# Mosier Elementary School

South Hadley, MA

## FEASIBILITY STUDY

*March 18, 2026*

MOUNT VERNON GROUP
ARCHITECTS



# Preliminary Alternatives Review Recap

- Alternatives Evaluation Criteria and Discussion
- (7) Alternatives were Reduced to (2) for Further Consideration
- Responsive to SOI, Floor/Site Plans, Construction Impact
- Preferred Central Core Spaces, Neighborhood Grade Configurations
- Preferred Compact / Efficient Plans

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# Alternatives Discussion Points Recap

- Grade Configuration that Best Addresses the District's Needs
- Expand Pre-K and Middle School Vocational Programs
- New Construction vs. Renovations & Additions
    1. Address Education Program Needs
    2. Swing Space Needed?
    3. Interruption of Education Delivery
    4. Design-Bid-Build vs. CM at Risk
- Mosier ES vs. Smith MS Site
    1. Disruption of Site Activities
    2. Campus Environment
    3. Developing One Site vs. Two

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# PSR Submission Progress

- Updated Floor Plans
- Updated Site Plan

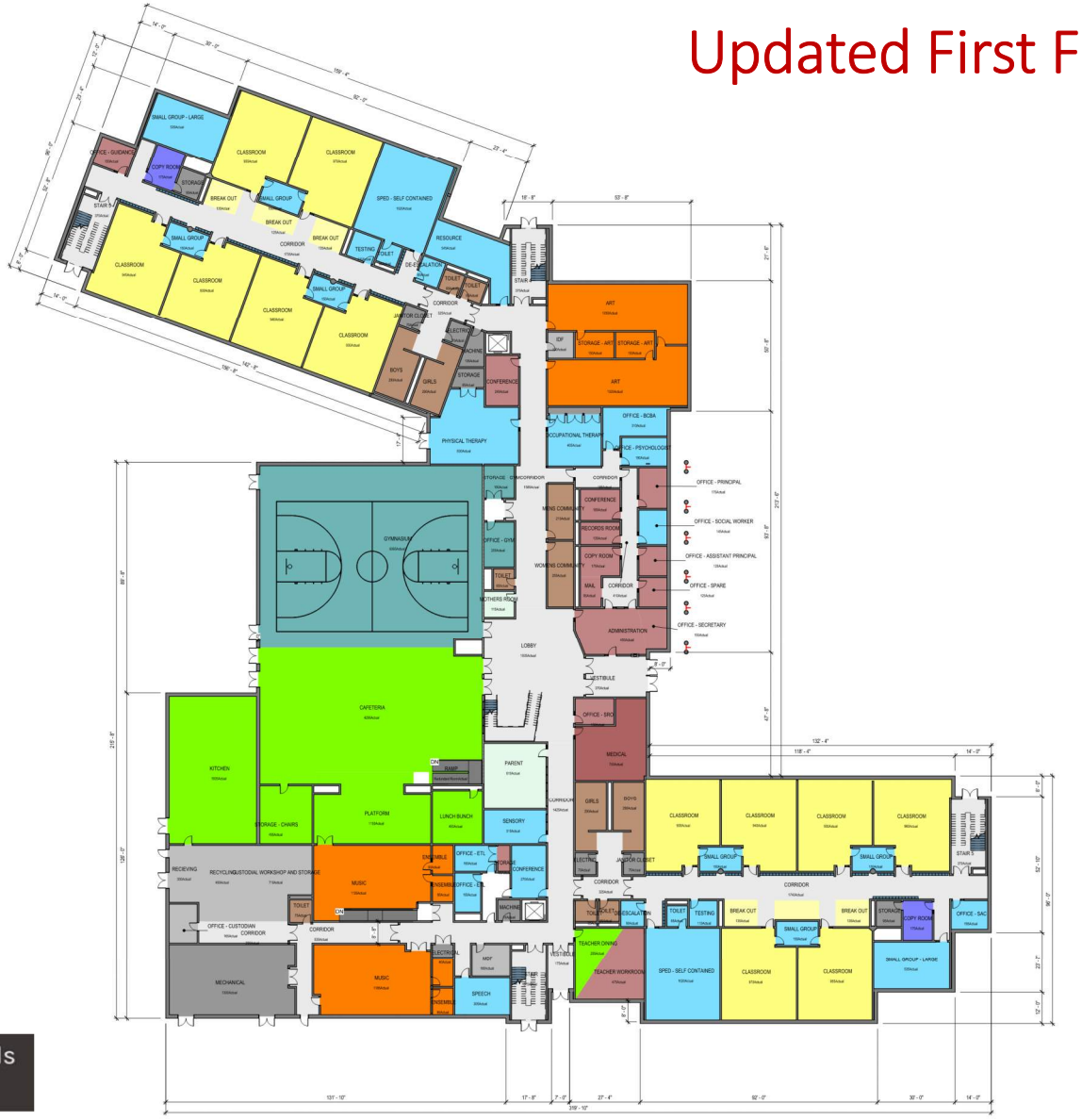
- Updated Plans, Summary and Reports Sent to Estimators
- Additional Borings
- Site Survey and Traffic Study

- Received the MSBA PDP Submission Review Comments

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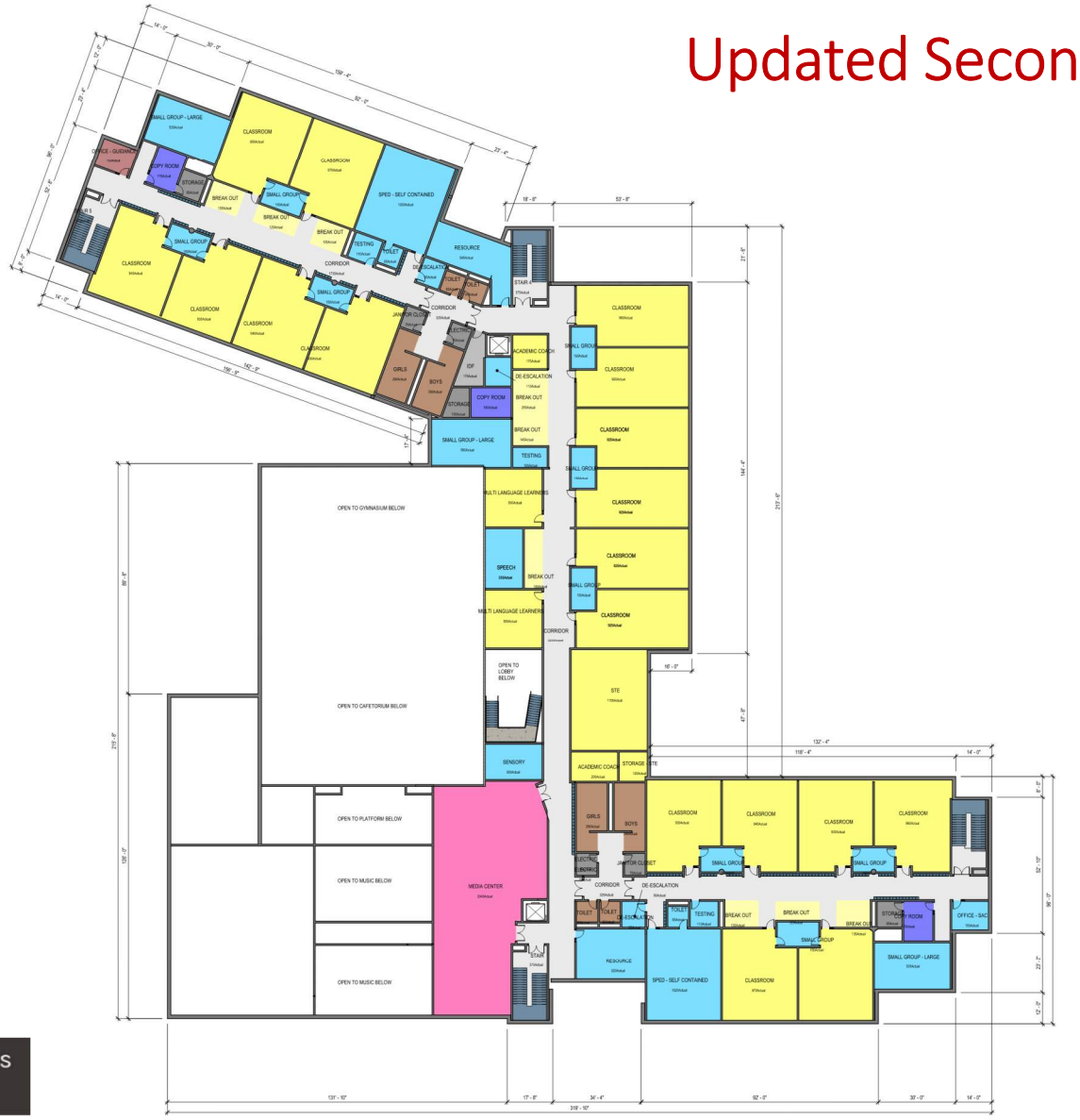
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# Updated First Floor Plan



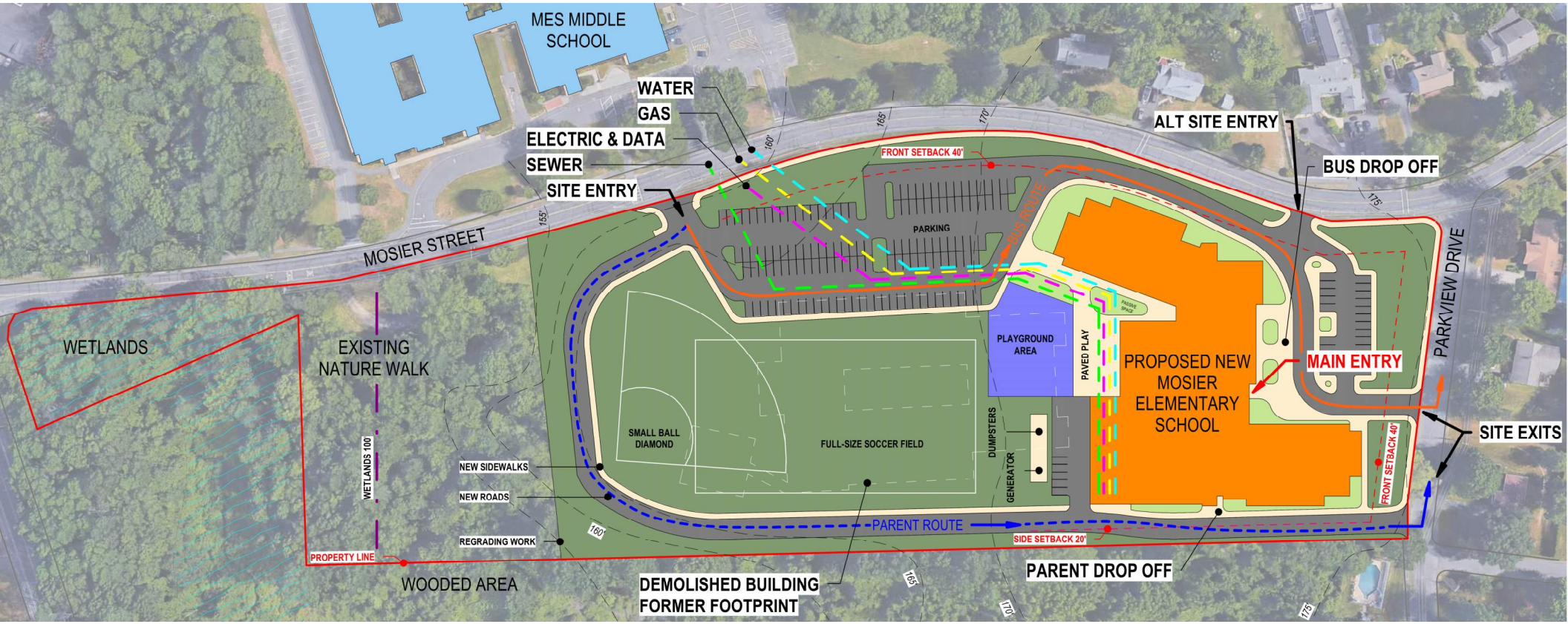

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# Updated Second Floor Plan




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# Updated Site Plan




- Residence A-1 Zoning District Parameters:
  - Minimum Setbacks – Front Yard -40’ & Side Yard - 20’
  - Maximum Building Height – (6) Stories / 60’

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**Town of South Hadley**

**Dimensional Regulations Schedule for Buildings and Structures**
**[Amended 5-10-2023 ATM by Art. 22]**

| Zoning District - Requirement | Minimum Lot Area (square feet) | Minimum Lot Frontage (feet) | Maximum Building Coverage (%) | Maximum Impervious Coverage | Minimum Yard Setback (feet) | | | Maximum Height | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Front | Side | Rear | Stories | Feet |
| **Residence A-1 Zoning District** | | | | | | | | | |
| Basic requirements: | | | | 60% | | | | | |
| Principal uses | 22,500 | 125/a | 30 | | 40/b | 20/c | 25 | 3 | 35 |
| Accessory uses/l | — | — | 10 | | 40/b | 20/c/g | 10/d | 2 | 25/e |
| Principal uses in Water Supply Protection Overlay District - unsewered | 40,000/h | 125/a | 30 | | 40/b | 20/c | 25 | 3 | 35 |
| Special requirements – if different from above: | | | | | | | | | |
| Flag lot special permit – principal use | 45,000 | 125 | 30 | | 40 | 20 | 25 | 3 | 35 |
| Flag lot special permit – accessory use | — | — | 10 | | 40 | 20 | 25 | 2 | 25/e |
| Flag lot special permit in Water Supply Protection Overlay District - unsewered | 80,000 | 125 | 30 | | 40 | 20 | 25 | 2 | 35 |
| Flexible development/i/j/k | | | | | | | | | |
| Principal uses | 2,000 | 20 | k | | 15 | 0 to 7 | 10 | 3 | 35 |
| Accessory uses | — | — | k | | 15 | 0 to 7 | 10 | 2 | 25 |
| Other uses with special permit: | 87,120/f | | 20 | | 30 | 50 | 50 | | |
| Telephone exchanges, lodges, social and community center buildings | | | | | | | | 3 | |
| Churches, schools, colleges, libraries, Town buildings, and similar uses | | | | | | | | 6 | 60 |

**NOTES:**

a. Frontage when measured on an inside curve may be less than 125 feet. It must, however, be a minimum of 125 feet on the front setback line, and the minimum total lot area must be 22,500 square feet or according to Footnote h.

b. Front yard setback of any building or structure shall be at least as great as that of the nearest building on either side thereof facing the same street and within 500 feet or within the same block or district, whichever is the lesser distance. When the setback required by this provision exceeds 40 feet, such setback need not be greater than 80% of the distance so required if said distance is between 40 feet and 50 feet, and need never be more than 50 feet. The front setback for a dwelling or its attached garage on a lot with a side lot line adjoining a business or industrial district, need not exceed 15 feet.

c. On a corner lot, no building or structure shall be erected or altered to be less than 40 feet from any street line. On a lot recorded or registered at the time of adoption of this bylaw with a frontage of 100 feet or less, the minimum side yard dimension shall be 10 feet.

d. Minimum rear yard dimension shall be five feet for a one-story accessory building.

e. Maximum height of one-story accessory buildings shall be 17 feet.

f. Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.

g. Minimum side yard dimension shall be 10 feet for a utility shed of 50 square feet or less.

h. Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.

i. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.

j. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.

k. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.

l. Accessory dwelling units must conform with § 255-50.

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# Thank You



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