

**SOUTH HADLEY PLANNING BOARD VIRTUAL MEETING
MEETING MINUTES OF FEBRUARY 7, 2022
As Apporved**

Present: Brad Hutchison, Chair; Diane Mulvaney, Vice-Chair; Joanna Brown, Clerk; Nate Therien, Member; Michael Davis, Member; Michael Adelman, Associate Member; Anne Capra, Director of Planning and Conservation; and Colleen Canning, Planning/Conservation Coordinator

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

Agenda Item #1 --- Open Comment Period

No requests to speak during the open comment period were received.

Agenda Item #2 --- Minutes

Draft minutes of the January 24 , 2022 regular meeting and public hearing were sent to the Board for review.

Motion: Member Davis moved to approve the January 24, 2022 regular meeting and public hearing minutes. Vice-Chair Mulvaney seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call.

Agenda Item #3 --- Correspondences

The list of correspondences were sent to the Board prior to the meeting .

Agenda Item #4 — Public Hearing to consider Special Permit and Stormwater Management Permit applications filed by E-ink Corporation for demolition of existing industrial building and redevelopment of the existing site at 7 Gaylord Street, Assessor’s Map 18 Parcel 86

Chair Hutchison called the public hearing to order at 6:34 PM (see public hearing minutes)

The regular meeting reconcenced at 7:27 PM.

Chair Hutchison called the meeting into recess at 7:27 PM and called the meeting back into order at 7:30 PM

Agenda Item #5 — Public Hearing to consider Special Permit application filed by Edward Courchesne for expansion of preexisting, nonconforming maintenance garage at 1 Wood Ave, Assessor’s Map 27 Parcel 280 & 287

Chair Hutchison called the public hearing to order at 7:30 PM (See public hearing minutes)

The regular meeting reconvened at 8:32 PM.

Agenda Item #6 — Approval Not Required (ANR) Plan filed by South Hadley Plaza LLC and Greenfield Cooperative Bank to transfer portions of abutting property owned by each entity at Newton Street 487 & 497 Newton Street, Assessor's Map 28 Parcels 194 & 200

Chair Hutchison recused himself from deliberating on the agenda item as he had a professional relationship with the applicant.

An Approval Not Required (ANR) Plan was received which sought to swap land between abutting property owners at 487 and 497 Newton Street. The properties fronted Newton Street/ Route 116 which was a public way owned and operated by MassDOT. As such, the street also met the standard for vital access. The property location fell within the Newton Street Smart Growth Zoning District which had no minimum or maximum frontage requirements. The ANR satisfied the requirements for endorsement.

Motion: Member Davis moved to endorse the ANR for the land swap between abutting property owners at 487 and 497 Newton Street *and* moved to authorize the Director of Planning and Conservation to sign the ANR on the Board's behalf due to the COVID-19 state of emergency. Clerk Brown seconded the motion. Four (4) out of five (5) members voted in favor of the motion through roll call. Chair Hutchison abstained from the vote.

Agenda Item #7 — Approval Not Required (ANR) Plan filed by Paul Boudreau for property located on River Road, Assessor's Map 23 Parcels 40 & 44

An Approval Not Required (ANR) Plan was received which sought to reconfigure three lots with frontage on River, Brittany and Normandy Roads resulting in two newly configured lots. All Roads associated with the ANR were town-maintained and met the standard for vital access. The two newly created lots would not meet the necessary frontage requirements for a building lot. Therefore, Town Counsel advised that the ANR identify that both lots were not buildable without further zoning relief. The ANR had been modified by the applicant to include the recommended language. Therefore, the plan was now endorsable.

Motion: Vice-Chair Mulvaney moved to endorse the ANR to create a new lot from an existing lot on River Road, Assessor's Map 23, Parcels 40 & 44 and moved to authorize the Director of Planning and Conservation to sign the ANR on the Board's behalf due to the COVID-19 state of emergency.

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

Director Capra detailed the following items:

- *Training opportunities* - Planning Board members were invited to attend an upcoming training through the Citizen Planner Training Collaborative regarding nonconforming uses and structures.

- *Master Plan and Corridor Study*- Final drafts of both the Master Plan update and Route 202/33 Corridor Study had been provided. The Board needed to consider meeting dates to hold hearings to consider the drafts prior to endorsement. The Board scheduled a hearing to consider the Master Plan during their March 28, 2022 meeting and scheduled a hearing for the Route 202/33 Corridor Study during their April 25, 2022 meeting.

Agenda Item #9 — Other New Business

- *Open Space Conference* - Clerk Brown invited everyone to attend the Massachusetts Open Space Conference which would hold different virtual events each Thursday during the month of February. The event was free and open to all.

Agenda Item #10 — Adjournment

Motion: Clerk Brown moved to adjourn the meeting. Member Davis seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call.

The meeting adjourned at 9:09 PM

Respectfully submitted,

As Approved

Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
No 'Q&A' Report	—
ANR - 487 & 497 Newton Street	Planning Files
ANR - River Road	Planning Files