

**SOUTH HADLEY PLANNING BOARD VIRTUAL MEETING  
MEETING MINUTES JANUARY 26, 2026**

**Present:** Diane Mulvaney, Chair; Nate Therien, Vice-Chair; Brad Hutchison, Clerk; Rob Watchilla, Member; Bob Szklarz, Member; Anne Capra, Director of Planning and Conservation; and Colleen Canning, Planning/Conservation Coordinator

**Virtual location:** Zoom Webinar

8 attendees were present as identified on the Zoom Webinar attendance report (attached).

Chair Mulvaney called the meeting to order at 6:30 PM and reviewed the meeting protocols.

**Agenda Item #1 --- Open Comment Period**

No comments were heard during the open comment period.

**Agenda Item #2--- Minutes**

Approval of minutes were deferred to the next meeting.

**Agenda Item #3 --- Correspondence**

Correspondence was sent to the Board prior to the meeting.

**Agenda Item #4 --- 6:30 PM - Public Hearing Continuation - to consider applications for Site Plan Review and Stormwater Management filed by SAI Shyam, LLC c/o Himanshu Patel for development of a 7 duplex (14 unit) residential townhouse community at 506 Granby Road, Assessor's Map 32 Parcel 52**

Chair Mulvaney called the public hearing into order at 6:36 PM. (See public hearing minutes)

The regular meeting reconvened at 8:34 PM.

**Agenda Item #6 --- Discussion on Sign Bylaw Amendments**

The Board was engaged in ongoing discussions to consider amendments to the sign bylaw. Director Capra would provide an updated draft, with revised framework, to the Board for discussion at an upcoming meeting.

**Agenda Item #5 --- Discussion on Floodplain Bylaw Amendment**

The Board was expected to review Floodplain Bylaw amendments and provide recommended action for adoption at Town Meeting in May. The existing draft had been provided to local and state regulatory authorities for comment. Consideration would be ongoing.

**Agenda Item #8 -- Planning & Conservation Department Report on Planning Projects and Development Updates**

Director Capra detailed the following items:

- *Upcoming Meetings* – The Board would meet next on February 9 and February 23
- *EV Charging Stations* – A webinar would be held on January 27 to consider electric vehicle charging stations in South Hadley Falls.
- *Agricultural Uses* – The Board was scheduled to discuss Agricultural Bylaw amendments in March.

**Agenda Item #8--- Other New Business**

Members identified that meetings, which were currently held virtually, would return to hybrid format in March. Vice-Chair Therien indicated that he was unable to attend the April 13 meeting.

Chair Mulavney invited those interested to an upcoming community meeting and tour of Mosier School to consider the need for a new school building.

**Agenda Item #9 --- Adjournment**

**Motion:** Member Szklarz moved to adjourn the meeting. Vice-Chair Therien seconded the motion. Five **(5)** out of five **(5)** members voted in favor of the motion through roll call vote.

The meeting adjourned at 8:47 PM.

Respectfully Submitted,  
Colleen Canning, Planning/Conservation Coordinator

**Appendix**

<b>Document</b>	<b>Document Location</b>
Zoom Attendance Report	Attached

**SOUTH HADLEY PLANNING BOARD PUBLIC HEARING CONTINUATION:**

Site Plan Review and Stormwater Management applications filed by SAI Shyam, LLC  
c/o Himanshu Patel for development of a 7 duplex (14 unit) residential townhouse community at  
506 Granby Road, Assessor's Map 32 Parcel 52

**MEETING MINUTES OF JANUARY 26, 2026**

**Present:** Diane Mulvaney, Chair; Nate Therien; Vice-Chair; Brad Hutchison, Clerk; Rob Watchilla (recused), Member; Bob Szklarz, Member; Anne Capra, Director of Planning and Conservation; Colleen Canning, Planning/Conservation Coordinator

**Virtual location:** Zoom Webinar

8 attendees were present virtually as indicated in the Zoom attendance report (attached.)

Member Watchilla recused himself from the public hearing as he was not present at the previous hearing, and the applicant's consultant was representing a separate project in the community of his employment.

Chair Mulvaney called the public hearing back into order at 6:36 PM.

The applicant's engineering consultant, Rob Levesque of R Levesque Associates and planning consultant, Richard Harris, were present at the hearing. The application peer-review consultant, Steve Lee of Beta Group, was also present.

Rob Levesque detailed the updated materials provided since the previous public hearing date. An invasive management and planting plan had been provided, as well as report of culvert functionality and sizing at Conti Drive. The site plan had been revised to show additional parking, and a pedestrian crossing to connect the residential development to the commercial portion of site. The project had been reviewed and approved by the Conservation Commission at their last meeting.

Director Capra questioned if the parking lot orientation near the handicap space would successfully allow vehicles to exit spaces without collision. Rob Levesque understood the concern, and would revise the parking lot arrangement.

Members discussed the pedestrian crossing provided to connect the new residential development to the existing commercial portion of the site. Rob Levesque identified that the crossing would provide access to overflow parking, rather than require residents to walk on Conti Drive when utilizing the overflow lot.

Vice-Chair Therien considered if additional plantings or vegetative screening could be provided, such as vegetative screening along the road and/or plantings along the front of units. Discussion would be ongoing.

Clerk Hutchison asked for clarity on snow and trash removal practices. Rob Levesque responded that each dwelling would be provided with a trash enclosure located between the units. Snow would be hauled off site as conditions necessitated.

Members returned to discussion of plantings and vegetative screening. Rob Levesque stated that units would need to be placed further back from the parking lot to accommodate plantings along building façade. This could be accomplished, but review from the Conservation Commission would be required as relocation would place units closer to jurisdictional areas. Members indicated support for the additional foundation paintings, and understood the applicant would be required to seek Conservation Commission approval.

Chair Mulvaney summarized the Board's discussion thus far, and identified additional information needed from the applicant. Aside from the items already discussed, such as the parking lot and façade plantings, the applicant also needed to discuss removal of a lighting pole with South Hadley Electric Light Department (SHELD) as the pole served businesses on Conti Drive. Director Capra also recommended that the Board receive schematics of the proposed trash enclosure, with their locations identified on the site plan. Chair Mulvaney asked the applicant to provide information from the Town that memorialized the development's eligibility to receive trash removal through the Town's system.

Steve Lee, peer-review representative, addressed the Board. He indicated that the application revisions addressed all items identified in the peer-review. The submitted culvert inspection and sizing study identified that the Conti Drive culvert was functioning and satisfied capacity thresholds. He identified no pending items of concern under the Planning Boards's purview.

Joanna Brown, 25 Charon Terrance, addressed the Board. She identified that the proposal included sidewalks within the open space calculation, which she felt was inappropriate. She also expressed concern for limited parking, and the limited availability for guest parking. Rob Levesque responded that overflow parking would be provided at the parking lot servicing the businesses on the property. Lastly, she inquired if the Conti Drive culvert was adequality sized. Steve Lee responded that it was.

Members discussed the application's applicability to Site Plan Review criteria, and reviewed drafted findings as provided by Director Capra. In recognition of open space criteria, Member Therien indicated that the open space calculation would remain above permissible thresholds regardless if sidewalks were included within the calculation. As criteria related to landscaping, members identified the applicant was seeking to establish foundation plantings in addition to the previously filed invasive management and planting plan.

Members returned to discussion of the pedestrian crossing. Vice-Chair Therien advocated for greater connection between the residential development and Route 202, and identified the importance of integrating residential and commercial uses on mixed-use properties. The applicant received the comment and would consider connectivity improvements.

Members discussed the requested development waivers. Director Capra noted the waivers related to the application's applicability to subdivision regulations, and the creation of a new roadway. The application before the Board was not seeking to create a new roadway. Members agreed to waivers as discussed.

Members reviewed drafted special conditions. Signage was not proposed at this time, but special conditioning could establish allowances and protocol if the applicant wished to consider signage in the future.

The public hearing would be continued to allow additional information to be provided as discussed during the hearing.

**Motion:** Clerk Hutchison moved to continue the public hearing to February 9 at 6:30 PM. Member Szklarz seconded the motion. Four (4) out of four (4) voting members voted in favor of the motion through roll call vote.

The regular meeting reconvened at 8:34 PM.

Respectfully Submitted,  
Colleen Canning, Planning/Conservation Coordinator

**Appendix**

<b>Document</b>	<b>Document Location</b>
Zoom Attendance List	Attached
SPR -Granby Road (506) - 7 Duplex (14 Unit) Townhouse Development	Planning Files
Stormwater Management Permit Application - Granby Road (506) - 7 Duplex (14 Unit) Townhouse Development	Planning Files

Attendee Report

Report generated time 3/13/2026 12:33

Topic	Webinar ID	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views
Planning Board Meeting	854 0275 5924	173	9	23	7

Host Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Colleen Canning# Staff (Town of South Hadley 3)	1/26/2026 17:55	1/26/2026 20:47	173	No

Panelist Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Steve Lee (BETA)	1/26/2026 18:35	1/26/2026 20:34	119	Yes
Yes	Richard Harris	1/26/2026 18:35	1/26/2026 20:34	119	Yes
Yes	SHCTV15 - Chris (Chris Tucker)	1/26/2026 18:09	1/26/2026 20:47	159	Yes
Yes	Chair Diane Mulvaney	1/26/2026 18:12	1/26/2026 20:47	155	Yes
Yes	Member Rob Watchilla	1/26/2026 18:22	1/26/2026 20:47	146	Yes
Yes	Director Anne Capra	1/26/2026 17:58	1/26/2026 20:47	170	Yes
Yes	Member Bob Szklarz	1/26/2026 18:12	1/26/2026 20:47	156	Yes
Yes	Vice-Chair Nate Therien	1/26/2026 18:20	1/26/2026 20:47	148	Yes
Yes	Clerk Brad Hutchison	1/26/2026 18:23	1/26/2026 20:47	144	Yes
Yes	Rob Levesque	1/26/2026 18:36	1/26/2026 20:34	119	Yes
Yes	Joanna Brown	1/26/2026 19:45	1/26/2026 19:55	11	Yes

Attendee Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Martha Terry	1/26/2026 17:55	1/26/2026 20:47	173	Yes
Yes	Steve Lee (BETA)	1/26/2026 18:28	1/26/2026 18:35	8	Yes

Yes	Richard Harris	1/26/2026 18:31	1/26/2026 18:35	5	Yes
Yes	Tulsi Patel	1/26/2026 18:30	1/26/2026 18:30	1	Yes
Yes	Tulsi Patel	1/26/2026 18:31	1/26/2026 20:21	111	Yes
Yes	Preet Patel	1/26/2026 18:56	1/26/2026 20:34	98	Yes
Yes	SHCTV-LIVE STREAM	1/26/2026 18:06	1/26/2026 20:47	162	Yes
Yes	Rob Levesque	1/26/2026 18:13	1/26/2026 18:35	23	Yes
Yes	Marc Desrosiers	1/26/2026 18:16	1/26/2026 20:22	127	Yes
Yes	Joanna Brown	1/26/2026 18:36	1/26/2026 19:45	69	Yes
Yes	Joanna Brown	1/26/2026 19:55	1/26/2026 20:47	53	Yes