

**SOUTH HADLEY PLANNING BOARD VIRTUAL MEETING
MEETING MINUTES OF APRIL 12, 2021
Approved**

Present: Brad Hutchison, Chair; Diane Mulvaney, Vice-Chair; Joanna Brown, Clerk; Melissa O'Brien, Member; Nate Therien, Member; Michael Adelman, Associate Member; Richard Harris, Director of Planning and Conservation; Anne Capra, Conservation Administrator/Planner; and Colleen Canning, Senior Clerk Planning and Conservation Department

Chair Hutchison called the meeting to order at 6:00 PM and reviewed the virtual meeting protocols.

Agenda Item #1 --- Open Comment Period

No members of the public indicated interest to speak during the open comment period.

Agenda Item #2 --- Minutes

Draft minutes of the March 22, 2021 public hearing on the North Pole Estates Definitive Subdivision and the draft minutes of the April 5, 2021 public hearing on the Stormwater Management Bylaw rewrite were submitted to the Board for review. Edits from the Board were received and incorporated into the drafts.

Clerk Brown identified additional spelling errors within the March 22, 2021 public hearing minutes

Motion: Vice-Chair Mulvaney moved to approve the March 22, 2021 public hearing minutes as revised. Clerk Brown seconded the motion. Four **(4)** out of Five **(5)** members voted in favor of the motion through roll call. Member Therien abstained from the vote.

Motion:

No additional errors were identified in the April 5, 2021 public hearing minutes.

Motion: Clerk Brown moved to approve the April 5, 2021 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 --- Correspondence

The list of correspondence was included in the meeting's background agenda packet. Additional correspondence was sent to the Board prior to the meeting.

Agenda Item #4 --- Consider request for illumination of new sign for the new Senior Center at 45 Dayton Street

Leslie Hennesey, Director of Council on Aging, was present at the virtual meeting along with project consultants Bridget Shoemaker of Ayzo Ridge Consulting and Chris Wante of EDM Architecture and Engineering.

Vice-Chair Mulvaney recused herself from deliberating on this request as she is a member of the Senior Center Building Committee.

Bridget Shoemaker overviewed the proposed new illuminated sign for the new senior center currently being constructed. The sign would be located near the entrance drive with halo illumination at the sign lettering.

Clerk Brown inquired how the LED bulbs would be replaced and how the sign's fixtures would be cleaned. Bridget Shoemaker responded that the bulbs could be changed by unscrewing the face of the lettering and inserting the bulb. The stainless steel fixtures could be cleaned with conventional cleaner as the fixtures were treated.

Member O'Brien asked for the sign's dimensions and the proposed hours of illumination. Bridgette Shoemaker responded that the sign was 10 feet by two feet and the proposed illumination hours were dusk to one hour after close which was around 8:00 PM.

The Board discussed the sign's effectiveness in wayfinding. Member O'Brien did not see the sign's effectiveness in wayfinding as the sign appeared to be visible only after traveling cars passed the entrance drive. Additionally, the sign appeared to be positioned to face the residential neighbors across the street rather than the road. Clerk Brown supported Member O'Brien's concerns. Chair Hutchison stated that he saw the sign as an architecture feature and was supportive of the application. Member Therien agreed with the Chair's assessment and stated that he was not convinced that the sign had no wayfinding value. Member Therien referenced Section 255-85B (4) of the Zoning Bylaw which allows limited signage in residential districts for public facilities. Upon hearing concerns of the Board, Leslie Hennesey reiterated her support for the sign as proposed.

Linda Young, Westbrook Road, submitted an email with support for the illuminated sign which was read aloud.

Motion: Clerk Brown moved to find that the proposed sign illumination was not adverse to the existing neighborhood as defined in the Zoning Bylaw *and* moved to approve the illumination of a new sign for the Senior Center at 45 Dayton Street subject to the following conditions: 1) the sign is to perform as specified in the application materials and 2) the sign is only to be illuminated from dusk until 1 hour after the close of the building during operating business days. Member Therien seconded the motion. Four (4) out five (5) members voted in favor of the motion through roll call. Vice-Chair Mulvaney abstained from the vote due to her affiliation with the Senior Center Building Committee.

Agenda Item #5 --- Consider request for replacement of an illuminated sign for Hylemon Chiropractic at 281 Granby Road

The applicant, Dr. Michael Hylemon, was present at the virtual meeting.

Dr. Michael Hylemon overviewed the proposed replacement sign. He explained that he was performing a number of upgrades to his business location. He had been operating out of the location for over 30 years. Updating signage was included in those upgrades. Richard Harris added that the existing illuminated sign was allowed through professional business special permitting.

Clerk Brown stated that the renderings of the proposed sign appeared to illuminate the back of the sign which was not allowable. Special conditioning could be applied to ensure that only the lettering would be illuminated. The applicant reiterated that it was not his intention to backlight the sign.

Linda Young Westbrook Road, submitted an email which expressed support to the illuminated sign request and was read out loud.

Motion: Clerk Brown moved to find that the proposed replacement sign was not adverse to the existing neighborhood as defined in the Zoning Bylaw *and* moved to approve the replacement illuminated sign for Hylemon Chiropractic located at 281 Granby Road subject to the following conditions: 1) the sign is to perform as specified in the application materials, 2) the sign is to be illuminated no earlier than 6:00 AM and no later than 7:00 PM during operating business days which is typically Monday through Saturday and 3) the applicant is to ensure that only the sign lettering is to be lit as no illumination of the background is to be permitted. Vice-Chair Mulvaney seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call.

Agenda Item #6 --- Consider request for Waiver of Site Plan Review for the addition of a deck for the Hangar Pub at 515 Granby Road

The applicant, Harold Tramazzo, was present at the virtual meeting along with his consultant, Roger Barstow.

Harold Tramazzo detailed the waiver request. He desired to add an outdoor deck with dining area at his existing restaurant location. Due to the Covid-19 state-of-emergency, outdoor dining was permitted. However, he wanted to formalize an outdoor dining area which could be utilized after the state of emergency.

Richard Harris explained that the amount of proposed seating was under the allowable threshold determined by the Building Commissioner. The proposed addition was less than 25% of the existing floor area and under 1,000 square feet which satisfied the standard for eligibility for a waiver from Site Plan Review. Richard Harris displayed the location using the assessor's mapping software which showed the proposed expansion relative to the existing abutting residential properties.

Clerk Brown inquired if music would be played on the deck. Harold Tramazzo responded that ambient music would be played to muffle the voices of restaurant guests. At other regional locations, the approach was successful.

Clerk Brown voiced her support for denying the waiver and to require a Site Plan Review and accompanying public hearing.

Member Therien identified that conditions could be associated with granting a waiver to diminish potential impacts to abutting properties.

Chair Hutchison indicated that he was supportive of issuing a waiver with conditions as it would help streamline the permitting process for a business which was greatly impacted by Covid-19.

Vice-Chair Mulvaney and Member O'Brien expressed support for issuance of a waiver with conditions. Vice-Chair Mulvaney recommended conditioning which would limit the hours the deck could be used and other measures to mitigate impacts to the abutting residential properties.

Staff read letters and emails received from the public (all attached) regarding the waiver request as follows: April 12, 2021 email from Linda Young, 15 Westbrook Road; April 12, 2021 email from Martha Terry, 25 Brainerd Street; April 12, 2021 email from Marie Rohan, South Sycamore Knolls; April 12, 2021 email from Lucia Foley, Shadowbrook Way. The applicant was sent the correspondence as replied to the concerns via email which was read out loud (attached)

Richard Harris reviewed the options which the Board had to act on the applicant's request. The Board could: 1) issue a waiver from Site Plan Review with conditions; 2) require a filing for Site Plan Review; or 3) proceed with a hybrid approach that would continue the discussion to the Board's next regular meeting on April 22 to allow for public notification of the meeting but not require the applicant to file additional application materials.

Roger Barstow stated that the restaurant had the option to install patios for outdoor food service which would not require permitting approval from the Planning Board or Building Commissioner.

There was division amongst the Board on how to proceed. However, after a straw poll was solicited a quorum of members indicated the same opinion.

Motion: Member O'Brien moved to find that the additional of a deck at the Hangar Pub at 515 Granby Road was a de-minimus alteration relative to the existing site plan and moved to issue a waiver from site plan review for its construction subject to the following conditions: 1) stockade screening on the west and northsides of the deck at a minimum height of 4 foot as measured from the floor of the deck; and 2) No outdoor entertainment (such as, but not limited to, live entertainment, music, etc.); and 3) music (regardless of source) to be limited so that it is not audible at the property line and none when dining on the deck is not being provided; and 4) ambient lighting as described by the applicant not to be illuminated when deck service is not being provided; and, 5) no dining or other customer use on the deck starting at 10 PM. Vice-Chair Mulvaney seconded the motion. Three (3) out of five (5) members voted in favor of the motion through roll call. Clerk Brown and Member Therien voted against the motion.

Motion: Member O'Brien moved to authorize the Director of Planning and Conservation to sign the Site Plan Review waiver due to the Covid-19 state of emergency subject to the review of the Chair. Vice-Chair Mulavney seconded the motion. Four (4) out of five (5) members voted in favor of the motion through roll call. Clerk Brown abstained from the vote.

Chair Hutchison called the meeting into recess at 9:11 PM.

The meeting resumed at 9:16 PM.

Agenda Item #7 --- Review and Discussion of the Draft Master Plan Update as submitted by the Master Plan Update Advisory Committee

As the meeting had already extended over three hours, the Board agreed to table the agenda item. Master Plan review would continue at the Board's next special meeting date on April 22, 2021.

Agenda Item #8 --- Planning and Conservation Department Report

Richard Harris reviewed the following items:

- Skinnerwoods- The Board could anticipate review of the development's Form H Plan within the upcoming months
- Rocky's Hardware- A public hearing was scheduled April 26, 2021 to consider site plan review for the development of a new hardware store.
- McKinley Ave Duplex- The Board could anticipate hosting a public hearing to consider a special permit application within the upcoming months
- Veterinary Clinic- A developer expressed interest in establishing a veterinary clinic in Town. Applications for development had not been received.
- Ron's Automotive Sign- A new illuminated sign application has been received for replacement of an existing illuminated sign. The Board could anticipate considering the application at an upcoming meeting.
- North Pole Estates Subdivision- The applicant had filed an appeal of the Board's decision. Town Counsel would be advising the Board what additional steps, if any, needed to be taken.
- Master Plan Update- The Board was currently hosting special meetings to consider the draft master plan. The next special meeting would be held on April 22, 2021.
- Meeting Schedule- The Board could anticipate considering setting their meeting scheduled through the next few months after local election.
- Grant Activity- The Town received a grant to help assess the impacts on local business due to the covid-19 state of emergency. Surveys were being sent to business owners in the targeted district.

Agenda Item #9 --- Other New Business

Clerk Brown was the Board's designated representative to the Pioneer Valley Planning Commission. She stated that the regional commission had discussed several amendments to MGL Chapter 40A.

Richard Harris announced that he would be retiring in July 2021 after 43 years working as a Planner, 22 of which were spent working in South Hadley.

The Board thanked Member O'Brien for her years of service to the Board as this was her last meeting as a Board member.

Agenda Item #10 --- Adjourn

As there was no further additional business, Chair Hutchison inquired if there was a motion to adjourn.

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

The meeting adjourned at 9:39 PM.

Respectfully Submitted,
Approved
Colleen Canning, Senior Clerk, Planning and Conservation Department

Appendix

Document	Document Location
QA Report	Attached
Linda Young Email	Attached
Martha Terry Email	Attached
Marie Rohan Email	Attached
Lucia Foley Email	Attached
Harold Tramazzo email	Attached

South Hadley Planning Board April 12, 2021 Question and Answer Transcript

#	Question	Asker Name	Asker Email	Answer(s)
1	Should we be able to see any other attendees or only the staff?	Bridgette Shoemaker	bevisual@ayzoridge.com	As an attendee, only the panelists are visible to you.
2	Not a question, just a comment. I agree with the comments of Joanna Brown to follow our current by laws on this sign for a professional business.	Martha Terry	MarthaTerry25@gmail.com	live answered

Comments for tonight's meeting

DOUGLAS R YOUNG <drlyoung@comcast.net>

Mon, Apr 12, 2021 at 1:56 PM

To: "SHPlanBoard@southhadleyma.gov" <SHPlanBoard@southhadleyma.gov>

Item #4 - First, I am a member of the Sr. Center Building Committee but I am speaking as an individual. I believe the request for an illuminated sign of only the lettering is what more establishments should be considering. It is soft, not intrusive of the neighbors, yet will illuminate the name of the building particularly for those evenings when events are going on. I urge you to proactively consider this request.

Items #5 - Again there are no immediate neighbors that this illuminated sign will intrude upon and it appears to be in line height and width wise with your regulations. The hours should not be after 10 p.m. if needed at night at all.

Item #6 - I am NOT in favor of granting this waiver as a site plan review allows the immediate neighbors a chance to be heard about what the impact, if any, will be on their way of life. While I do support our businesses and think a deck could be a fine idea, I don't think the Town should just be handing out these waivers as our residents have rights as well. A site plan would allow for you, the Planning Board, to make mitigating remedies should they be needed.

Thank you.

Linda Young
15 Westbrook Road

site plan review for The Hangar Pub

Martha Terry <marthaterry25@gmail.com>
To: SHPlanBoard@southhadleyma.gov

Mon, Apr 12, 2021 at 11:48 AM

Dear Esteemed Members of the Planning Board:

I am writing to ask that you do not grant a waiver for a Site Plan View to The Hangar Pub for its addition of a deck to the existing structure.

I kindly ask the Planning Board to deny this waiver so that the applicant will apply for a site plan review with a public hearing for this addition. The neighbors will then be able to give their input on this issue. Their quality of life, the private and quiet enjoyment of their houses and property may be compromised and diminished by the activity on this deck. Outdoor dining entails noise, music, voices, lighting----all of which easily intrude into the yards and houses in the neighborhood especially late into the evening and night.

Please give the neighbors the dignity and time a public hearing affords so that any concerns about the impact of this structure and its associated activities, noise, and lighting can be minimized or prohibited altogether.

Thank you,

Martha Terry, [25 Brainerd Street](#)

Request a site plan review for item 6 proposed changes to the hanger building on Granby road

'Ic' via SHPlanBoard <SHPlanBoard@southhadleyma.gov>

Mon, Apr 12, 2021 at 10:29 AM

Reply-To: Ic <noon31@aol.com>

To: "SHPlanBoard@southhadleyma.gov" <SHPlanBoard@southhadleyma.gov>

or not to hold a site plan review with a public hearing
for the addition of a deck for dining to the Hangar Pub on Granby Road.

This deck would abut the area homes and impact their quality of life.

Therefore a site plan review and hearing (not a waiver) is in order so that abutters and neighbors can make their concerns heard and conditions can be attached to the site plan review to mitigate or prohibit activities that would negatively change the quality of life for the neighbors.

thank you

Marie Rohan  

Hangar Pub dining deck

'Lucia Foley' via SHPlanBoard <SHPlanBoard@southhadleyma.gov>

Mon, Apr 12, 2021 at 3:08 PM

Reply-To: Lucia Foley <luciafoley@yahoo.com>

To: SHPlanBoard@southhadleyma.gov

Dear Planning Board:

I couldn't find the Google form link referenced in the materials for tonight's meeting, so hopefully it's OK to email.

Because there are homes nearby, it seems like there should be a hearing on the Hangar Pub dining deck to provide an opportunity for those owners to weigh in. While the concept sounds nice, it could potentially produce some regular noise at a time of year when people may have windows open. Pre-pandemic, we'd walk to downtown Northampton through the Amtrak lot and down the walkway that passes by the popular deck at Union Station. We'd hear the sounds of people talking, laughing, and clinking glasses and utensils quite well from the school building adjacent to the far end of the lot, a distance that could be similar to where homes are located in relation to the proposed deck at Hangar Pub. As a homeowner, I would certainly want a chance to examine the project more closely before any decision is made.

Thank you,
Lucia Foley

Sent from my iPad

Hangar Pub

Richard Harris <rharris@southhadleyma.gov>

Mon, Apr 12, 2021 at 2:46 PM

To: Brad Hutchison <BHutchison@kuhnriddle.com>, Brad Hutchison <bhutchison@shadleyma.org>, Diane S Mulvaney <dsmulvaney@shadleyma.org>, Joanna Brown <joannabr@comcast.net>, Joanna Brown <joannabrown4sh@gmail.com>, Melissa O'Brien <obrienmelissa8@gmail.com>, Melissa O'Brien <xdoisneau@yahoo.com>, MICHAEL ADELMAN <mike.adelman@icloud.com>, Therien Nate <natetherien@gmail.com>
Cc: Anne Capra <acapra@southhadleyma.gov>, Colleen Canning <ccanning@southhadleyma.gov>

Good Afternoon,

I provided the applicant requesting the waiver of SPR the comments that had been received earlier - it was before I had John Howard's or Linda Young's comments. The applicant has provided the following response:

I first would like to assure you that we have no intention of creating any sort of party deck, our intent is to create an additional outdoor seating area purely for the dining enjoyment of our guests. The proposed structure is on the opposite side of the building from Mountainview and is partially blocked from view by the building itself. We would be more than happy to add a raised structure on that exposed part of that side.

We are happy to restrict the service time to 10:00, which is what I believe is others in town's ending time. Also, we are happy to restrict the volume of background music to a level that is comfortable for all concerned. We have no interest in having live music. As for the lighting concern, there will be nothing more than ambient string or other equivalent lighting, for safety and the ability to see food and the people you are with.

In the short term, we have been approved for outdoor dining during these times, and would very much like to add something more comfortable and appealing for our guests than sitting in our parking lot.

Thank you,

Harold Tramazzo
Hangar Pub and Grill

I have informed them that they should make these comments to you at tonight's meeting.

Thank you.

Richard Harris, AICP
Director of Planning & Conservation
Town of South Hadley
Room U6
413-538-5030 Ext 6128