

**Planning Board Report to Town Meeting  
Landowner Petition for Zoning Map Amendment at 280 & 286 Granby Road  
May 10, 2023 Annual Town Meeting  
Article 23**

**ARTICLE 23:** To see if the Town will vote to amend the Zoning Map by changing the designation of a 2.61-acre tract of land consisting of six parcels situated on the southeast corner of the intersection of Granby Road (Route 202) and Willimansett Street (Route 33), and known as 280 and 286 Granby Road, identified on Tax Assessor’s Map 15 as Parcels 122, 123, 125, 175, 176 and 113, from the present zoning designation of Residence A-1 to Business A, as further articulated in the Planning Board’s Report to Town Meeting (APPENDIX B), or take any other action relative thereto.

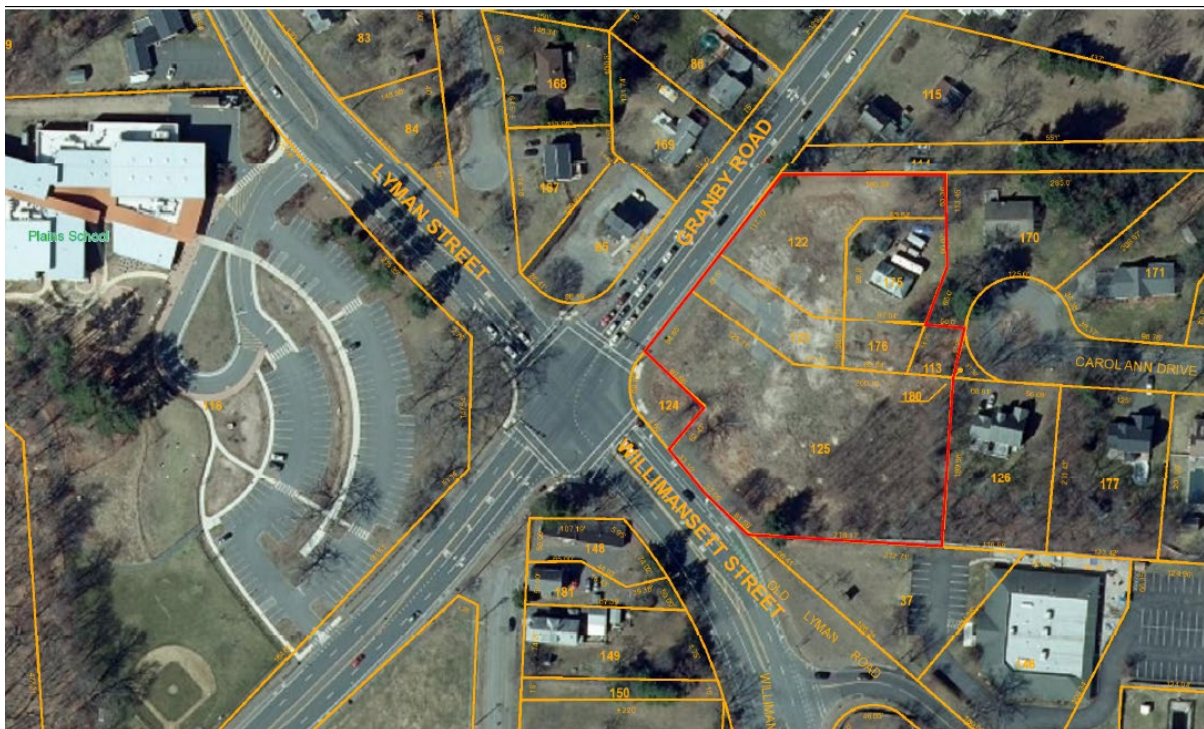
**PUBLIC HEARING:**

The Planning Board conducted a public hearing on March 13, 2023 to consider the Landowner’s petition for the subject Zoning Map amendment, as articulated in the Warrant Article.

**REPORT:**

Landowner petition online here: <https://www.southhadley.org/DocumentCenter/View/10729/Granby-Road-280-and-286---Zone-Change-Petition?bidId=>

A landowner petition for a Zoning Map amendment was submitted by Robert Bolduc, Manager for RLB Management, a.k.a. Pride Limited Partnership LLC, for the above referenced parcels, located on the southeast corner at the intersection of Route 33/Lyman Street and Route 202/Granby Road. The petitioner requests an amendment from the current Residential A-1 (RA1) zoning for the six parcels totaling 2.72 acres to Business A (BA) for the construction of a Starbucks Coffee Shop with attached retail/professional use, plus a free standing building for additional retail/professional use. Site plans of the proposed development are included at the link above. NOTE - Any action on a zoning map

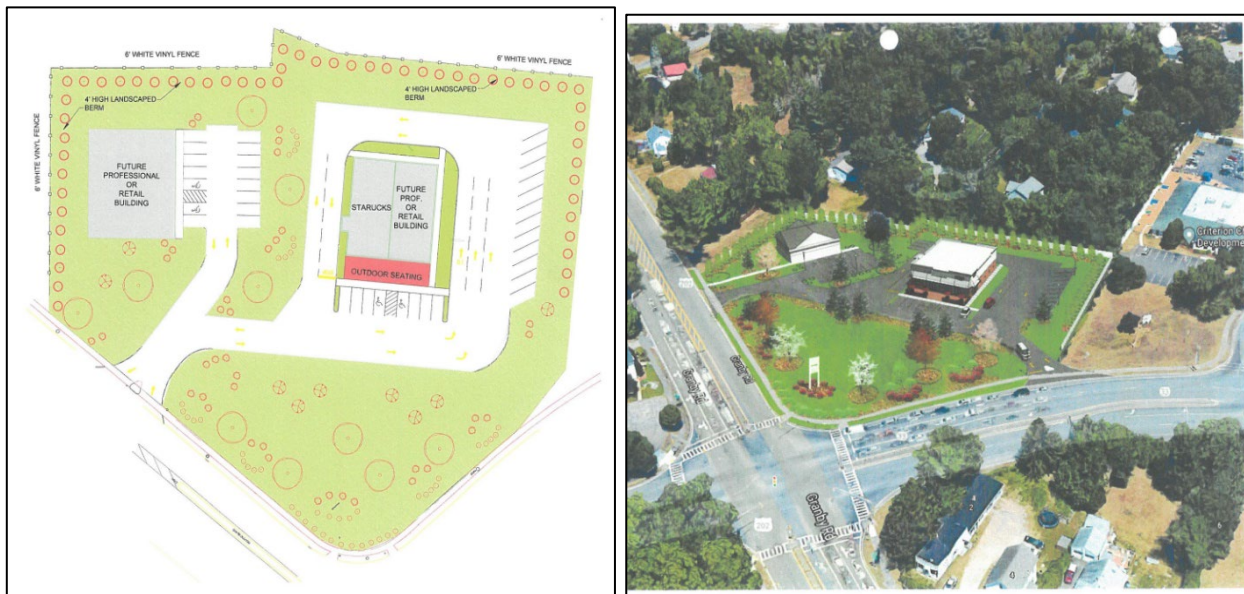


amendment does NOT grant any permit approval for the project he seeks to develop. All required permitting under the respective zoning district would still be required.

Parcel ID	Street Address	Parcel Size* (Sq. Ft.)	Parcel Size* (Acres)	Zoning
15-122	286 Granby Road	22,584	0.52	RA1
15-123	Granby Road	8,374	0.19	RA1
15-125	280 Granby Road	43,560.46	1.46	RA1
15-175	Granby Road	12,080	0.28	RA1
15-176	Granby Road	4,517	0.10	RA1
15-113	Carol Ann Drive	2,481	0.06	RA1
<b>TOTAL AREA FOR ZONE AMENDMENT PETITION</b>		<b>93,596.46</b>	<b>2.61</b>	
15-124	Granby Road	4,770	0.11	BA

\*Parcel size as noted above is from the South Hadley Assessor’s Property Tax Parcel Database.

Proposed development concept plans as submitted with the Zone Change Petition:



The following errors are noted in the petitioner’s request dated January 20, 2023:

1. The total area subject to the zoning map amendment petition include six (6) parcels not seven (7), totaling 2.72 acres of land not 3.17.
2. Parcel 15-124 is already zoned Business A and therefore is not subject to the zoning map amendment request.
3. The petitioner states that the requested zone change to Business A is recommended in the “2021 Corridor Plan”. This is a reference to the Route 33/202 Corridor Study completed in January 2022. The Study actually recommends a proposed zone change for this area as the creation of a new zoning district called “Low-density Mixed Use District”.

In 2021, the applicant submitted a similar petition for a zoning amendment, which he withdrew prior to the 2021 Annual Town Meeting. At that time, the Route 202/33 Corridor Study was underway and the Board withheld a recommendation on the zone change request to await completion of the study.

### **Allowed Uses in Each Zoning District**

The following uses are allowed within each of the subject zoning districts:

#### *RA1*

- Single-family residential by-right
- Multi-family by Special Permit
- Business uses prohibited generally
- Professional Business by Special Permit

#### *Business A*

- Single-family residential by-right
- Conversion to two-family by-right
- Multi-family by Special Permit
- All business uses by Site Plan Review or Special Permit

### **Zoning in the Area**

While a portion of the subject site is Business A (Map 15, Parcel 124), and there are several small sites nearby also zoned Business A, and rather large Business C zoning district to the south, most of the existing zoning in the area appears to be predominately Residence A-1. However, it also appears that most of the parcels zoned RA1 are also dimensionally non-conforming for the RA1 district. The minimum lot size for the RA1 district is 22,500 square feet. A large portion of the of the RA1 lots in the district in this area, with existing residential development, appear to be roughly half that size. Thus, it brings into question whether RA1 is the appropriate residential zoning district for the area.

### **Relationship to Master Plan**

Within the Master Plan, the intersection for Routes 202 and 33 is defined as one of four “sub-areas” with identified priorities. The priorities for this sub-area are as follows (p.11-12):

- Preserve the existing clusters of single-family homes; consider adding more open space such as a small park, community garden, or dog park.
- Increase commercial activity such as restaurants, ice cream shops, or retail between the neighborhood core and periphery.
- Increase the variety of housing choices.

The Master Plan identifies the intersection of Routes 33 and 202 as an area of opportunity for economic development as follows (p.40): “South Hadley already has several existing commercially oriented nodes, which could be further developed to increase access to economic opportunities for small businesses, which would help address the narrow tax base and stated concerns about the lack of retail. This includes the four areas discussed earlier in the plan: the neighborhood centered on the Village Commons and Mount Holyoke College at Route 47 and Route 116; the Woodlawn neighborhood (centered on the intersection of Routes 116 and 33); South Hadley Falls; *and the intersection of Routes 202 and 33.*” The Plan further recognizes that this area is subject to a parallel planning study, referring to the Route 202/33 Corridor Study.

The Plan also recommends the following for this location (p.53): “Modify existing regulatory and permitting requirements to diversify and stimulate new commercial uses compatible with neighborhood characteristics:

- Neighborhood centered on the Village Commons and Mount Holyoke College at Route 47 and Route 116
- Woodlawn Neighborhood (centered on the intersection of Routes 116 and 33)

- South Hadley Falls
- *Routes 202 and 33 Corridor*

### **Relationship to Other Community Plans – Route 202/33 Corridor Study (January 2022)**

The purpose of this study was to implement some of the 2010 Master Plan’s recommendations for this corridor and develop a framework for successful development of the corridor in coordination with the properties that lie close to but beyond the corridor in Chicopee and Granby. The Study provides an in depth analysis of the corridor and offers the following major findings regarding its existing land use characteristics (p.22):

- A significant mix of land uses along the corridor which includes low-density residential, commercial, educational, recreational, and open space. Multifamily developments are accessed from the corridor, but the majority of the buildings are not visible from the street.
- Significant recreational and natural assets provide visual variety along the corridor and act as both neighborhood and regional amenities.
- Routes 202/33 provide connections to other commercial areas within South Hadley and beyond, including regional access to Interstates 90 and 91. However, the proximity of these commercial areas creates potential competition for uses along this corridor.
- Non-vehicular access is poor. The corridor is not linked to either public transit or regional bicycle trails and paths. Sidewalks vary in quality and location, making walking a less-accessible alternative despite the destinations (Buttery Brook Park, the South Hadley Square Shopping Center) within easy walking distances of neighborhoods. Public transit on the corridor within South Hadley does border with South Hadley at a stop on New Ludlow Road.
- Most of the traffic along the corridor does not originate within South Hadley. The 2018 Complete Streets Prioritization Plan (prepared for South Hadley by PVPC) has an average weekday traffic count of 7,411 vehicles southbound and 7,871 vehicles northbound on Route 33 at Old Lyman Road (total average of 15,282 vehicles per weekday). Capturing these drivers as customers, or possibly as new residents, would increase the economic viability of the corridor.

In discussing the relationship between zoning, economic development and housing, the Study recommends the following (p.36): “Over the long-term, for South Hadley to develop a competitive advantage, it should focus on attracting businesses that serve the surrounding neighborhoods and professional offices while also encouraging additional housing at appropriate locations. The Town should consider adding design standards to any zoning changes to maintain certain physical characteristics of the buildings and sites along the corridor while allowing new businesses which can capitalize on the relatively high through traffic.”

The Study also recognizes that the subject location is within the Westover Airport/ARB Accident Potential Zone II (APZII) due to its alignment with the airport flight path. Westover has issued certain recommendations for these zones: “Within the APZ II zone, single unit detached residential development is acceptable along with certain manufacturing uses.” It is my understanding that this is guidance only, with no actual regulatory authority.

In summary, on pgs. 40-42, the Study recommends the creation of a “Low-density Mixed Use” zoning district at the intersection of Route 33 and 202, described as follows: “Village Center development with a mix of retail, restaurant and professional office. Conversions from single-family homes to professional offices will be allowed... The LDMU considers the recommendations for restricted density and limited

uses due to its location within the APZ II zone. Any mixed-use development should leverage the Big Y as an anchoring tenant in the area by encouraging other office and retail uses in the plaza area”.

### **Zoning Map Amendment Considerations**

1. Spot zoning should not be approved. As shown in Attachment A Zoning Map, there is a small portion of the subject property currently zoned Business A. There are also small parcels in the area, across the roads, also zoned Business A. A large are of Business C lies southerly of the subject property. Thus, changing the zoning on the subject property to Business A, or another Business zoning district, would likely not be considered spot zoning.
2. Changing the zoning of the subject property to a non-residential zoning may or may not be appropriate given the adjacent and nearby zoning and some of the adjacent uses.
3. Changing the zoning on the subject property, and in this area, should be undertaken as part of a planned approach to re-zone the entire corridor to support the recommendations of the Route 202/22 Corridor Study.

### **Public Comment**

In general, public comment focused on the development scenario proposed by the petitioner. Comments were generally unfavorable and included concerns about the following:

- Traffic and safety at intersection for vehicles, pedestrians and cyclists;
- The proposed development included drive thru business, increased traffic, and lacked residential development;
- Increased business use at location would harm/degraded surrounding residential neighborhoods due to traffic, noise, and lack of pedestrian amenities/create additional pedestrian hazards

Some comment was received in support of a zone change as follows:

- Business uses require Special Permit or Site Plan Review which offer denial or design modifications for projects thus, the submitted development concept plan may or may not be approved;
- RA1 generally inappropriate for this area due to majority of parcels in district are dimensionally non-conforming and ½ the minimum required lot size.
- Business use at this location would seem to be appropriate given the traffic volume along major roadways connecting two other towns.

### **RECOMMENDATION:**

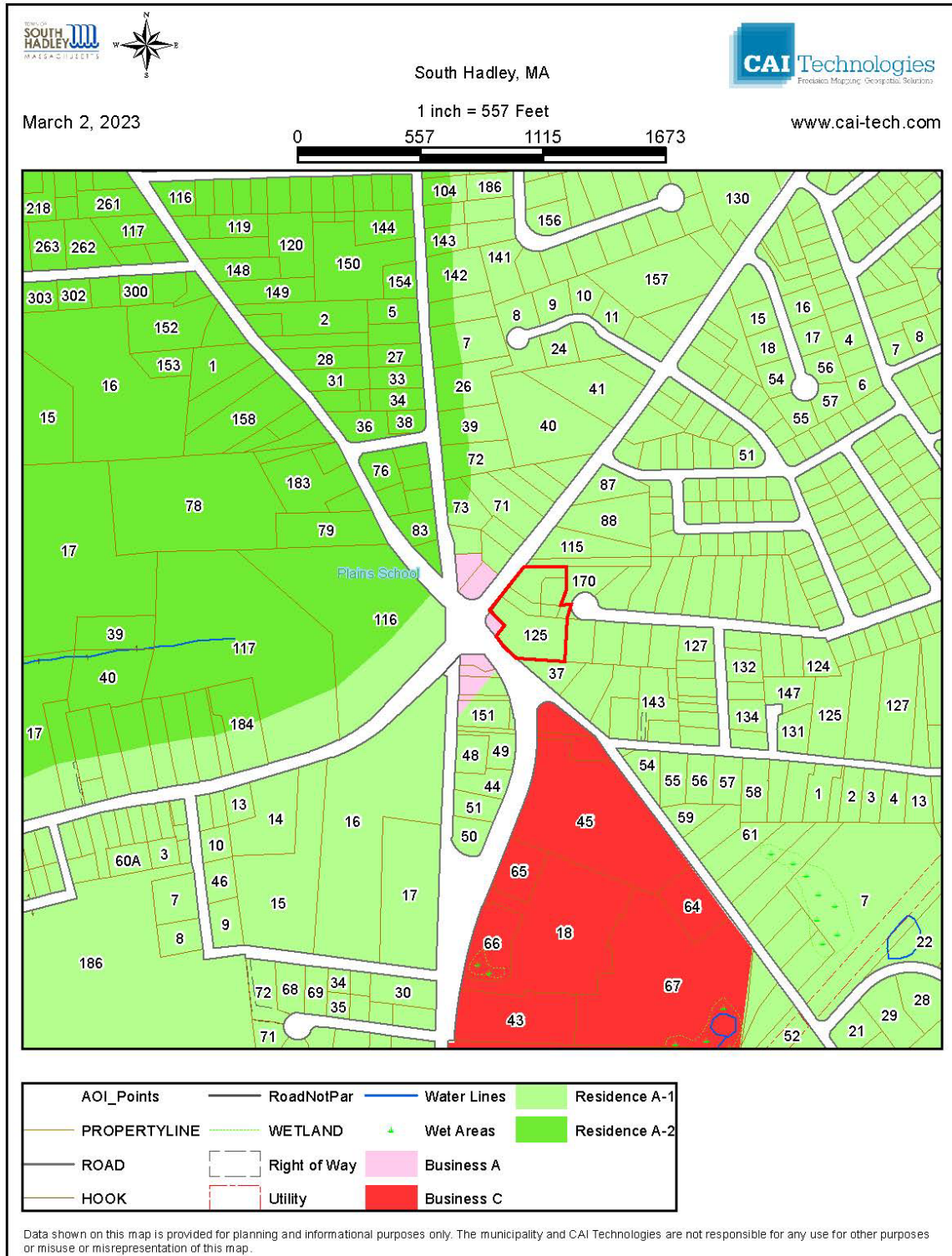
At their March 13, 2023 meeting, the Planning Board voted Four (4) opposed (D. Mulvaney, N. Therien, J. Brown, and M. Davis) to One (1) in favor (B. Hutchison) to not recommend the zoning map amendment. At their meeting on April 24, 2023, the Board voted 5-0 to approve this Report to Town Meeting.

### **ATTACHMENTS:**

Attachment A: Zoning Map

Attachment B: Public Hearing Minutes

# ATTACHMENT A: Zoning Map



## ATTACHMENT B: Public Hearing Minutes

### **SOUTH HADLEY PLANNING BOARD VIRTUAL PUBLIC HEARING:**

Zoning Map Amendment Request filed by RLB Management to change the zoning designation of 280 and 286 Granby Road from Residence A-1 to Business A, Map 15 Parcels 122, 123, 124, 125, 175, 176 and 113

### **MEETING MINUTES OF MARCH 13, 2023**

**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; Colleen Canning, Planning/Conservation Coordinator

Chair Hutchison called the hearing to order at 7:09 PM and Clerk Brown read the hearing notice as follows:

*The South Hadley Planning Board will hold a virtual public hearing on Monday, March 13, 2023 at 6:30 p.m. to discuss a petition filed by RLB Management, c/o Robert Bolduc, to amend the South Hadley Zoning Map by changing the zoning designation of parcels at 280 and 286 Granby Road from Residence A-1 to Business A.*

*The public hearing will be conducted virtually/online using the Zoom Webinar platform and persons may join the meeting by either joining Zoom Webinar or by phone. The log-in information is as follows:*

*URL to join: <https://us02web.zoom.us/j/83878035511?pwd=Ulo3dW5lUHZpZnRmWnRPZzIeVFFndz09>*

*Or join by phone: +1(646) 931 3860*

*Webinar ID: 838 7803 5511 Passcode: 093700*

*The property contains seven (7) parcels creating a 3.17-acre contiguous tract of land located at the corner of Granby Road (Route 202) and Willimansett Street (Route 33) known as 280 and 286 Granby Road and identified as Assessor's Map 15 Parcels 122, 123, 124, 125, 175, 176 and 113. The property is currently undeveloped.*

*The materials relative to the petition are available on the Town's website at the following link:*

*<https://www.southhadley.org/1347/Zoning-Map-Amendment-Requests>. Alternatively, hard copies of the documents may be viewed at South Hadley Planning and Conservation Department office.*

*Any person interested in, or wishing to be heard, regarding this item should appear/join the hearing at the time and in the manner designated. The public hearing is being conducted in accordance with the provisions of Chapter 40-A, Section 11, Massachusetts General Laws as modified by Chapter 53 of the Special Acts of 2020 and the Governor's Executive Orders pertaining to public gatherings during the COVID 19 State of Emergency.*

*Joanna Brown, Clerk*

*South Hadley Planning Board*

*Publication: Friday, February 24, 2023*

*Friday, March 3, 2023*

The petitioner's consultant, Rob Levesque of Rob Levesque Associates, was present at the hearing. He explained that his client wanted to develop the site into a series of retail stores. Starbucks Coffee Company has expressed interest in opening a coffee shop with drive-thru service at the location. Rob Levesque reiterated that his client had no intention or interest in opening a gas station on the site. Conceptual renderings were provided to elaborate on the petitioner's intention.

Director Capra overviewed the process for acceptance of a zone change. The petition was submitted to the Selectboard who referred it to the Planning Board for review and recommendation. The petition would then be considered at Town Meeting where it would ultimately be accepted or rejected. When considering a request for a zone change, the Board would refer to community plans and studies to guide their recommendation. Director Capra

detailed the site's existing zoning and potential uses as well as the development potential under the petitioned Business A zoning.

Chair Hutchison indicated that the petitioner's request was reasonable. The Business A zoning designation was likely the best fit for the property given all the zoning designations available.

Associate Member Adelman identified that the two renderings showing the petitioner's development interest had different traffic layouts. One rendering had one entrance and the other had two. The property was located at the intersection of Routes 202 and 33 which experiences heavy vehicle traffic. He wanted to see how site development would impact the existing traffic along the corridor as well as traffic within the abutting residential neighborhoods.

Member Therien felt a zone change recommendation was premature. Rezoning along the entire Route 202/33 corridor should be considered, as was identified in the recent corridor study, before a recommendation for this site could be given.

Vice-Chair Mulavney agreed with Member Therien's comments and looked forward to hearing public comment.

Clerk Joanna Brown agreed with Associate Member Adelman's traffic concerns. She was concerned the development would increase traffic concerns. She also identified that the property was located within the Accident Prevention Zone of Westover Air Base.

Member Michael Davis echoed the concerns for traffic as stated by other board members. He also identified that creation of a drive-thru coffee shop would further enforced vehicular use of the area rather than encourage pedestrian and bike use. He also expressed concern for the impacts to the abutting residential neighborhood.

Chair Hutchison opened the hearing to public comment.

Lucia Foley, 60 Shadowbrook Estates, addressed the Board. She lives near the site and likes to walk the area. The area was auto-centric with limited benefit to pedestrians. Innovative design strategies, such as constructing the buildings closer to the street than was theorized in the renderings, could help foster pedestrian use of the area and buffer residences behind the property.

Mike Adams, 4 Carol Anne Drive, addressed the Board. He recalled that a similar request to rezone the property came before the board a few years ago. Since that time, a study of the Route 202/33 corridor had been completed. It did not appear the proposal conformed to the findings of the study. As shown in the development renderings, vegetation serving as a buffer to his abutting neighborhood would be removed. Additionally, noise and light from the drive-thru operation would reach the abutting residential properties. He identified that the petitioner was seeking a zoning designation with the widest variety of business uses. If a zone change was granted, the property could be developed in any manner allowable under zoning of which gas stations were included.

Kevin Taugher, 42 Woodlawn, addressed the Board. He was concerned that this type of development would lead to negative traffic impacts. He stated that the intersection of Routes 202 and 33 had been identified as a 'high crash cluster'. Site development needed to be well thought out as entering and exiting the site would be challenging.

Sue and Dan Ware, 295 Granby Road, addressed the Board. They live near the site but did not receive notification of the hearing. They expressed concern for traffic and advocated that a traffic assessment be performed prior to development.

Anne Stockton, 325 Hadley Street, addressed the Board. She expressed appreciation for the Board's careful review of the petition.

Lisa Adams, 4 Carol Anne Drive, addressed the Board. She agreed with the concerns brought forward by residents during the hearing which included concerns for increased traffic.

Martha Terry, 25 Brainard Street, addressed the Board. She advocated for the Board to pursue development of a 'Low Density Mixed Use' zoning category, as was recommended in the Route 202/33 Corridor Study. This would allow the site to be developed in a manner that satisfied the needs of the property owner and the community. She was opposed to the petitioner's request for a Business A zoning designation.

Emelie Lyszchyn, 44 Old Lyman Road, addressed the Board. She supported some level of site development but did not support the amount of development proposed. She was concerned about increased traffic.

Linda Young, Westbrook Road, addressed the Board. She was concerned for traffic and questioned if a study had been performed. Chair Hutchison indicated that a study had not been performed as the petition was only for the zone change. A traffic study would be considered during review of applications for development.

Rob Levesque heard and understood the concerns made during the hearing. He would share the information with his client and consider all possible development alternatives. He asked if the Town had initiated a zoning review of the Route 202/33 Corridor as was recommended in the corridor study. Director Capra indicated that a study had not begun.

Jennifer Levitt, Oak Ave, addressed the Board. She agreed with the comments and concerns made during the hearing which included the concern for increased traffic. She opposed the petitioner's request.

Mark Adams, 4 Carol Anne Drive, addressed the Board again and reaffirmed his concerns for the petition. He asked for the zone change process to be explained. Director Capra clarified that there were a number of different processes depending on how the petition was filed. As this was a landowner petition, it was first submitted to the Selectboard and then referred to the Planning Board for Town Meeting recommendation. After such a petition is filed, the Town must act on the request.

Following public comment, members discussed a motion regarding the petitioner’s request. It appeared that a majority of the Board were not supportive of the petition at this time as additional review of the zoning along the 202/33 corridor needed to be performed prior to support for a zone change.

**Motion:** Member Therein moved to *not* recommend that Town Meeting approve the petition for a zoning map amendment at 280 and 286 Granby Road to change the zoning from Residence A-1 to Business A and moved to draft a report to Town Meeting indicating such. Vice-Chair Mulvaney seconded the motion. Four (4) out of five (5) members voted in favor of the motion through roll call. Chair Hutchison voted against the motion as he supported the petitioner’s request.

**Motion:** Vice-Chair Mulvaney moved to close the hearing. Member Davis seconded the motion. Five (5) out of five (5) members voted in favor of motion through roll call.

The regular meeting reconvened at 8:26 PM.

Respectfully Submitted,  
 Colleen Canning, Planning/Conservation

**Appendix**

<b>Document</b>	<b>Document Location</b>
280 and 286 Zone Change Petition	Planning Files
March 8 email Marth Terry, Brainard Street	Attached
March 11 Google Form from Linda Young, 15 Westbrook Road	Attached
March 11 letter from Martha Terry, Brainard Street	Attached
March 11 email from Carol Gillis, College Street	Attached
March 12 email from Thomas Terry, Brainard Street	Attached
March 12 email from Pauline Casey, Central Ave.	Attached
March 13 email from Hattie Finkel, Amherst Road.	Attached
March 13 email from Karen Hyvonen, Spruce Run.	Attached
March 13 email from Bobbie Salthouse, 20 The Knolls	Attached

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## Fwd: message

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**Colleen Canning** <ccanning@southhadleyma.gov>  
To: Colleen Canning <ccanning@southhadleyma.gov>

Fri, Mar 10, 2023 at 2:03 PM

----- Forwarded message -----

From: **Martha Terry** <marthatterry25@gmail.com>  
Date: Wed, Mar 8, 2023 at 2:38 PM  
Subject: message  
To: Anne Capra <acapra@southhadleyma.gov>

Dear Anne,

Please relay this message to the Planning Board members and associate:

Dear Members of the Planning Board and Associate Member:

I have read the public hearing announcement re: Mr. Bolduc's request for a Zone Change to Business A at the corner of Routes 202 and 33.

I have also read and examined the 202/33 Corridor Study, completed in January of 2022, not 2021 as Mr. Bolduc attests.

On page 41 of the study, the proposed zone change for that corner is to Low Density Mixed Use, not to Business A, as Mr. Bolduc states.

His statement is erroneous.

I attended most, if not all, of the public meetings to create this 202/33 corridor study, and the final recommendation for the 202/33 corridor never mentions Business A zoning at this corner, but proposes the LDMU Designation, which does not yet exist as a category in the town's Use Regulations Table, but which could be created within a reasonable amount of time.

Thank you,

Martha Terry

# March 13, 2023 Planning Board Public Hearing- Granby Road Zone Change Request

## 6:30 - Public Hearing

to consider a petition filed by RLB Management to amend the zoning map by changing the zoning designation of 280 and 286 Granby Road from Residence A-1 to Business A, Map 15 Parcels 122, 123, 124, 125, 175, 176 and 113 (<https://www.southhadley.org/1347/Zoning-Map-Amendment-Requests>)

Please read the Planning Board's protocols for virtual meetings here : [Virtual Meeting Protocols](#) \*

I have read and acknowledged the protocols

Please State Your First and Last Name \*

Linda Young

Please State Your Street Address including City/State \*

15 Westbrook Road

Please state your email address - if any

lyoung@mtholyoke.edu

Do you wish to speak at the Planning Board meeting?

Yes

No

Please list the agenda items to which you wish to speak

Rte. 202/33 zone change request

You can include written comments below

I think whatever goes into this spot will become a traffic nightmare especially for people who want to head south or east. However, as something will happen here, I would prefer a mixed use development with affordable housing on top of retail. This will ease just a little our affordable housing dilemma. I would also encourage the use of Carol Ann Street as an egress though I do understand the residents on that street as well as W. Cornell and Oak have way too much traffic as it is. Thank you for reading this.

This form was created inside of southhadley.ma.gov.

Google Forms

Dear Members of the South Hadley Planning Board and Associate Member,

I am writing to express my opposition to a zone change at the northeast corner of Routes 202 and 33 in town, from Residential A-1 to Business A.

A study, funded by a grant also known as “taxpayer money”, of the Routes 202 and 33 corridor was completed in January 2022, after two years of professional study, public meetings, surveys, and input from citizens of South Hadley. I attended and participated in almost all the meetings, sent in comments, and completed any surveys that were sent out.

I also served as an appointed member of the Master Plan Committee, 2007 to 2010, and as an appointed member of the recent Master Plan Update Committee. Both these committees recommended Mixed Use at this location.

I would like the work of both these Master Plan Committees and the Routes 202/33 Corridor Study respected and followed.

On page 41 of the current Routes 202/33 Study, the proposed zone change for that corner is from Residential A-1 to Low Density Mixed Use, not to Business A as the applicant states in his letter to the Planning Board.

The applicant proposes a Starbucks business and two professional buildings with the zone change to Business A. However, under the current Residential A-1 zoning, he may have several professional business buildings, each with some allowed retail. Under the current zoning, he is also able to build residences on the site. Those residences may also house home occupations.

Mr. Bolduc therefore, under the current zoning, has many options for different types of “soft” businesses or for residences. There is no need for a zone change. Moreover, the town is under no obligation to grant the applicant his zone change request so that he may maximize his profits.

A zone change at this location is permanent. Once it is given, the applicant has free reign to develop the site as he wishes. He may develop the site as he proposes in his application or he may build something totally different. Or he may sell the property, with its enhanced value, to someone else.

I understand that the Low Density Mixed Use designation must yet be developed. I am also aware that the Planning Board has been extremely busy since the final Routes 202/33 Corridor Study was issued about a year ago.

I would like the Planning Board Members to add the creation of this Low Density Mixed Use category to their long list of projects, if they have not already done so.

Again, there is no need for haste regarding this parcel. The applicant currently has many profitable options under the current zoning.

When the LDMU category is developed, the applicant may build a Starbucks Business and other shops or professional buildings on this corner, and apartments may be built over these businesses. This is a win/win for businesses and housing, both very needed in this town.

In sum, the applicant has many, many options with the current zoning, and will have expanded options, including a Starbucks business, if he waits for the Planning Board to create the new Low Density Mixed Use zoning category.

Thank you for your time and consideration,

Martha Terry

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## Re: NO on Zoning Change

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**Anne Capra** <[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)>

Sat, Mar 11, 2023 at 1:42 PM

To: Carol Gillis <[carolgillis@comcast.net](mailto:carolgillis@comcast.net)>

Cc: Colleen Canning <[ccanning@southhadleyma.gov](mailto:ccanning@southhadleyma.gov)>

Your message has been received and will be forwarded to the Planning Board.

On Sat, Mar 11, 2023 at 12:01 PM Carol Gillis <[carolgillis@comcast.net](mailto:carolgillis@comcast.net)> wrote:

I am unable to attend meeting but am against the zoning change proposed by R. Bolduc.

Thank you, Carol Gillis

Sent from my iPad

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Anne Capra, AICP  
Director, Planning & Conservation  
Town of South Hadley  
116 Main Street | South Hadley, MA 01075  
(413) 538-5017 x6128  
[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)

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## Re: Proposed Zone Change

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**Anne Capra** <acapra@southhadleyma.gov>

Mon, Mar 13, 2023 at 8:34 AM

To: "Tterry21@aol.com" <tterry21@aol.com>, Colleen Canning <ccanning@southhadleyma.gov>

Tom,

Your email has been received and will be forwarded to the Board.

Anne

On Sun, Mar 12, 2023 at 11:32 AM [Tterry21@aol.com](mailto:Tterry21@aol.com) <[tterry21@aol.com](mailto:Tterry21@aol.com)> wrote:

Dear Members of the Planning Board and Associate Member,

I am writing to express my opposition to the proposed zone change from Residential A-1 to Business A for the northeast corner of the Routes 202 and 33 intersection.

I am not opposed to a business being located at that site. However, it should be done based upon the recommendation of the recent Routes 202/33 Corridor Study, which is to rezone this parcel to Low Density Mixed Use.

While the Planning Board has not the opportunity to create the new Low Density Mixed Use zoning classification, it has expressed support. To ignore the recommendations included in the report would undermine it before it is even formally implemented.

I urge the Planning Board to not endorse this request.

Thank you,

Thomas Terry

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[Anne Capra, AICP](mailto:acapra@southhadleyma.gov)

Director, Planning & Conservation

Town of South Hadley

116 Main Street | South Hadley, MA 01075

(413) 538-5017 x6128

[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)

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**Re: zone chg**

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**Anne Capra** <acapra@southhadleyma.gov>

Mon, Mar 13, 2023 at 8:33 AM

To: Pauline Casey <pcas010@comcast.net>, Colleen Canning <ccanning@southhadleyma.gov>

Pauline,  
Your letter has been received and will be forwarded to the Board.  
Thanks,  
Anne

On Sun, Mar 12, 2023 at 9:04 PM Pauline Casey <pcas010@comcast.net> wrote:

Hi Anne: I would just like to remind people of what happened in Holyoke when the new owner of the former church on Pleasant St. was granted a zone change for his plan to have a motorcycle business promising to preserve its historical aspect and after receiving it has put it up for sale. Now anything could go in there. It was granted with reluctance by at least Sue Panitch for just that possibility. Pauline Casey  
Sent from my iPhone

--  
Anne Capra, AICP  
Director, Planning & Conservation  
Town of South Hadley  
116 Main Street | South Hadley, MA 01075  
(413) 538-5017 x6128  
acapra@southhadleyma.gov

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## Re: Planning Board Meeting, 3/13/23

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**Anne Capra** <acapra@southhadleyma.gov>

Mon, Mar 13, 2023 at 11:53 AM

To: Harriet Finkel <hattie.finkel@gmail.com>, Colleen Canning <ccanning@southhadleyma.gov>

Harriet,  
Your email has been received and will be forwarded to the Board.  
Anne

On Mon, Mar 13, 2023 at 11:40 AM Harriet Finkel <hattie.finkel@gmail.com> wrote:

Good Morning Ann,

I am writing to express my opposition to the proposed zoning change to the northeast corner of Routes 202 and 33 from current Residential A to Business A. This proposal offers no benefit to the Town and would only serve to benefit the applicant. As a Town Meeting Member, I could not support this change if it is presented as an Article at the May Town Meeting.

Please distribute this email to all Planning Board members and include these comments in tonight's Planning Board minutes.  
Thank you.

Yours very truly,

Hattie Finkel  
[450 Amherst Road](#), District D

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Anne Capra, AICP  
Director, Planning & Conservation  
Town of South Hadley  
116 Main Street | South Hadley, MA 01075  
(413) 538-5017 x6128  
[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)

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## Public Hearing for Zoning Map Amendment Request filed by RLB Management to change the zoning designation of 280 and 286 Granby Road from Residence A-1 to Business A

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**Karen Hyvonen** <kmhyv@juno.com>

Mon, Mar 13, 2023 at 10:11 AM

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

Dear Planning Board Members,

I am troubled by how frequently careful planning and balanced, targeted approaches to town development are thwarted by calls for exceptions as soon as guidelines are confirmed. In this case, my understanding is that there is much flexibility in current zoning rules and thus no need for the changes requested. I would agree with a recent LTE in the Gazette expressing concern that such changes could also open the door to vacation rentals that could easily change the tenor of neighborhoods in unintended ways. Please support the carefully considered parameters already in place. Thank you.

Karen Hyvonen 1 Spruce Run

Sent from [Mail](#) for Windows

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## Fwd: Proposed zoning change on NE Corner of 33/202

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**Colleen Canning** <ccanning@southhadley.ma.gov>  
To: Colleen Canning <ccanning@southhadley.ma.gov>

Mon, Mar 13, 2023 at 6:00 PM

----- Forwarded message -----

From: **Bobbie Salthouse** <bobbiesalthouse@gmail.com>  
Date: Mon, Mar 13, 2023 at 3:20 PM  
Subject: Proposed zoning change on NE Corner of 33/202  
To: <acapra@southhadley.ma.gov>

Hi Anne,

I am writing to express my view that the Planning board adhere to the recommendations of the 202/33 Corridor Study (as well as the 2010 and recently updated Master Plan) all which recommend that the Robert Bolduc parcel be rezoned not as Business A but as low density mixed use, which encourages both commercial and much needed housing development. **If the parcel is rezoned Business A it would not be developed in a way that benefits South Hadley's statement vision for that area.**

Thank you,

Bobbie Salthouse