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Special Permit and Site Plan Review Application
Swift River Addiction Recovery Center
151 South Street Plainfield, MA
PROJECT NARRATIVE

June 24, 2019

Use Group: (From Exhibit D - Use Table of the Plainfield Zoning By-Law)
Institutional, Personal Care Facility, Including Alcohol and Drug Centers

SP Required: Special Permit and Site Plan Review

The Swift River Campus comprises a primary 1 1/2-story courtyard building with an approximate footprint of 22,000 SF as well as several smaller outbuildings.

This project includes the demolition of an existing building and an addition designed to accommodate a pharmacy and nurses' station and exam rooms for an existing addiction treatment center. The proposed single-story wood frame addition is approximately 1,800 square feet. It extends off the southwest wing of the existing building towards a 500-square-foot building currently occupied as office space. Please reference the attached drawings. That existing structure is slated to be demolished as part of this project. The footprint of the addition aligns nearly directly over the footprint of the building that is to be demolished.

The project has been reviewed by the Conservation Commission with a negative determination. Please see the attached documentation from the Plainfield Conservation Commission.

Special Permit Criteria

1. The structure is a modest wood framed addition to a previously permitted and operational business in the Town of Plainfield. It is rural and agricultural in its design, and generally compatible with the scale and character of the existing use.
2. The addition is mostly sheltered from the street in the courtyard of the existing building. It will be staffed predominantly by employees currently working at the facility and not a source of air, water or noise pollution.
3. The project will comply with all other criteria of the Bylaw.
4. The construction will be staged from an adjacent paved driveway, minimizing disturbance of the site beyond the proposed footprint of the addition. Storm drainage for the roofs will be collected into the existing storm drain system that will be modified to accommodate the new construction. With the exception of the accessible sidewalk along the south edge of the new addition, no other paving is being added to the site. The degree of this new sidewalk is more than offset by the removal of existing concrete sidewalks and ramp. Please see D1.1
5. No new toilets are being proposed in this addition. Five new hand washing sinks and a mop sink are included in the project and will be directed to the existing sanitary waste system. Please see the attached "Distribution Modifications" report by Berkshire Engineering Inc.

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6. The protected nature of the site will minimize the impact of the addition on any neighbors. The neighbor most affected is the owner itself on their adjacent property to south which is located in Cummington. The building will be heated and cooled by a heat pump located on the east side of the building, facing away from the street.

ATTACHMENTS:

- Application for Site Plan Review and Special Permit
- Architectural Partial Permit Set
- Site Plan
- 5/14/19 Plainfield Con Com Negative Finding
- 5/14/19 Berkshire Engineering Distribution Modification Report