

**SOUTH HADLEY PLANNING BOARD VIRTUAL MEETING
MINUTES OF JUNE 15, 2020
As Approved**

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

Chair Hutchison called the virtual meeting to order at 6:32 PM and overviewed virtual meeting protocols.

Agenda Item #1 --- CONSIDER DECISION: Consider Notice of Intent to Sale property under Chapter 61A by Mary Elizabeth O'Meara, et als. Property Location: 315 Amherst Road (Parcel #96 on Assessors Map #58)

Mr. Harris explained that the Town had been notified of the intention to sell the property located at 315 Amherst Road. The land was placed under Chapter 61A for agricultural use. This designation offered the Town the 'right of first refusal' to acquire the property in the event the owner sold the property or sought to change its use. Such notification had been sent to the Town as the owner sent notification of their intention to sell. The Conservation Commission voted to recommend the acquisition and sought to purchase the property using their own funds and grant funding. The Selectboard had voted to notify the seller of the Town's intention to purchase the property. The Board of Assessors and the Planning Board had received notification of the intention of sale. Therefore, the Planning Board should vote as to whether or not they recommend the acquisition.

Chair Hutchison had no comments but solicited opinions of all members of the Board. All members of the Board expressed support of the acquisition.

Anne Capra noted that the property was listed as priority habitat, was within the 100 and 500 year flood plain, and was included on the Department of Conservation and Recreation's scenic inventory list.

Motion: Vice-Chair Mulvaney moved to recommend that the Town exercise its First-Right-of-Refusal to acquire the property at 315 Amherst Road. Member O'Brien seconded the motion. Five (5) out of five (5) members voted in favor of the motion by roll call.

Agenda Item #2 --- Minutes

Draft minutes of the June 1, 2020 regular virtual meeting were previously transmitted for the Board to review. The Senior Clerk noted that two sentences within the draft had been restructured. No content was changed.

Motion: Vice-Chair Mulvaney moved to approve the draft regular virtual meeting minutes of June 1, 2020 as amended. Member O'Brien seconded the motion. Five (5) out of five (5) members voted in favor of motion by roll call.

Agenda Item #3 --- Correspondence

The list of correspondences were transmitted to the Board prior to the meeting. There were no questions or comments relating to the correspondences.

Agenda Item #4 --- SCHEDULED PUBLIC HEARING: Application for Definitive Plan and Stormwater Management Permit approval for proposed subdivision.

Property Location: west side of Hadley Street (aka State Route 47) and along Sullivan Lane (Assessor's Map Number #54 as Parcels #15 & #20 and on Assessor's Map Number #56 as Parcels #20, #26, #42, #43, #43A, #104, #109, #112, and #121).

Focus of June 15, 2020 Session: Stormwater Management Plan and Hydrogeological Assessment Study

Chair Hutchison called the Public Hearing continuance to order at 6:45 PM. (See Public Hearing minutes)

The regular meeting reconvened at 9:18 PM.

No decisions were considered as the Public Hearing was continued to June 22, 2020 at 6:45 PM.

Agenda Item #5 --- Planning Director's Report on Planning Projects and Development

Master Plan

Mr. Harris explained that the Town's consultant prepared a draft of the Master Plan update which was currently being reviewed by the Planning and Conservation Department staff.

Massworks

Mr. Harris explained that MassWorks Grant applications were being expected soon. He intended on submitting applications for street improvement to Lyman, Dayton and Newton Streets which would benefit the Woodlawn Plaza Smart Growth District.

Agenda Item #6 --- Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice) including

- a. Reports of representatives on various committees including the Pioneer Valley Planning Commission

Clerk Brown noted that she had attended a recent Pioneer Valley Planning Commission Meeting in which local responses to COVID-19 were discussed. Mr. Harris noted that the Town was participating in two block grants with regional communities for COVID-19 response assistance.

Agenda Item #7 --- Adjourn

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

Motion: Vice-Chair Mulvaney moved to adjourn the meeting at 9:25 PM. Member O'Brien seconded the motion. Five (5) out of five (5) members voted in favor of the motion by roll call.

Respectfully Submitted,
AS APPROVED
Colleen Canning, Senior Clerk Planning and Conservation

Appendix

Document	Document Location
Notice of Intent to Sale 315 Amherst Road	Planning Files