

JEFF SQUIRE, Chair
MARK CAVANAUGH, Vice-Chair
MELISSA O'BRIEN, Clerk
BRAD HUTCHISON
DIANE SUPCZAK-MULVANEY
LARRY BUTLER

RICHARD HARRIS, Director of Planning & Conservation

**TOWN OF SOUTH HADLEY
NOTICE OF PLANNING BOARD PUBLIC HEARING
Relative to Proposed Zoning By-Law and Map Amendments**

Pursuant to the provisions of South Hadley Zoning By-Law, Article II and M.G.L. Chapter 40A, Section 5, the Planning Board of the Town of South Hadley will hold separate public hearings to discuss proposed amendments to the South Hadley Zoning By-Law and Zoning Map regarding the Water Supply Protection District and Special Permit Conditions as noted herein. Additionally, pursuant to Section 1-1 of the Bylaws of the Town of South Hadley, the Planning Board of the Town of South Hadley will also hold a separate public hearing on a proposed amendment to the Stormwater Management Bylaw (Chapter 200 of the Bylaws of the Town of South Hadley. The public hearings will be held as follows:

Place: South Hadley Town Hall, Selectboard Meeting Room;
116 Main Street, South Hadley, MA
Date: Monday, April 22, 2019
Time: 6:45 p.m. (Proposed Articles PB-1, PB-2, and PB-3)
Time: 7:00 p.m. (Proposed Article PB-4)
Time: 7:05 p.m. (Proposed Article PB-5)

The subject matter of the proposed amendments to the Zoning By-Law and Zoning Map are as follows:

Article PB-1. To see if Town Meeting will amend Chapter 255 (the Zoning Bylaw) in Section 255-35D – Permitted Uses - by deleting the existing item (8) regarding “Excavation” and inserting a new item (8) indicating that only Earth Removal, Extraction, and/or Fill Activities identified as exempt in § 255-84A(2) may be permitted; in Section 255-35E – Prohibited Uses - by inserting “Major and Other Earth Removal, Extraction, and/or Fill Activities” where a permit by the Building Commissioner is required in Section 255-84 as a Prohibited Use; and in the Use Regulations Schedule (Attachment A) by changing Major Earth Removal, Extraction, and/or Fill Activities and Other Earth Removal, Extraction, and/or Fill Activities (as defined in Section 255-84) within the Water Supply Protection District from allowed by Special Permit and Permitted by Right to Prohibited as detailed in the Planning Board’s Report to Town Meeting, or take any other action relative thereto.

Article PB-2. To see if Town Meeting will amend Chapter 255 (the Zoning Bylaw) in Section 255-35A - Purposes, by clarifying the purposes of the District; in Section 255-35B – Scope of Authority, by clarifying that any use prohibited in an underlying zoning district is also prohibited in the Water Supply Protection District; in Section 255-35C – District Delineation, by revising the boundaries of the Water Supply Protection District; in Section 255-35E – Prohibited Uses by clarifying/modifying the prohibited uses; in Section 255-35F – Restricted Uses, by deleting item (1) in its entirety and inserting a new item (1) regarding restrictions on “exempt” activities under Section 255-84 and clarifying/modifying the restrictions on uses; in Section 255-35H – Special Permit Uses by clarifying that all uses requiring a

Special Permit in the underlying zoning district also require a Special Permit in the Water Supply Protection District; and in Section 255-35H – Special Permit Uses in item (3)(a) by clarifying/revising the Special Permit Review Process to be followed for the Water Supply Protection as detailed in the Planning Board’s Report to Town Meeting, or take any other action relative thereto.

Article PB-3. To see if Town Meeting will amend Chapter 255 (the Zoning Bylaw) in regard to the Water Supply Protection District in Section 255-35D – Permitted Uses, in item (1) by adding the maximum amount of a lot that may be impervious and requiring a portion of the lot to be retained in a natural vegetative state; and in the Dimensional Regulations Schedule (Attachment B) by specifying the maximum building coverage and maximum impervious coverage for Principal uses in the Water Supply Protection Overlay District (unsewered) as detailed in the Planning Board’s Report to Town Meeting, or take any other action relative thereto.

Article PB-4. To see if Town Meeting will amend Chapter 255 (the Zoning Bylaw) in Section 255-130 by inserting an item E providing that “a condition of any Special Permit is that the approval is conditioned upon the applicant obtaining all other local, State, and/or Federal approvals required for the activity authorized by the Special Permit” as detailed in the Planning Board’s Report to Town Meeting, or take any other action relative thereto.

The subject matter of the proposed amendments to the Stormwater Management Bylaw (Chapter 200) are as follows:

Article PB-5. To see if Town Meeting will amend Chapter 200 (the Stormwater Management Bylaw) Section 200-20 in regards to Specific Design Criteria to restrict the discharge of runoff originating in the Zone II or Zone III of the Dry Brook Public Water Supply Well from being diverted to places outside of said Zone II or Zone III as detailed in the Planning Board’s Report to Town Meeting, or take any other action relative thereto. (Note: This is a General Bylaw Amendment – not a Zoning Bylaw Amendment)

The complete text and maps (if any are applicable) relative to the proposed amendments are available for inspection during regular business hours (8:30 a.m. to 4:30 p.m.) at the following place:

South Hadley Planning & Conservation Department
Town Hall – 116 Main Street - Room 204
South Hadley, MA 01075

Additionally, a copy of said proposed amendments is posted on the Planning & Conservation Department page of the Town’s website under “Proposed Bylaw Amendments” - 2019 Proposals. Any person interested in, or wishing to be heard on, the proposed by-law amendment should appear at the time and place designated for the public hearing.

Melissa O’Brien, Clerk
South Hadley Planning Board

Publication: Friday, March 29, 2019
Friday, April 5, 2019