

Background Materials – November 7, 2022– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 11/4/22

Cable Access Channel 15 – Cable Access Channel 15 – The Cable Studio has indicated that this meeting will be live streamed on Channel 15.

AGENDA ITEM #1 Open Comment Period

This 10-minute period is set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 8/8/22, posted on the Town of South Hadley Planning and Conservation Department webpage here:

<https://southhadley.org/DocumentCenter/View/9842/Open-Comment-Period-Policy---As-Adopted-2022-08-08>

Action Needed: Allow members of the public to offer comments to the Board.

AGENDA ITEM #2 Minutes

Senior Clerk Colleen Canning will forward minutes separately.

Action Needed: Vote to approve the minutes.

AGENDA ITEM #3 Correspondence

A list of correspondence received will be sent prior to the meeting.

Action Needed: No action needed.

6:30 PM AGENDA ITEM #4 1 Conti Drive – New Commercial Buildings Site Plan Review and Stormwater Permit Public Hearing Continuation

The applicant has requested a continuation to December 5th at 6:45pm to continue discussion with Fire District #1.

Action Needed: Motion to continue the public hearing to December 5, 2022 at 6:45pm.

AGENDA ITEM #5 Short Term Rental Bylaws Outreach Discussion

Draft Short Term Rental General and Zoning Bylaws have been discussed by the Planning Board for the past several months and are ready for a public hearing for comment from the public. Since the Water District mailer inserts will go out for the January bills, I recommend we schedule the public hearing for the February 6, 2023 Planning Board meeting. That keeps us within six months of Town Meeting and gives us time to work on edits that may arise from public comment.

Notice of Public Hearing – Outreach Strategy

Mailer Inserts

SHELD - "SHELD maintains a strict policy on inserts as we reserve inserts for SHELD business only. SHELD and most utilities do this due to the high number of requests. We just had to decline the sustainability group as what we do for one we would have to do for all and there are dozens of requests made annually. The only way we can manage the number of requests is to be consistent with our policy."

WD#2 - January bills – Need them no later than December 12th; 1,500 mailers

WD#1 – Awaiting a response for inclusion in January bills.

Town Reminder -

- Post legal ad
- Issue press release describing proposed bylaws, including link to summary report and draft bylaws on Planning Board webpage.

Local Newsletters – Post announcement in Know Your Town, Council on Aging, and South Hadley Library newsletters. Include link to press release/summary report posted on Planning Board webpage with draft bylaws.

Town of South Hadley Media Outlets - Town website "News and Events", calendar, and Facebook

Send legal ad/direct notice to property owners issued cease and desist orders for short term rental operations.

AGENDA ITEM #6 Planning & Conservation Department Report on Planning Projects and Development Updates

Next Meetings

11/21

12/5

12/19

1/9 (1/2 is New Year's Day)

1/23 (instead of 1/16 so as not to have back to back meeting weeks)

2/6

2/20

3/6

3/20

Master Plan Implementation Annual Forum 11/4/22

I'm pleased to report that the forum this morning seemed to be a big success according to participant feedback. I will be sharing the evaluation forms with Board, TA and MPIC once I get them pulled together. Nate, Michael Adelman, Mike Davis and Joanna will be able to report back to the Board on the breakout sessions they attended and the event overall. A very big thankyou to MPIC's Judy Gooch Dobosh and Nate Therien for all of their help planning the

event, and to Colleen Canning for her help pulling things together behind the scenes and keeping things orderly at the event.

AGENDA ITEM #8 Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

No new business had been submitted to me as of today.

**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
NOVEMBER 7, 2022 REGULAR MEETING**

Letters & Memos

- October 17, 2022 email received from Michael Fern, South Hadley resident, regarding Upper North Main Street's status as a truck route. (Attached)

Legal Notices

Amherst

- Notice received from the Amherst Planning Board for a public hearing on November 2, 2022 to consider amendments to the zoning bylaw regarding food and drink establishments.
- Notice received from the Community Resources Committee of the Amherst Town Council for a hearing on November 3, 2022 to consider amendments to the zoning bylaw regarding food and drink establishments.

Chicopee

- Notice of decision received from the Chicopee Planning Board for approval of a waiver from frontage to allow for two single-family building lots on Crestwood Ave.
- Notice of decision received from the Chicopee Zoning Board of Appeals for approval of a variance to allow construction of an addition to a single-family home at 120 Columbia Street.
- Notice of decision received from the Chicopee Zoning Board of Appeals for approval of a variance from frontage and area requirements on Dobek Ave.
- Notice of decision received from the Chicopee Zoning Board of Appeals for approval of a variance for rear yard setbacks to allow for expansion of an existing attached garage at 22 Mt. Vernon Road.
- Notice of decision received from the Chicopee Zoning Board of Appeals for approval of a variance from frontage and area requirements to create two single-family building lots on Crestwood St.

Granby

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Hadley

-

Holyoke

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Upper North Main Street as TRUCK ROUTE

Michael Fern <stiliat197@gmail.com>
To: SHPlanBoard@southhadleyma.gov

Mon, Oct 17, 2022 at 3:10 PM

I recently sent an email asking who decided to make upper North Main St. a truck route after narrowing the roadway by installing 4" blacktop berms creating flooding into properties along the road. The road was not made to handle heavy trucks with 40-45' trailers, not only during the daytime but at nighttime also. It's very tight when a 45' tractor trailer and a normal size pickup truck pass and that's without pedestrians walking pets. The road was made for everyday cars and trucks (pickups).

Now RT 116, wider, made with a subsurface installed to handle heavy loads, more storm drains, higher overhead power lines and flatter for better visibility.

Why wasn't Rt 116 made as the truck route, it's wide enough, no tight corners and can be used to access all of the areas off of RT116.

I asked this question through an email to the Town Hall, by email was forwarded to Highway Dept. but no one seems to have an answer to my email, so I am asking again.

Since my inquiry, there are now more THIS IS NOT A TRUCK ROUTE on lower North Main Street, forcing Large Trucks into our heavily populated residence neighborhood.

WHY.