EXISTING WATER GATE           |
| ⊖       | EXISTING HYDRANT              |
| —       | EXISTING WATER LINE           |
| ⊗       | EXISTING GAS GATE             |
| - - -   | EXISTING GAS LINE             |
| □       | EXISTING CATCH BASIN          |
| ⊙       | EXISTING DRAINAGE MANHOLE     |
| ⊗       | EXISTING STORM SEWER          |
| ⊗       | EXISTING SANITARY MANHOLE     |
| - - -   | EXISTING SANITARY SEWER       |
| —       | EXISTING SIGN                 |
| ○       | EXISTING IRON PIN (FOUND)     |
| ●       | PROPOSED IRON PIN             |
| ○       | EXISTING MONUMENT (FOUND)     |
| ○       | EXISTING SPOT GRADE           |
| 15.5x.5 | EXISTING CONTOUR              |
| —       | EXISTING TRELISE              |
| ~       | LIMIT OF WETLANDS             |
| —       | EXISTING EDGE OF PAVEMENT     |
| —       | EXISTING CURB                 |
| —       | PROPERTY LINE                 |
| —       | EASEMENT LINE                 |
| —       | BUILDING LINE                 |



J.R. Russo & Associates, LLC  
15th Street East Windsor, CT 06095-0266 • FAX: 860-398-9898  
www.jrusso.com • enr@jrusso.com

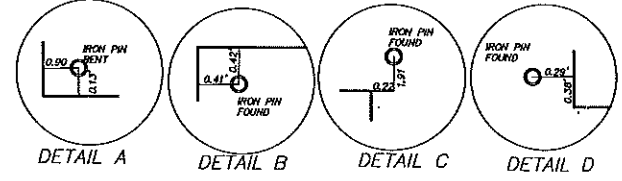
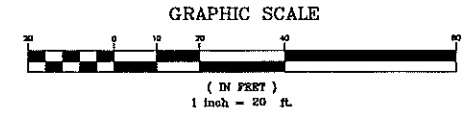
REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

Plan Prepared For:  
**THE COLVEST GROUP LTD.**  
916 Williams Street  
Longmeadow MA  
MAP 780 BLOCK 132 LOT 63

Boundary & Existing Conditions Plan

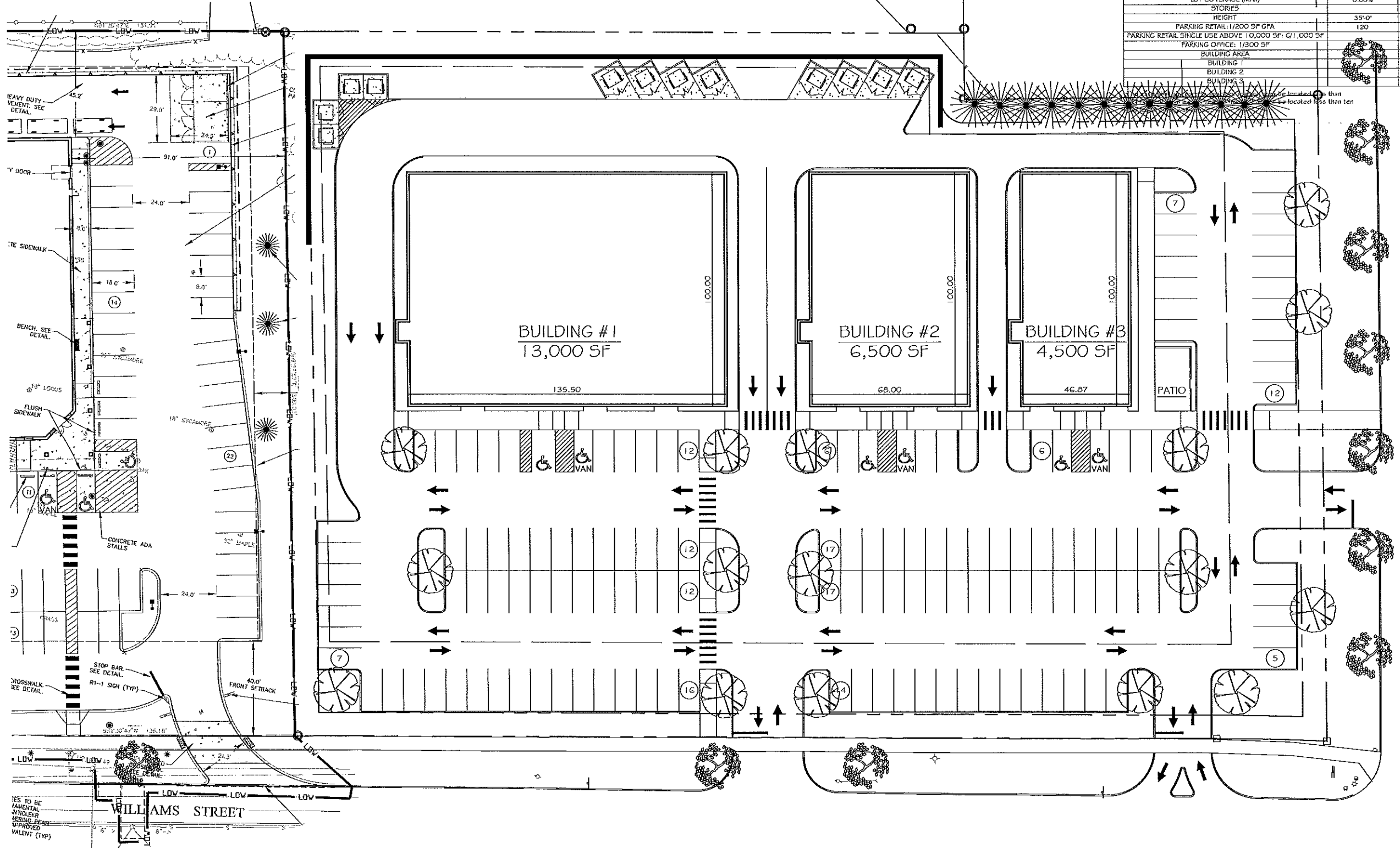
|            |            |
|------------|------------|
| DATE       | 10-07-2014 |
| SCALE      | 1"=20'     |
| JOB NUMBER | 2014-086   |
| SHEET      | 1 of 1     |



This plan and survey:  
• conforms to the technical and procedural standards for the practice of land surveying in the Commonwealth of Massachusetts  
• has been prepared in conformity with the rules and regulations of the Registers Of Deeds of the Commonwealth of Massachusetts.  
• The property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established;  
• No new lines for division of existing ownerships or for new ways are shown.

Robert L. Saunders, L.L.S. Mass. #45290 Date: 10-7-14

| ZONING DATA TABLE                                     |           |                    |
|---|-----------|--------------------|
| ZONE: RESIDENTIAL A-1, PROPOSED BUSINESS              |           |                    |
| ITEM  | REQUIRED  | ALLOWED / PROVIDED |
| MINIMUM LOT AREA                                      | 30,000 SF | 127,468 SF         |
| FRONTAGE  | 130'-0"   | 0'-0"              |
| FRONT SETBACK   | 40'-0"    | 0'-0"              |
| SIDE SETBACK  | 15'-0"    | 0'-0"              |
| SIDE SETBACK (ABUTTING RESIDENTIAL)                   | 15'-0"    | 0'-0"              |
| REAR SETBACK  | 15'-0"    | 0'-0"              |
| REAR SETBACK (ABUTTING RESIDENTIAL)                   | 15'-0"    | 0'-0"              |
| LANDSCAPE BUFFER (FRONT YARD)                         | 10'-0"    | 0'-0"              |
| LANDSCAPE BUFFER (SIDE & REAR YARD)                   | 10'-0"    | 0'-0"              |
| LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)               | 0'-0"     | 0'-0"              |
| LOT COVERAGE (MAX)                                    | 0.00%     | 0.00%              |
| STORIES   |           |                    |
| HEIGHT  | 35'-0"    | 0'-0"              |
| PARKING RETAIL: 1/200 SF GFA                          | 120       | 143                |
| PARKING RETAIL SINGLE USE ABOVE 10,000 SF: G/1,000 SF |           |                    |
| PARKING OFFICE: 1/300 SF                              |           |                    |
| BUILDING AREA   |           |                    |
| BUILDING 1  |           | 13,000 SF          |
| BUILDING 2  |           | 6,500 SF           |
| BUILDING 3  |           | 4,500 SF           |



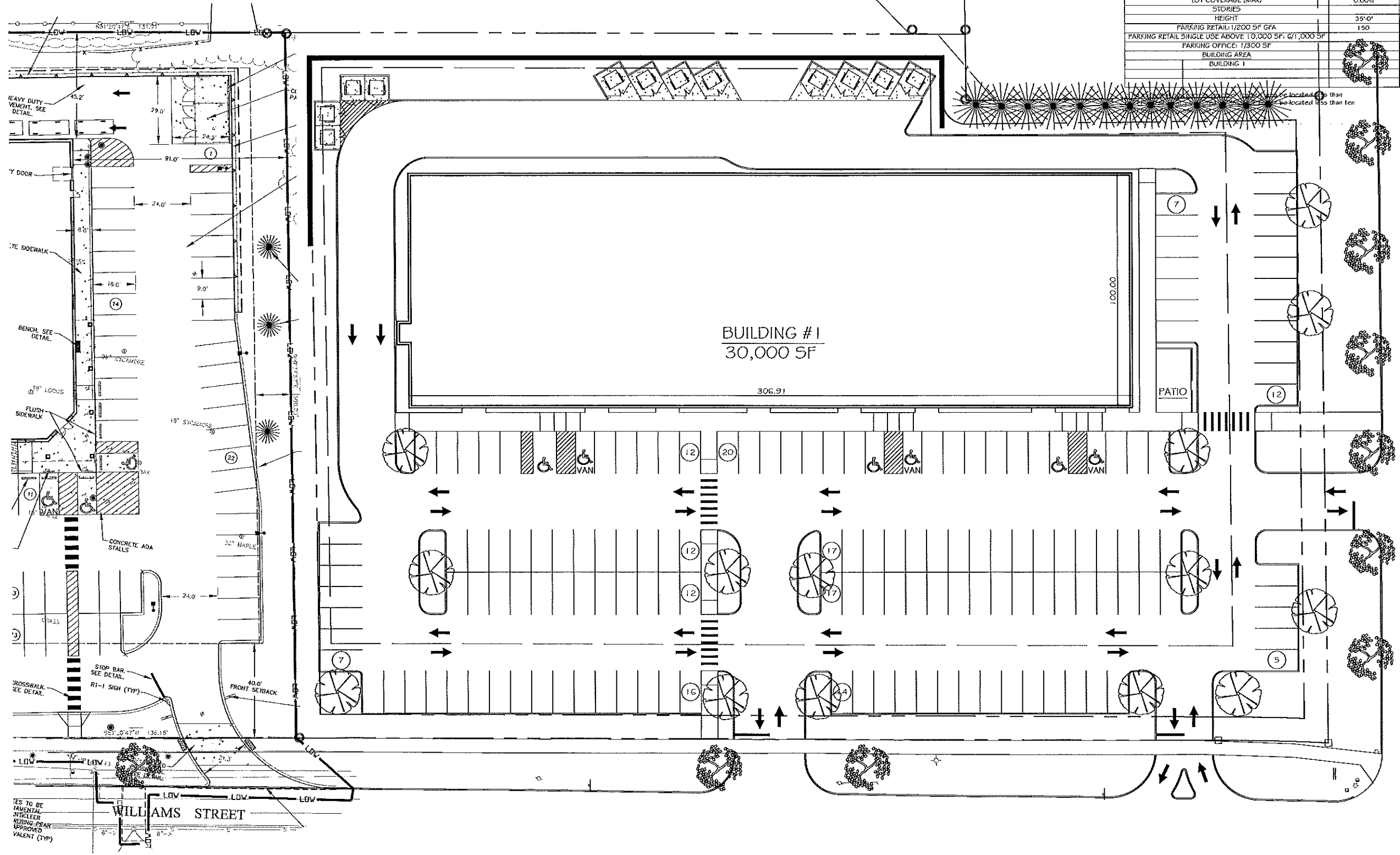
**THE COLVEST GROUP**  
 1259 East Columbus Avenue - Suite 201  
 Springfield, Massachusetts 01105  
 P. 413.363.9793 - F. 413.363.2643

LOCATION: WILLIAM ST & FRANKLIN SMITH/REDFERN ST  
 LONGMEADOW, MA  
 DRAWING NAME: CONCEPTUAL SITE PLAN

SAVE NAME: Conceptual Site Plan C-16.dwg  
 PROJECT NO: XXXX  
 DRAWN BY: BM  
 DATE: 2021-02-15  
 SCALE: 1" = 20' - 0"  
 DRAWING NO:

C-16

| ZONING DATA TABLE                                     |                  |            |
|---|------------------|------------|
| ZONE: RESIDENTIAL A-1, PROPOSED BUSINESS              |                  |            |
| ITEM  | REQUIRED/ALLOWED | PROVIDED   |
| MINIMUM LOT AREA                                      | 30,000 SF        | 127,468 SF |
| FRONTAGE  | 150'-0"          | 0'-0"      |
| FRONT SETBACK   | 40'-0"           | 0'-0"      |
| SIDE SETBACK  | 15'-0"           | 0'-0"      |
| SIDE SETBACK (ABUTTING RESIDENTIAL)                   | 15'-0"           | 0'-0"      |
| REAR SETBACK  | 15'-0"           | 0'-0"      |
| REAR SETBACK (ABUTTING RESIDENTIAL)                   | 15'-0"           | 0'-0"      |
| LANDSCAPE BUFFER (FRONT YARD)                         | 10'-0"           | 0'-0"      |
| LANDSCAPE BUFFER (SIDE & REAR YARD)                   | 10'-0"           | 0'-0"      |
| LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)               | 0'-0"            | 0'-0"      |
| LOT COVERAGE (MAX)                                    | 0.00%            | 0.00%      |
| STORIES   |                  |            |
| HEIGHT  | 35'-0"           | 0'-0"      |
| PARKING RETAIL: 1/200 SF GFA                          | 150              | 151        |
| PARKING RETAIL SINGLE USE ABOVE 10,000 SF: 6/1,000 SF |                  |            |
| PARKING OFFICE: 1/300 SF                              |                  |            |
| BUILDING AREA   |                  |            |
| BUILDING 1  |                  | 30,000 SF  |

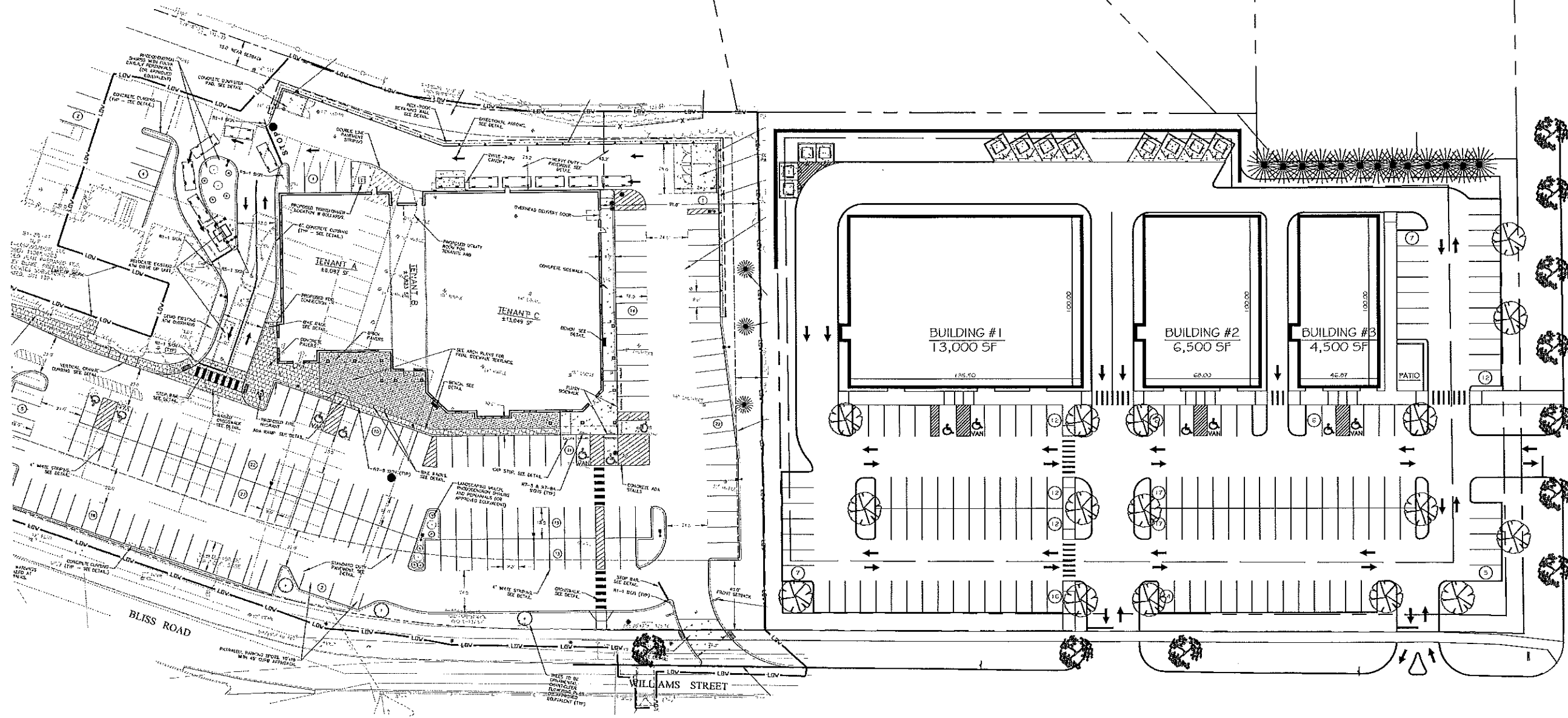


**THE COLVEST GROUP**  
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 Springfield, Massachusetts 01105  
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LOCATION: WILLIAM ST & FRANKLIN SMITH/REDFERN ST  
 LONGMEADOW, MA  
 DRAWING NAME: CONCEPTUAL SITE PLAN

SAVE NAME: Conceptual Site Plan C-17.dwg  
 PROJECT NO: XXXX  
 DRAWN BY: BM  
 DATE: 2021-02-25  
 SCALE: 1" = 20' - 0"  
 DRAWING NO:

C-17



**THE COLVEST GROUP**  
 1259 East Columbus Avenue - Suite 201  
 Springfield, Massachusetts 01105  
 P. 413.363.9793 - F. 413.363.2643

WILLIAM ST # FRANKLIN SMITH/REDFERN ST  
 LONGMEADOW, MA

CONCEPTUAL  
 SITE PLAN

LOCATION:  
 DRAWING NAME:

SAVE NAME:  
 Conceptual Site Plan  
 C-1G.dwg

PROJECT NO:  
 XXXX

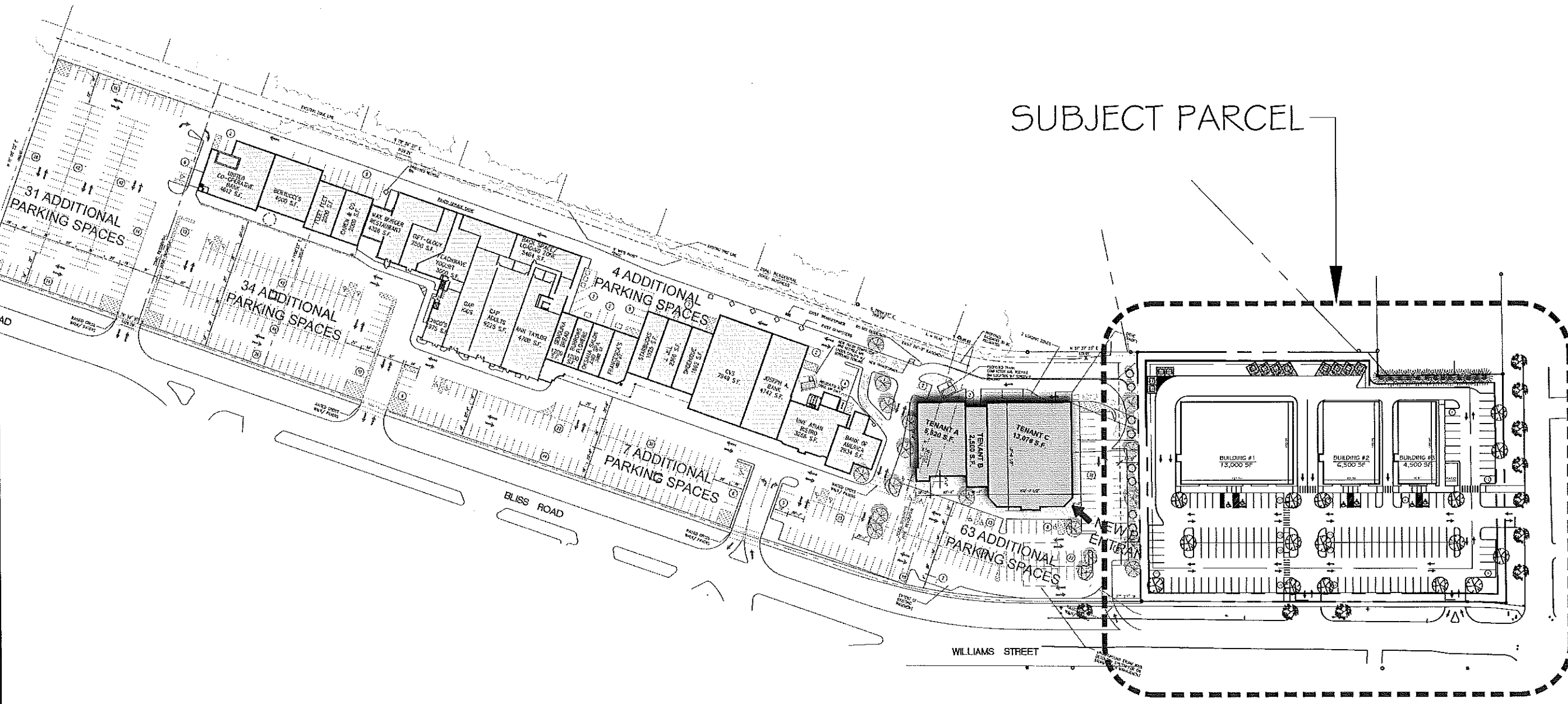
DRAWN BY:  
 BM

DATE:  
 2021-02-15

SCALE:  
 1" = 30' - 0"

DRAWING NO:  
 C-16





SUBJECT PARCEL

**THE COLVEST GROUP**  
 1259 East Columbus Avenue - Suite 201  
 Springfield, Massachusetts 01105  
 P. 413.363.9793 - F. 413.363.2643

LOCATION: WILLIAM ST & FRANKLIN SMITH/REDFERN ST  
 LONGMEADOW, MA  
 DRAWING NAME: CONCEPTUAL SITE PLAN

SAVE NAME: Conceptual Site Plan  
 C-16.dwg  
 PROJECT NO: XXXX  
 DRAWN BY: BM  
 DATE: 2021-02-15  
 SCALE: 1" = 60' - 0"  
 DRAWING NO:

C-16