

Background Materials – January 9, 2023– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 1/6/23

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

Planning and Conservation Coordinator 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 and/or is attached.

Action Needed: No action needed.

6:30 PM - AGENDA ITEM #4 Continuation of Illuminated Sign Request filed by Delaney's Market for replacement of an illuminated freestanding sign at 459 Granby Road, Map 31 Parcel 15
Project plans online here: <https://www.southhadley.org/1317/Granby-Road-459---Delaneys-Market>

The hearing was continued to allow the applicant time to seek permission from the abutting property owner for use of the preexisting sign pylon which appears to exist on their property. No additional information has been submitted. I am aware that the applicant has requested permission from the abutter and is awaiting a response. I recommend continuing the hearing until the 1/23 meeting.

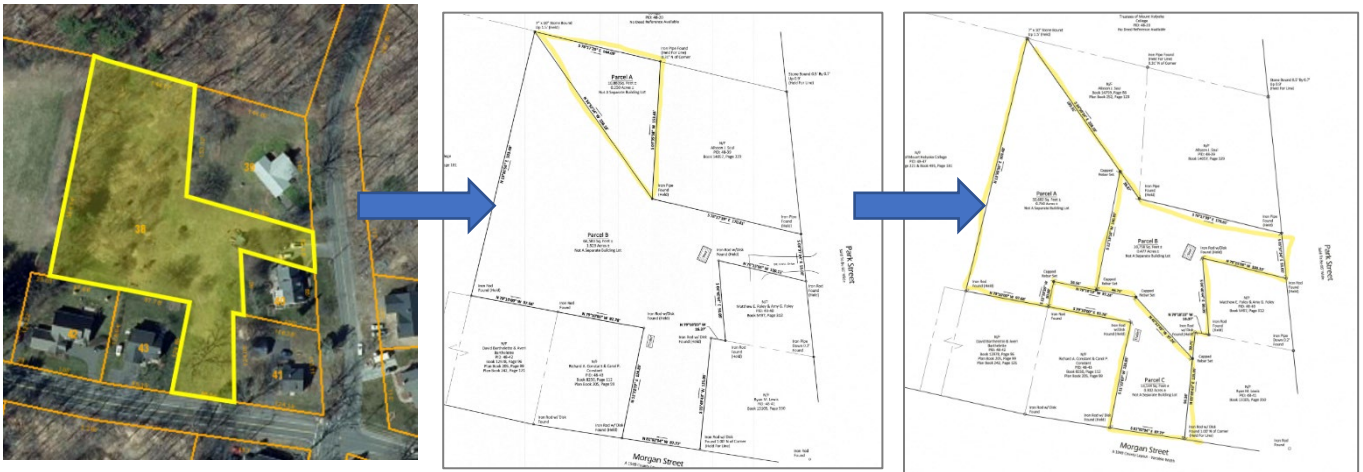
Action Needed: Motion to continue the public hearing until 1/23/23 at 6:30 PM.

AGENDA ITEM #6 Morgan and Park Streets ANR

Plans are online here:

<https://www.southhadley.org/1337/13358/2023?activeLiveTab=widgets>

In October 2022, the Planning Board endorsed an ANR submitted by Mount Holyoke College for the creation of two parcels (Parcel A and B) from Map 48, Parcel 38. They then sold Parcel A to the abutting Saul Family, and Parcel B to the abutting Barthelette Family in December 2022. The current ANR application is from the Barthelette Family who are now seeking to create three new parcels from that lot from the original Parcel B. They will retain the new Parcel A and sell Parcel C to the abutting Constant Family and the new Parcel B to the abutting Foley Family.



ANR Standards for Approval

1. Type of Way: Both Morgan and Park Streets are town-maintained roads for which Chapter 90 funds are received, and thus, meet the standard as publicly maintained roads.
2. Minimum frontage requirements for zoning district: The property is within the RA2 zoning district. Minimum lot size is 12,500 sq.ft. and minimum frontage is 100'. Parcels A, B and C will each exceed the minimum lot size requirements (A=32,682; B=20,758; C=13,144). Only parcels C and B will retain road frontage, and both will not have the minimum frontage. Parcel A will not have any frontage. The ANR plan also includes a statement on each lot "not a separate building lot". Thus, although the minimum frontage requirements are not met, this standard is not met.
3. Vital access: Because both Morgan and Park Streets are publicly maintained, vital access to Parcel B and C is provided. Because Parcel A will be retained by the Barthelette's and subsequently merged with Map 48, Parcel 42 which has frontage on Morgan Street, the vital access standard is met for that parcel as well.

Action Needed: The Board must either endorse the plan or file a notice of denial with the Town Clerk. If the Board votes to endorse the ANR Plan, the Board should also authorize the Director of Planning & Conservation to sign the plan on the Board's behalf.

AGENDA ITEM #5 Discussion on Developing an Accessory Dwelling Unit Bylaw

Discussions about a framework for an ADU Bylaw have been conducted on 11/21 and 12/19. Based on these discussions, I have begun drafting a bylaw that incorporates the standards for a series of key parameters for regulating ADUs. In addition, I have updated the links to additional resources about ADUs, listed below. Please note, the DRAFT bylaw below is just the beginning and I expect lots of discussion to continue to shape it. We needed a starting point, so please consider it just that.

Table of Contents (for this section)

- A. Zoning Bylaw Framework and Parameters
- B. ADU Resources
- C. Draft Zoning Bylaw (pgs. 9-13)

A. Zoning Bylaw Framework and Parameters

The following are key parameters for a zoning bylaw framework, a summary of information presented thus far, and feedback from Board discussions.

1. Permitting

By right, special permit or site plan review – This would include discussion on zoning districts for this use. Please see Existing Chapter 255 Zoning Use and Dimensional Regulations Summary at the end of this section. Although no decision was made by the Board, a strong argument was presented for by right attached ADUs in all districts where single and multifamily dwellings are currently allowed. For detached units, there was discussion about allowing them by right, by site plan review or special permit. Further discussion is needed. It is possible to provide detailed use and dimensional regulation within a zoning bylaw that sufficiently regulates ADUs by right.

2. Dimensional requirements/Unit size

This would take into consideration parcel size as well as dwelling unit size. New Housing Choice Legislation (Chapter 358 of the Acts of 2020) provides for majority vote at Town Meeting, rather than supermajority, for bylaws that create new housing units with a maximum of 900 SF floor area. Town Counsel Lisa Mead has issued an opinion stating that the simple majority vote is mandatory not optional.

A. Dwelling Unit Size –

MGL c.40A Sec 1A – Accessory Dwelling Unit:

At the last meeting, there was discussion on whether or not a maximum of 900 SF was too large for an ADU. Below is the definition from MGL c.40A Sec 1A which also states that the unit *cannot be more than ½ the floor area of the principle dwelling or 900 SF, whichever is smaller*. I recommend the Board retains the MGL definition, with the edit as noted in (iii) below.

Town of South Hadley Zoning Bylaw – Minimum Floor Area:

At the last meeting, it was stated that the zoning bylaw restricts the minimum dwelling unit size to 420 SF. The bylaw actually only applies this standard to “multifamily” dwelling units. Under MGL c40A, the first part of the first sentence of paragraph #2 of Chapter 40A, Section 3 prohibits regulating the

interior space of a single family residential building: *"No zoning ordinance or by-law shall regulate or restrict the interior area of a single family residential building . . ."*

Further, "multifamily dwelling units" are principle uses, and as such, each unit could be as large or small as desired, and must comply with the state sanitary code (cited below). An Accessory Dwelling Unit would be an accessory use, diminutive in size to the principle dwelling. Thus, the 420 SF minimum floor area does not apply to the ADU discussion. And since it is the opinion of the building commissioner that an ADU would be a single-family dwelling under the building code, the ADU bylaw could not set a minimum floor area, per MGL c40A.

§ 255-90 Minimum floor area.

Each dwelling unit in a two-family (new or converted), three-family, or multifamily structure shall contain a minimum floor area of 420 square feet. In computing the required minimum floor area, only the area devoted to the exclusive use of the dwelling unit for living purposes shall be considered. Storage areas, hallways, breezeways, balconies, foyers, and other areas in common with other tenants shall not be included.

Further, the Building Commissioner states: "I do not believe we can impose a minimum size on a dwelling unit. This is an opinion based on case law. The building code being a state regulation is above and beyond local authority. The state [sanitary code] already dictates a minimum floor area. It also is not permitted to regulate the interior of a structure by 40A. Meaning, we can probably regulate a minimum and maximum footprint for exterior impact, but not the interior habitation. With that, I would keep that language or expansion of it out of the consideration."

The following provided by Brad Hutchison, Planning Board Chair and Architect at Kuhn Riddle Architects:

State Sanitary Code is 105 CMR 410.400

410.400: Minimum Square Footage (A) Every dwelling unit shall contain at least 150 square feet of floor space for its first occupant, and at least 100 square feet of floor space for each additional occupant, the floor space to be calculated on the basis of total habitable room area. (B) In a dwelling unit, every room occupied for sleeping purposes by one occupant shall contain at least 70 square feet of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant. (C) In a rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least 80 square feet of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 60 square feet for each occupant.

Interestingly, the 2015 residential code (780 CMR 51.00) stripped the requirement for a dwelling unit to have at least one room that is 120 min. square feet. The new code is as follows:

R304.1 Habitable rooms shall have a floor area of not less than 70 square feet

R304.2 Habitable rooms shall be not less than 7 feet in any horizontal direction.

It should be noted that the building code defines habitable space as "a space in a building for living sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces".

The code requires the provision of a toilet, sink and bath or shower for every dwelling unit (R306.1) and the provision of a Kitchen area with a sink (R306.2).

There does not seem to be a requirement that these areas would need to be separate rooms.

My interpretation of this is that, from a building code standpoint, you could build a very small dwelling unit that would meet the building code. The sanitary code is more stringent with respect to minimum floor area. In both cases, they are much less stringent than the Town's 420 s.f. minimum.

B. Parcel Size

The Board discussed parcel size considerations related to ADUs with no conclusions reached. One option is that ADUs be permitted on parcels that conform to their zoning district dimensional standards within the zoning districts where ADUs are to be permitted. For dimensionally nonconforming lots, the Board may consider allowing ADUs by Special Permit or SPR. I'm working on a GIS analysis to determine how many lots are dimensionally nonconforming (parcel size only) in each residential zoning district. My general impression is that there are many undersized lots in the residential zoning districts due to the era when they were created (post WWII). Sometime thereafter, the zoning changed or was adopted, and upsized the parcel requirements leaving many lots nonconforming.

3. Attached versus detached Accessory Dwelling Units –

The Board discussed attached versus detached ADUs with no conclusions reached. The conversion of existing accessory structures (i.e. garages, barns, etc.) to a detached ADU needs to be addressed as well. My recommendation for detached ADUs is that they would need to meet the zoning district setback requirements for principle uses. This is because people will be living in them, and it is the

presence of people and their daily activities that are the most likely to be noticed by abutters. Thus, if the dwelling unit is required to meet the setbacks of the principle dwelling unit, it adds additional buffer space with the abutting neighbor. However, the conversion of an existing accessory structure (i.e. garages, barns, etc.) to an ADU that doesn't meet principle use setbacks, could possibly be permitted by Site Plan Review or Special Permit to address proximity of the accessory dwelling to abutters and ensure screening and/or whatever other buffers are in place to address separation with the abutters.

4. Limitations on tenancy/occupancy (age, duration, family member, # of occupants)

Board discussions on this thus far appear to be in favor of the property owner occupying one of the dwelling units on the property. I do not recommend any restrictions on age, familiar relation, etc. tied to occupancy of the ADU. Town Counsel as well as planners in other communities have said this can be an administrative nightmare to track over time, and creates issues when the property transfers ownership if the new owner doesn't have the same needs, i.e. a senior family member in need of assisted living arrangements.

5. Form of Ownership

I recommend that the zoning bylaw does not allow for the conversion of the ADU to a condominium form of ownership, or to be subject to a subdivision, or new parcel creation through Approval Not Required (ANR). It is the intent that an ADU will be accessory to the principle use and thus by allowing legally separate ownership of the ADU, it becomes a principle use.

6. Preexisting, nonconforming ADUs

How to treat grandfathered ADUs; illegal apartments that seek to apply for an ADU permit. So-called "Amnesty Provisions". I need to discuss the concept of pre-existing ADUs with Town Counsel and how they would be addressed.

7. Adequacy of Water and Sewer Services

I recommend that the ADU must be in conformance with Title V of the State Sanitary Code if not on public sewer, the State Building code, and other local bylaws and regulations.

As an accessory use, the bylaw may want to require that all utilities come from the primary dwelling. Something to discuss further.

8. Other Standards and Design Considerations

This could include parking requirements, screening, orientation of entrance, etc. I have pulled standards as appropriate from the "Conversion of Single-family to two-family dwellings" recommendations and incorporated into the draft bylaw in Section C below.

B. ADU Resources

I've spent a fair amount of time looking for "empirical studies" in support of the belief that ADUs are a tool to address housing shortages for middle- and lower-income households, seniors seeking to downsize, and the whole host of other stated benefits for homeowners, renters, families, neighborhoods and the community. Here is more of what I have found:

EOEEA Smart Growth Toolkit – Accessory Dwelling Units

<https://www.mass.gov/service-details/smart-growth-smart-energy-toolkit-modules-accessory-dwelling-units-adu>

The State of Zoning for Accessory Dwelling Units, the Pioneer Institute, 2018

<https://pioneerinstitute.org/pioneer-research/economic-opportunity/the-state-of-zoning-for-accessory-dwelling-units/>

New Hampshire – ADU Guides

As of June 1, 2017, NH law requires local zoning ordinances to allow Accessory Dwelling Units nearly everywhere single-family houses are permitted. The following link provides access to several publications sponsored by the State of New Hampshire on ADU permitting and development.

<https://www.nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/>

Accessory Dwelling Units in New Hampshire – AARP

<https://www.aarp.org/livable-communities/housing/info-2017/adu-accessory-dwelling-units-law-new-hampshire.html#:~:text=The%20New%20Hampshire%20law%20defines%20an%20ADU%20as,same%20parcel%20of%20land%20as%20the%20principal%20dwelling%E2%80%A6%22>

AARP – All About Accessory Dwelling Units

Website with links to numerous resources on ADU regulation and development.

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html?CMP=RDRCT-CSN-OTHER-LIVABLEADU-012819>

The ABCs of ADUs – AARP

[ABCs of ADUs-web-singles-082222.pdf](#)

Jump Starting the Market for ADUs: Lessons Learned from Portland, Seattle and Vancouver, San Francisco Chapter of the Urban Land Institute 2018

https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Jumpstarting_the_Market_-_ULI.pdf

Posted on September 17, 2014 by [Martin John Brown](#) in [Policy & Trends](#)

<https://accessorydwellings.org/2014/09/17/summing-up-adu-research-are-accessory-dwelling-units-as-great-or-as-horrible-as-people-say/>

ADU Companies

The following companies either sell prefabricated Accessory Dwelling Units or construct them. These links are provided to show examples of various types of ADU structures that are commercially available, including different sizes by square feet to offer visuals to help ground our discussions around these structures can be integrated into a residential property.

Note – I am in no way endorsing any particular company or product by providing these links but rather offer it as an example of the market that exists for these structures.

prefabADU

<https://www.prefabadu.com/backyard-homes/micro-units/micro-150>

<https://www.theprefablist.com/location/new-hampshire-prefab-cabins-cottages-adus>

<https://buildgreennh.com/prefab-adus/>

C. DRAFT ADU Zoning Bylaw

I. GENERAL PROVISIONS

A. Purpose and Intent

- (1) The Town of South Hadley finds and declares:
 - (a) Our community faces a severe housing crisis, with home prices and rents unaffordable by families and households of middle and moderate incomes.
 - (b) The community is falling far short of meeting current and future housing demand with serious consequences for the state's economy and the well-being of our residents, particularly lower-income and middle-income earners.
 - (c) The Town of South Hadley can play an important role in reducing the barriers that prevent homeowners from building accessory dwelling units.
 - (d) There are many benefits associated with the creation of legal accessory dwelling units on lots in single-family zones and other zoning districts. These include:
 - a. Increasing the supply of smaller housing stock types to meet the needs of smaller households of all ages;
 - b. Helping older homeowners, single parents, young home buyers, and renters seeking a wider range of homes, prices, rents and locations;
 - c. Increasing housing diversity and supply, providing opportunities to reduce the segregation of people by race, ethnicity and income that resulted from decades of exclusionary zoning;
 - d. Providing homeowners with extra income to help meet rising homeownership costs;
 - e. Creating a convenient living arrangement that allows family members or other persons to provide care and support for someone in a semi-independent living situation without the latter leaving his or her community;
 - f. Providing an opportunity for increased security, home care and companionship for older and other homeowners;
 - g. Reducing burdens on taxpayers while enhancing the local property tax base by providing a cost-effective means of accommodating development without the cost of building, operating and maintaining new infrastructure;
 - h. Promoting more compact urban and suburban growth, a pattern that reduces the loss of farm and forest lands and natural areas and resources and limits increases in pollution that contributes to climate instability; and
 - i. Enhancing job opportunities for individuals by providing housing nearer to employment centers and public transportation.
- (2) Accessory dwelling units are, therefore, an essential component of housing choices and supply in the Town of South Hadley.

B. Definitions

Accessory Dwelling Unit (ADU) – definition from MGL c.40A Sec1A

A self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) *is not larger in floor area than 1/2 the floor area of the principal dwelling or 900 square feet, whichever is smaller*; and (iii) is subject to such additional restrictions *as described herein*. ~~as may be imposed by a municipality, including but not limited to additional size restrictions, owner occupancy requirements and restrictions or prohibitions on short term rental of accessory dwelling units.~~

Accessory – definition from Zoning Bylaw Chapter 255-10

A structure, building or use which:

- a. Is subordinate in function to and serves a principal building or principal use;
- b. Is subordinate in area or extent to the principal building or principal use served;
- c. Contributes to the comfort, convenience, or necessity of occupants or the principal building or use; and
- d. Is located on the same lot as the principal building or use.

Dwelling Unit – definition from Zoning Bylaw Chapter 255-10

A room or group of rooms designed and equipped exclusively for use as living quarters for only one family, including provisions for living, sleeping, cooking and eating. The term shall include mobile homes but shall not include house trailers or recreational vehicles.

Principle Dwelling

Building, Attached – A building have any portion of one or more walls in common or within five feet of an adjacent building.

Building, Detached – A building having five feet or more of open space on all sides.

Other terms to be identified.

C. Procedural Requirements

1. Review to Chapter 255 Attachment 1 Use Regulations Schedule, **Article IX Special Permits, and Article XII Site Plan Review for procedures.** [Permit procedures will depend on the type of permit required, TBD.]

II. USE AND DIMENSIONAL STANDARDS

- A. The Building Commissioner may issue a Building Permit authorizing the installation and use of an accessory dwelling unit within an existing or new owner occupied single-family dwelling, [and the Planning Board /SPGA if SPR or SP are required for either attached or detached units] when the following conditions are met:

1. The unit will be a complete, separate housekeeping unit containing both kitchen and bath.
 2. Only one (1) accessory dwelling unit may be created within a single-family house or house lot.
 3. The owner(s) of the residence in which the accessory dwelling unit is created must continue to occupy at least one of the dwelling units as their primary residence.
 4. Any new separate outside entrance serving an accessory dwelling unit shall be located on the side or in the rear of the building.
 5. The gross floor area of an accessory dwelling unit shall not be larger in floor area than 1/2 the floor area of the principal dwelling or 900 square feet, whichever is smaller.
 6. An accessory dwelling unit shall not be occupied by more than **three (3) people** nor have more than **two (2) bedrooms**.
 7. The construction of any accessory dwelling unit must be in conformity with the State Building Code, title V of the State Sanitary Code, and other local bylaws and regulations.
 8. Off-street parking spaces shall be available for the use by the owner-occupant(s) and tenants.
 9. The minimum lot size for an accessible dwelling unit is the lot size that conforms to the dimensional standards for the zoning district where the accessory dwelling unit is to be located. *[Further consideration for nonconforming lots needed.]*
 10. Building setbacks for detached units must comply with that for the principle use structure as identified in the Zoning Dimensional Regulation Schedule for the zoning district where the accessory dwelling unit is to be located.
- B. In order to encourage the development of housing units for disabled and handicapped individuals and persons with limited mobility, the permit granting authority may allow reasonable deviation from the stated conditions where necessary to install features that facilitate access and mobility for disabled persons.
 - C. Approval for an ADU requires that the owner must occupy one of the dwelling units. The zoning approval and the notarized letters required in (D) and (E) below must be recorded at the Hampshire County Registry of Deeds or Land Court, as appropriate, in the chain of title of the property, with documentation of the recording provided to the Building Commissioner, prior to the occupancy of the accessory dwelling unit.
 - D. Prior to issuance of a permit, the owner(s) must send a notarized letter stating that the owner will occupy one of the dwelling units on the premises as the owner's primary residence.
 - E. When a structure which has received a permit for an accessory dwelling unit is sold, the new owner(s) if they wish to continue to exercise the Permit, must within thirty (30) days of the sale, submit a notarized letter to the Building Commissioner stating that they will occupy one of the dwelling units on the premises as their primary residence.

III. ADMINISTRATION AND ENFORCEMENT

- A. It shall be the duty of the Building Commissioner to administer and enforce the provisions of this bylaw.
- B. No building shall be constructed or changed in use or configuration until the Building Commissioner has issued a permit. Not permit shall be issued until a sewage disposal works

permit, when applicable, has first been obtained by the Board of Health and the proposed building and location thereof conform with the Town's laws and bylaws. Any new building or structure shall conform to all adopted state and town laws, bylaws, codes and regulations. No building or accessory dwelling unit shall be occupied until a certificate of occupancy has been issued by the Building Commissioner where required.

- C. The Building Commissioner shall refuse to issue any permit, which would result in a violation of any provision of this chapter or in violation of the conditions or terms of any special permit or variance granted by the Board of Appeals or its agent.
- D. The building Commissioner shall issue a cease and desist order on any work in progress or on the use of any premises, either of which are in violation of the provisions of this chapter.
- E. Construction or use according to a building permit or special permit shall conform to any subsequent amendment of this chapter unless the construction or use is begun within a period of not more than six months after the issuance of a permit granted before the effective date of the amendment. To qualify for this exemption, construction must be completed in a continuous and expeditious manner.

Existing Chapter 255 Zoning Use and Dimensional Regulations Summary

Accessory Dwelling Unit – FOR DISCUSSION PURPOSES ONLY

Y = by right

SPR = Site Plan Review

SP = Special Permit

N = Prohibited

USE	Residence				AGR	Business				Industrial		
	RA-1	RA-2	RB	RC		BA-1	BA	BB	BC	IA	IB	IG
<i>Base Zoning Minimum Lot Size**</i>	22,500	12,500	7,500	***	30,000	25,000	10,000	12,000	20,000	40,000	none	none
Single-family	Y	Y	Y	Y	Y	N	Y	Y	SP	N	N	N
Single-family to Two-family Conversion	N	SP	Y	N	SP	N	Y	Y	N	N	N	N
Two-family (NEW)	SP	SP	Y	N	N	N	SP	SP	N	N	N	N
Three-family	SP	SP	SPR	Y	N	N	SP	SP	N	N	N	N
Four-family +	SP	SP	SP	SPR	N	N	SP	SP	SP	N	N	N
Mobile Home 255-33*	Y	Y	Y	N	N	N	N	N	N	N	N	N
Mobile Home Parks	N	N	N	N	N	N	N	N	N	N	N	N
Accessory Dwelling Unit - Attached	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N
Accessory Dwelling Unit - Detached	??	??	??	??	??	N	??	??	N	N	N	N

*Chapter 255-33 Mobile Homes <https://ecode360.com/30053192>

**Minimum lot sizes for flag lots and in Overlay Zoning Districts may vary from base zoning.

***Lot size in the RC zoning district depends on number of dwelling units and bedrooms.

Link to Zoning Map at South Hadley Assessor Online Data Viewer: https://www.axisgis.com/South_HadleyMA/

Click on link and takes you to the Online Viewer. Enter site. On lefthand side, click on “Layers”, then click on “Zoning”.

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

Next Meetings

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

2/6 – Short Term Rentals Zoning and General Bylaw Public Hearing

2/20

3/6

3/20

Short Term Rentals Zoning and General Bylaws – Public Hearing 2/6/23

Draft bylaws are online here: <https://www.southhadley.org/1318/ProposedDraft-Bylaws>

Summary of Draft bylaws posted online:

<https://www.southhadley.org/DocumentCenter/View/10194/Proposed-Short-Term-Rental-Bylaws-Summary>

Public outreach and notification –

- Mailer inserts were delivered to both Water Districts for inclusion in their January bills.
- Town Reminder interviewed me on 12/14/22; anticipating article in 12/16/22 newspaper
- Mailer inserts left at the library. To be dropped off at Senior Center.
- Notice posted to Town’s social media accounts and webpage; will be re-posted in January.
- Email notice to be sent to Town Meeting members, Housing Plan Advisory Committee, Housing Plan Community Forum #1 attendees, Planning Board – request to forward notice to your networks.
- Letters mailed to all known Short Term Rental owners (issued cease and desist orders)

Housing Production Plan

The survey closed 1/6/23. Consultant June McCartin will be submitting a draft of the Housing Needs Assessment chapter next week. The information within this chapter was generally presented at the December 12th Community Forum (view presentation here

<https://shhousingplan.org/wp-content/uploads/2022/12/SH-HPP-CF-1-Presentation.pdf>)

I will schedule agenda time on an upcoming meeting to discuss the draft chapter after it is issued.

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.



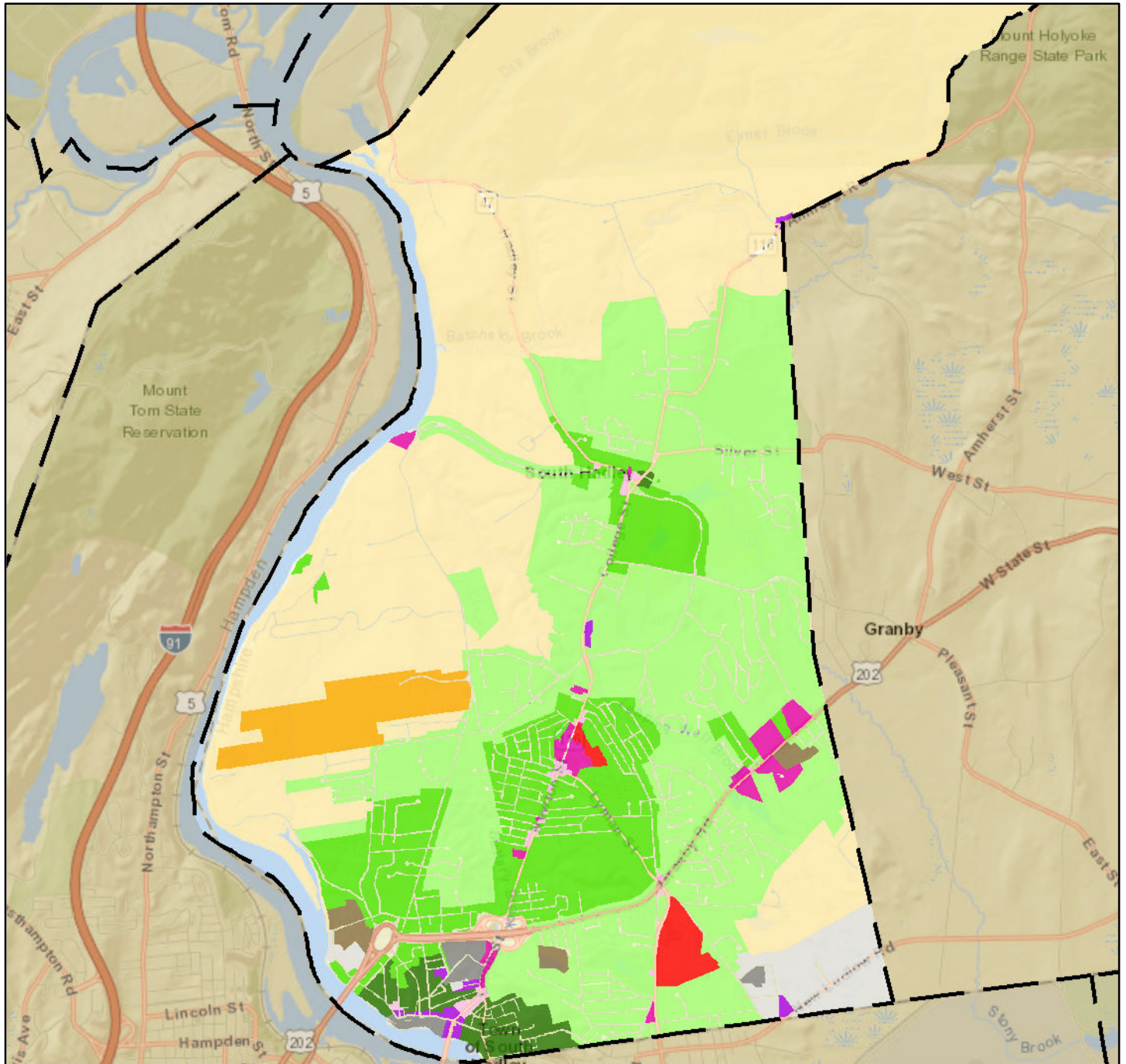
Zoning Map

South Hadley, MA

January 4, 2023

1 inch = 4461 Feet

www.cai-tech.com



MASSGIS Town Line	Business A	Industrial A	Residence A-2
Mask	Business A-1	Industrial B	Residence B
AOI_Points	Business B	Ind. Garden District	Residence C
Agricultural	Business C	Residence A-1	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.