

Background Materials November 13, 2023– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 11/9/23

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 9/11/23, posted on the Town of South Hadley Planning and Conservation Department webpage here:

<https://www.southhadley.org/DocumentCenter/View/11705/Policy-on-Open-Comment-Period---As-Adopted-2023-09-11>

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

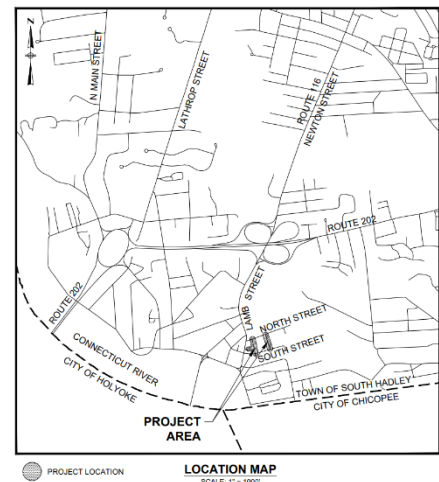
Correspondence is attached.

Action Needed: No action needed.

AGENDA ITEM #3 Center/Warner/Graves Streets Infrastructure Improvement Project – DPW, BETA Engineering & PVPC

Plans are online here: <https://www.southhadley.org/DocumentCenter/View/11707/Center-Warner-and-Graves-Streets-Neighborhood-Infrastructure-Improvement-Plans---June-2022>

The Department of Public Works has contracted with BETA Engineering on the design and engineering for the reconstruction of Center, Warner, and Graves Streets in South Hadley Falls. This project will provide new storm drainage, water main, sidewalks and roadway resurfacing on Graves Street; new water main, sidewalks and full depth roadway reconstruction and resurfacing on Warner Street; and, new sidewalks and roadway reconstruction on Center Street. DPW has requested to give a presentation to the public about



the project. Abutters within the project area have been mailed notification of this public meeting so they may learn more about the project.

Action Needed: Allow BETA and DPW Director John Broderick to present the project plans. Facilitate Q&A.

AGENDA ITEM #4 506 Granby Road – Redevelopment Concept Discussion

The property owner Himanshu Patel has requested an informational meeting with the Planning Board to discuss potential redevelopment scenarios for his property at 506 Granby Road. The property is 4.15 acres, (Assessor’s Map 32, Parcel 52) in the Business A1 zoning district, and is the current Liquor Town store (formerly Adelpia’s restaurant). The site is also included in the Housing Production Plan as a potential housing redevelopment location. The property owner would like to make better use of the property by adding multifamily dwellings in two phases:

- Phase 1: Development of several residential buildings south of the existing developed site (the undeveloped portion of the site in the image below).
- Phase 2: Addition of 2 floors of dwelling units on top of the existing retail building.

The Business A1 zoning district doesn’t allow any residential uses. The property is situated between two large multifamily developments – Hadley Village Condominiums to the east (Residence C) and Pine Grove Condominiums to the southwest (Res A-1). The Property owner would like to discuss the possibility of seeking either a Zoning Map amendment to change the subject parcel to Res C or a Zoning Amendment to allow multifamily residential within the Bus A1 district. Attached is a report provided by the property owner’s consultant with analysis these two options, and will be presented for the discussion by the property owner.



Action Needed: Allow the applicant to present their redevelopment concept and analysis for a potential zoning amendment. Discuss the matter and possible next steps.

AGENDA ITEM #5 Discussion on Subdivision Regulations Update – Design Standards and Required Improvements

If time allows after the first half of the agenda is concluded, and at the Board’s discretion, discussion of the Design Standards may continue. At the Board’s 10/2/23 meeting, the Board completed review of Article IX Design Principles and Standards. Discussion will resume with Article X Required Improvements for Subdivisions (page 10-1). As with All materials prepared for this are posted online here: <https://southhadley.org/1318/ProposedDraft-Bylaws>

The draft materials are based on the subdivision regulation model prepared by PVPC, with the participation of South Hadley staff including former Planning Director Richard Harris, Anne Capra, then Conservation Administrator, former DPW Director Jim Reidy, and Public Health Director Sharon Hart. Detailed comparison of the PVPC Model for “Required Improvements” versus South Hadley’s existing Subdivision Regulations are online here:

<https://southhadley.org/DocumentCenter/View/11570/Comparison-of-Existing-Subdivision-Regs-to-Model-Regs---Required-Improvements>

Action Needed: Continue discussion on updates and revisions to the Subdivision Regulations beginning with Article X.

AGENDA ITEM #5

Planning & Conservation Department Report on Planning Projects and Development Updates

A. Housing Production Plan – Joint Meeting with Selectboard for Adoption

At the November 8, 2023 meeting of the Housing Production Plan Advisory Committee, the Committee voted 7-0 (H. Fantini absent) to recommend the Plan to the Selectboard and Planning Board for adoption. Some minor edits were discussed at this meeting including adding information within the scenario build out section to illustrate how the scenarios would address/contribute toward meeting the 10% Affordable Housing goal. Additionally, the final plan will include clarification about the standards for “Safe Harbor” and for how long it can be achieved when a community has not met the 10% goal. Project Consultant June McCartin of Outwith Studio will finalize the plan with these edits and prepare a memo to be issued with the final plan describing the edits.

The Town Administrator has requested the Planning Board attend the Selectboard’s 12/5 meeting and jointly vote at that time on adoption of the Housing Production Plan. We need to confirm that this date works for Planning Board members and that a quorum will be present.

B. Fall Housing Speaker Series

Join us for a three-part speaker series to explore affordable housing in western Massachusetts. The term "affordable housing" means different things to different people, and often is associated with stereotypes and misperceptions about what it will look like, who will live there, and how it will impact local neighborhoods and the community. Come hear from affordable housing developers and policy experts about projects they have built and operate in communities surrounding South Hadley.

<https://southhadley.org/1373/What-is-Affordable-Housing>

Links to the two presentations held so far are here:

- [Monday, 10/2 at 3pm – What is Affordable Housing, How is it Built, and Who is Involved](#)
- [Wednesday, 10/18 at 7pm – Housing for All: Workforce, Middle Income and Affordable](#)

Wednesday, 11/29 at 7pm – Housing as a Human Right

Flier: [Housing-Speaker-Series-Flier--112923 \(southhadley.org\)](#)

Please click the **LINK** below to join the webinar:

<https://us02web.zoom.us/j/86091171588?pwd=WHEzVUNQQk1oZVljbmtdDU3L1pOQT09>

Or By Phone: 1 (646) 558 8656

Webinar ID: 860 9117 1588

Passcode: 044290

C. MVP 2.0

South Hadley has been awarded a Municipal Vulnerability Preparedness (MVP) 2.0 Grant. The focus of the program is to improve resiliency to the impacts of climate change in the most vulnerable populations with a focus on social equity. The program website is here:

<https://www.mass.gov/info-details/mvp-20#mvp-planning-2.0-overview->

The Town has contracted with the Public Health Institute of Western Massachusetts as a consultant. We are in the process of establishing the Core Team which will include 5-6 town staff members and 5-6 community liaisons. It is intended that the community liaisons will be representative of so-called “priority populations” as defined by the MVP program. For the purposes of this program, climate vulnerable populations include Environmental Justice (EJ) populations and other priority populations that may be disproportionately impacted by climate change due to life circumstances that systematically increase their exposure to climate hazards or make it harder to respond. In addition to factors that contribute to EJ status (i.e. income, race, and language), other factors like physical ability, access to transportation, health status, and age shape whether someone or their community will be disproportionately affected by climate change. MVP 2.0 expands on the climate resilience work the Town of South Hadley has done to date. Learn more about past MVP projects in South Hadley here: <https://www.southhadley.org/1263/11839/Municipal-Vulnerability-Preparedness-MVP?activeLiveTab=widgets>

D. Community Planning Grant Awarded – Re-Zoning Routes 202 and 33

The Town was awarded a Community Planning Grant through the recent One Stop for Growth Grant Round in the amount of \$68,000. We are awaiting issuance of a contract from the Executive Office of Housing and Livable Communities (EOHLC). In summary, the project would implement new zoning and design guidelines for Routes 202 and 33, as identified in a 2022 Corridor Assessment, to address the broad mix of commercial and residential uses along the corridor by creating three new zoning districts for mixed use that promote new multifamily housing units, support existing residential, and allows for new economic growth. The project seeks to amend the zoning bylaw to establish an identity for the corridor by defining gateways, clustering uses appropriately, and recommending design guidelines for new development or substantial rehabilitation/redevelopment. This project would develop the 2022 Plan's three new recommended zoning districts (Gateway, Low-Density Mixed Use, and Open Space

and Recreation), new design guidelines for these districts, and amend the zoning map to include the districts. The goal of these new regulations is to cluster new commercial development along existing infrastructure consistent with sustainable growth patterns while providing safe connections for pedestrian, bicyclists and drivers; a variety of housing types and job opportunities; and preserve valuable open space and recreational resources.

E. Next Planning Board Meetings and Other Important Dates

Planning Board typically meets the 2nd and 4th Mondays of the month.

11/15	Special Town Meeting
11/27 – PB Mtg	
11/29	Housing Speaker Series – Workshop #3 – 7pm via Zoom
12/4 – PB Mtg	
12/5 TBD	Joint Selectboard/Planning Board Meeting – Vote on Adoption Housing Production Plan
12/18 – PB Mtg	

F. Sign up for Planning Board Alerts

Planning and Conservation Department Coordinator Colleen Canning has put together instructional guides on how to signup for Planning Board alerts (and any other boards/commissions) via the Town website. PDFs of these guides are attached. Alerts include postings of meeting agendas, minutes, newsflash postings, etc. You can customize your notifications and whether you want to receive them by email or text here:

[Alerts & Notifications | South Hadley, MA - Official Website](#)

You can also sign up for CivicReady mass notification on the website too. This is for various weather alerts and emergency notifications.

Please share these guides with your networks. Although the Department goes to great lengths to share information with the public on current projects and general business through a variety of media outlets and formats, residents need to accept some responsibility for tuning into those outlets. If you are not already signed up for Planning Board alerts via the website, please do so now!

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)

No additional business has been submitted to me as of the date of this notice.

506 Granby Road: A potential Mixed-Use Development

The property at 506 Granby Road consists of 4.15 acres of land which includes the former Adelpia's restaurant. The property was purchased by its present owner in 2017 and converted into its present retail store use – Liquor Town.

Property Owner Objective

The property owner would like to make better use of the property by adding multifamily dwellings in two phases:

- Phase 1: Development of several residential buildings south of the existing developed site
- Phase 2: Addition of 2 floors of dwelling units on top of the existing retail building

These uses would be compatible with the abutting uses, particularly the dominant abutting use – Hadley Village Condominiums to the east. It would also make use of the significant excess parking present at the existing business on the property. Addition of multifamily dwellings as proposed would also further goals/recommendations in the Master Plan, Housing Production Plan, and the Route 202 Corridor Study.

Project Site Background/Description

The property was developed approximately 50 years ago. On-site improvements primarily include the retail building consisting of approximately 9,763 square feet of enclosed floor space plus an additional 860 square feet consisting of the canopy and a “patio”. At least 90 parking spaces exist on the site.

While the building is currently used as a retail store (Liquor Town), it was previously used by Adelpia's which included a banquet room occupying approximately half of the building. The current occupant uses the banquet room as storage. Thus, approximately half the building is used for retail sales and the balance as storage supporting the retail sales functions.

The property is divided by the unaccepted portion of Conti Drive (it is apparently owned by the owner of the property).

The property is largely level with only slight elevation changes. A drainage area with wetlands generally traverses the site from east to west slightly south of the existing parking area. As such, the wetlands appear to separate the existing parking lot from the undeveloped portion.

Zoning Status

- The property lies in the Business A-1 zoning district.
- The existing building appears to conform to all setback and height requirements.
- Under the current Zoning Bylaw, the present use only requires approximately 20 parking spaces. Thus, there are at least 70 existing parking spaces which do not benefit the present use. This leaves a substantial parking resource which could accommodate additional uses, especially as a joint-use parking lot for a mixed-use development.

506 Granby Road: A potential Mixed-Use Development

Why are we here? The Zoning Issue

The Business A-1 zoning district does not allow any residential uses. However, the property is largely situated between two multifamily developments – Hadley Village Condominiums to the east and Pine Grove Condominiums to the southwest. The entire eastern side of the property abuts the Hadley Village Condominiums which is in the Residence C zoning district. A small portion of the western property line abuts the Pine Grove Condominiums which lies in the Residence A-1 zoning district.

Thus, despite the presence of abutting residential zoning districts and multifamily development, the subject property is precluded from being even partially developed for residential purposes. The existing paved, unused parking spaces could accommodate parking for 30-45 apartments under the Zoning Bylaw.

Considered Approaches

In attempting to address the impediment posed by the Zoning of the property, we considered two alternative approaches – either rezoning a portion of the property or amend the Business A-1 zoning classification:

- *Rezoning.* One option to allow multifamily use of a portion of the property is to rezone approximately 2 acres of the site to Residence C (see Attachment A). This portion would abut the Hadley Village property and lie entirely along the eastern side of the unaccepted Conti Drive.

This approach would allow development consistent with the Hadley Village Condominiums while leaving a strip of land abutting Pine Grove Condominiums as Business A-1. This strip is of such a dimension that it is likely to be left in a vacant state.

A significant downside to this approach is that it would not allow residences to be incorporated into an expansion of the existing retail building as part of a mixed-use development.

- *Amend the Business A-1 zoning classification.* An amendment to allow multifamily as part of a mixed-use development was drafted (see Attachment B). This amendment is drafted in a manner to maintain and support commercial use along principal roadways. Among the specific features are:
 - Residential development within 200 of a principal roadway must be only on floors above the first floor.
 - Multifamily development beyond 200 feet of a principal roadway must conform to the Residence C standards.
 - Only Business A-1 parcels located on principal roadways would be eligible.
 - Only Business A-1 parcels of at least 2.57 acres in area would qualify.

506 Granby Road: *A potential Mixed-Use Development*

- Parcels within a Smart Growth District would NOT qualify to use this amendment provision.

The amendment is drafted to ensure that it truly supports mixed-used commercial/residential development and does not detract from the Town's efforts to support Smart Growth developments or the Town's existing commercial base.

- The minimum parcel size proposed is a combination of Business A-1 minimum area (25,000 square feet) and Residence C minimum area (2 acres).
- The standards incorporate the minimum lot width of the Business A-1 district.
- To ensure that the Town would not approve a multifamily development with a "future commercial development" as occurred with a Business C development, the proposed amendment requires an existing, functioning commercial establishment in the front 200 feet.
- Parcels within a Smart Growth District would not be eligible since they could make use of a higher density by meeting the Smart Growth District.

A review of the Business A-1 parcels in South Hadley indicates:

- Only 11 parcels with any Business A-1 zone would meet the minimum parcel size.
- However, of these 11 parcels, only 7 would qualify under this amendment because
 - 2 of the 11 parcels are in the Newton Street Smart Growth District and
 - 2 of the 11 parcels are only partially zoned Business A-1 and appear to lack 2.57 acres of Business A-1 zoning.

Concept Plan

The owner retained an architect to prepare a concept plan for development of multifamily housing on the property which would meet the owner's objectives (see Attachment). Though the concept plan takes into consideration the impact of the wetlands for siting of buildings and associated improvements, it is not based on a site survey or wetlands delineation. Thus, it is understood that a wetlands delineation and a stormwater management study will need to be undertaken; this could result in modifications in the configuration of the development.

As currently envisioned, Phase I would consist of 24 dwellings – 8 of these dwellings would be situated on part of the excess parking area between the existing building and the wetlands and 16 dwellings would be situated south of the wetlands. Phase II would involve the addition of two floors to the existing building.

The attached concept plans include some variations as to how dwelling units could be positioned on the site as well as an option to connect the parking areas and driveway for the southerly most dwelling units to the parking and drive north of the wetland/drainage.



506 Granby Road with Potential Res C parcel

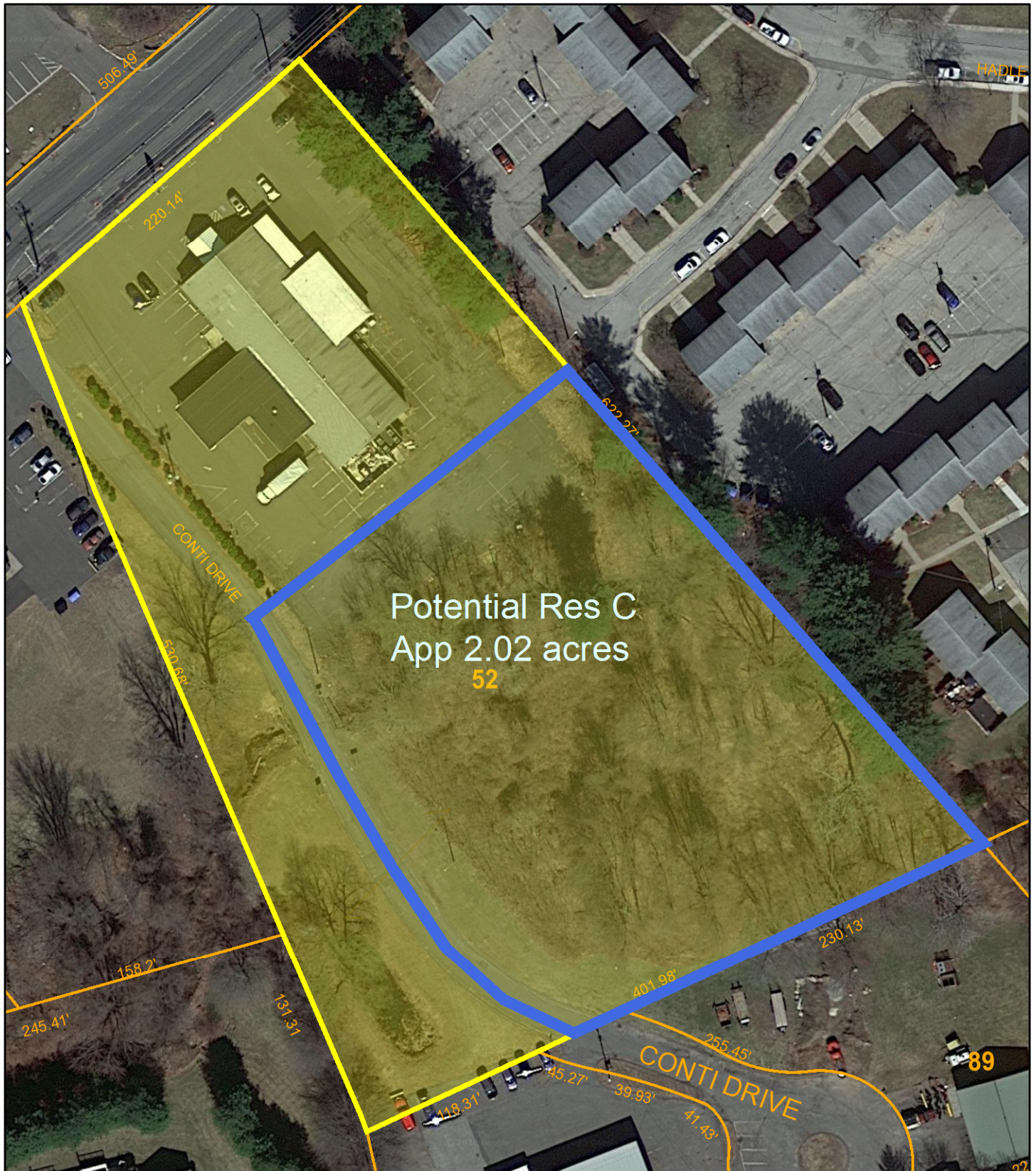
South Hadley, MA

1 inch = 80 Feet



June 2, 2023

www.cai-tech.com



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.

To see if Town Meeting will vote to amend Chapter 255 Zoning Bylaw as follows:

1. In Attachment 1, Use Regulations Schedule in regard to “Residential Uses” as follows:

In the Business A-1 zoning district, change “Multifamily dwellings for more than three Families/g” from “N” (prohibited) to “SPR” (Site Plan Review by Planning Board) subject to footnote “h”.; and,

Insert the following footnote “h”:

- h. Multifamily development in the Business A-1 zoning district is subject to the provisions of Section 255-51 “Multifamily Residential Development in Business A-1 zoning district.”

2. In Section 255-10 “Terms Defined” insert the following:

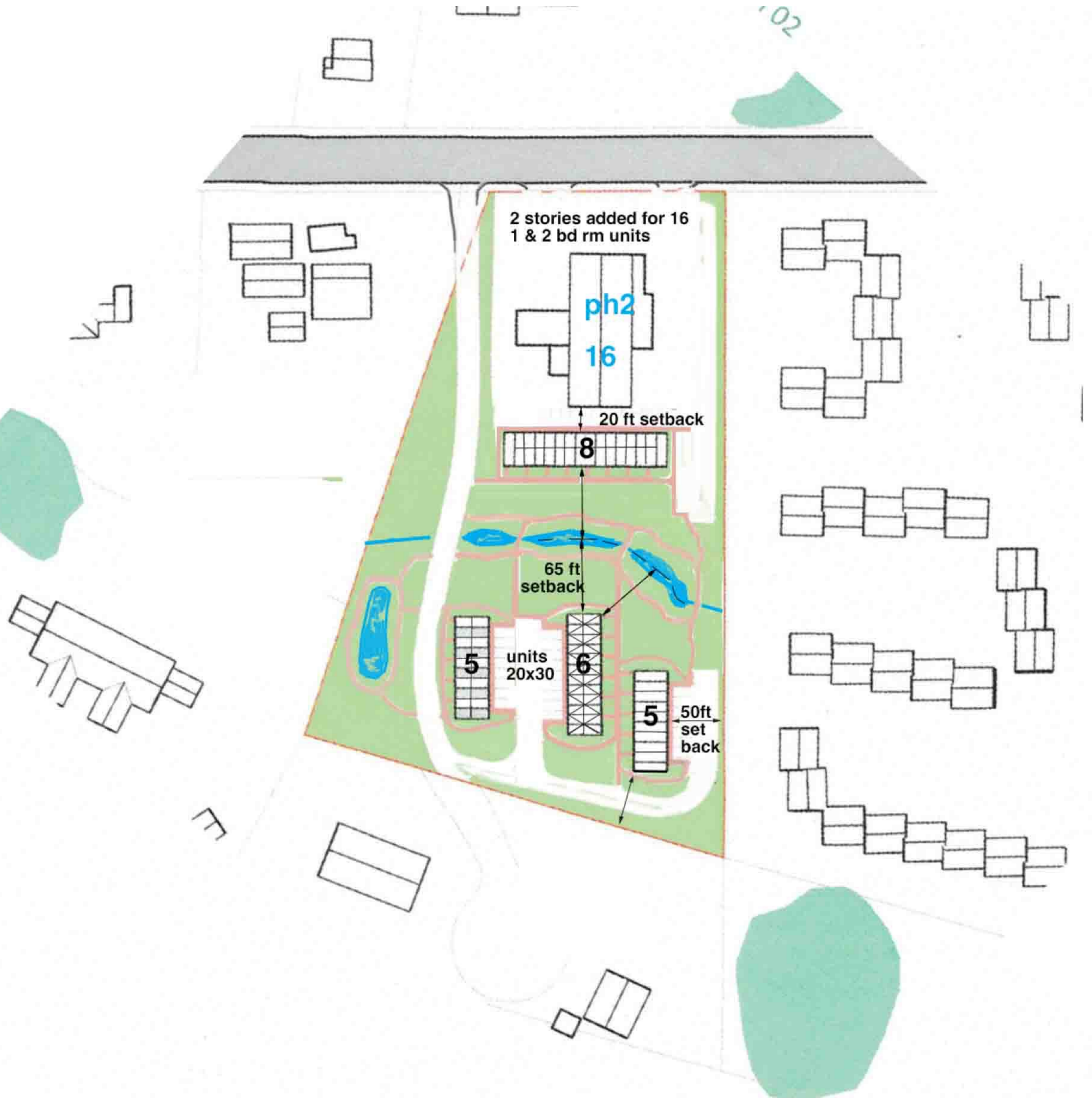
Principal Roadways. Principal roadways shall mean State Route 33 (Lyman Street, Willimansett Street, and Memorial Drive), State Route 47 (Hadley Street), State Route 116 (portions of Bridge Street, Lamb Street, Newton Street, College Street, and Amherst Road), and State Route 202 (Granby Road).

3. In Article VII Supplemental District Regulations”, insert a new section 255-51 “Multifamily Residential Development in Business A-1 zoning district” to read as follows:

Multifamily residential developments may only be approved if they conform to the review criteria for Site Plan Review (Section 255-148) and the following provisions:

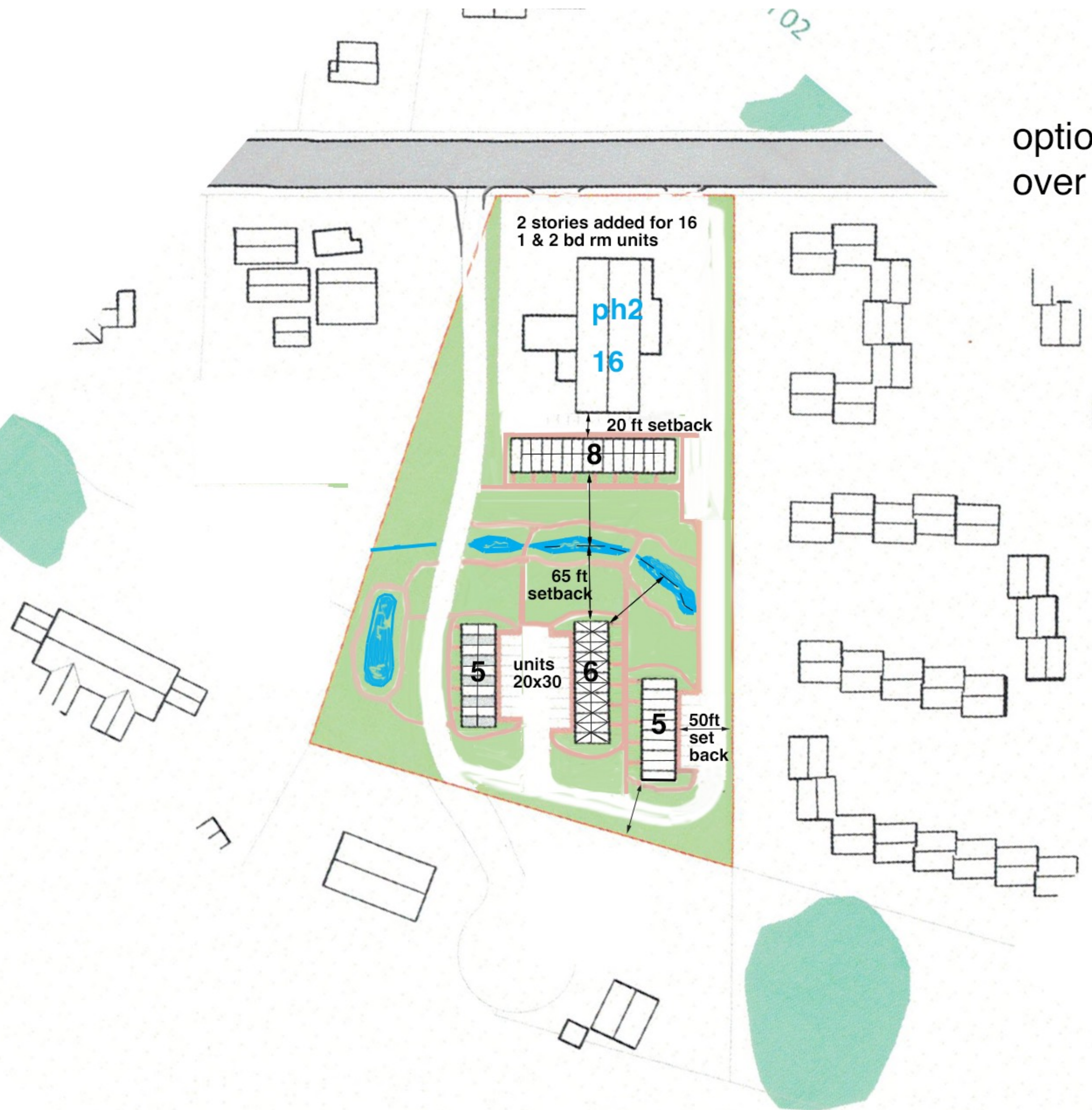
1. The parcel must be a single parcel at time of permitting with a minimum area of not less than 112,120 square feet within the Business A-1 zoning district.
2. The parcel must have at least 125 continuous feet of frontage on a principal roadway.
3. The development must be part of a mixed-use development on the parcel.
4. There must be an existing commercial building within 200 feet of the principal road on which the property fronts.
5. No first-floor residential dwelling unit may be located within 200 feet of the principal roadway on which the property fronts.
6. Multifamily residential development located 200 feet or more from the principal roadway on which the property fronts must conform to the density (lot area per dwelling unit) of the Residence C zoning district.

7. Multifamily dwelling units may be located within 200 feet of the principal roadway on which they are located; HOWEVER, the dwelling units may not be located on ground floors of any building and must be located in upper floors of commercial buildings.
8. In the case of proposed mixed-use building(s) within 200 feet of the principal roadway, the Board may approve an addition to or replacement of the commercial building to accommodate second and/or third floor dwelling units. Any replacement or alteration of the commercial building shall not result in a reduction in the square footage of ground floor commercial floor space.
9. Parking needs for the residential dwelling units may be partially satisfied by the parking provided for the commercial building space if the Planning Board determines that the shared parking will be sufficient to meet the needs of the residential and commercial uses.
10. A 50-foot vegetated buffer must be provided adjoining any property which is developed as a single-family detached residence on a single parcel.
11. No dimensional requirements set forth in this Subsection 255-51 may be relieved by a variance from the Zoning Board of Appeals.
12. Multifamily developments under this section shall not be undertaken on any parcel located within any Smart Growth District enacted pursuant to M.G.L. 40R and regulated by Section 255-23 of the Zoning Bylaw.



Perspective View

optional fire lane on East Property Line
over a new 20ft extension of the existing culvert



Perspective View

Test Fits

506 Granby Road Option 02

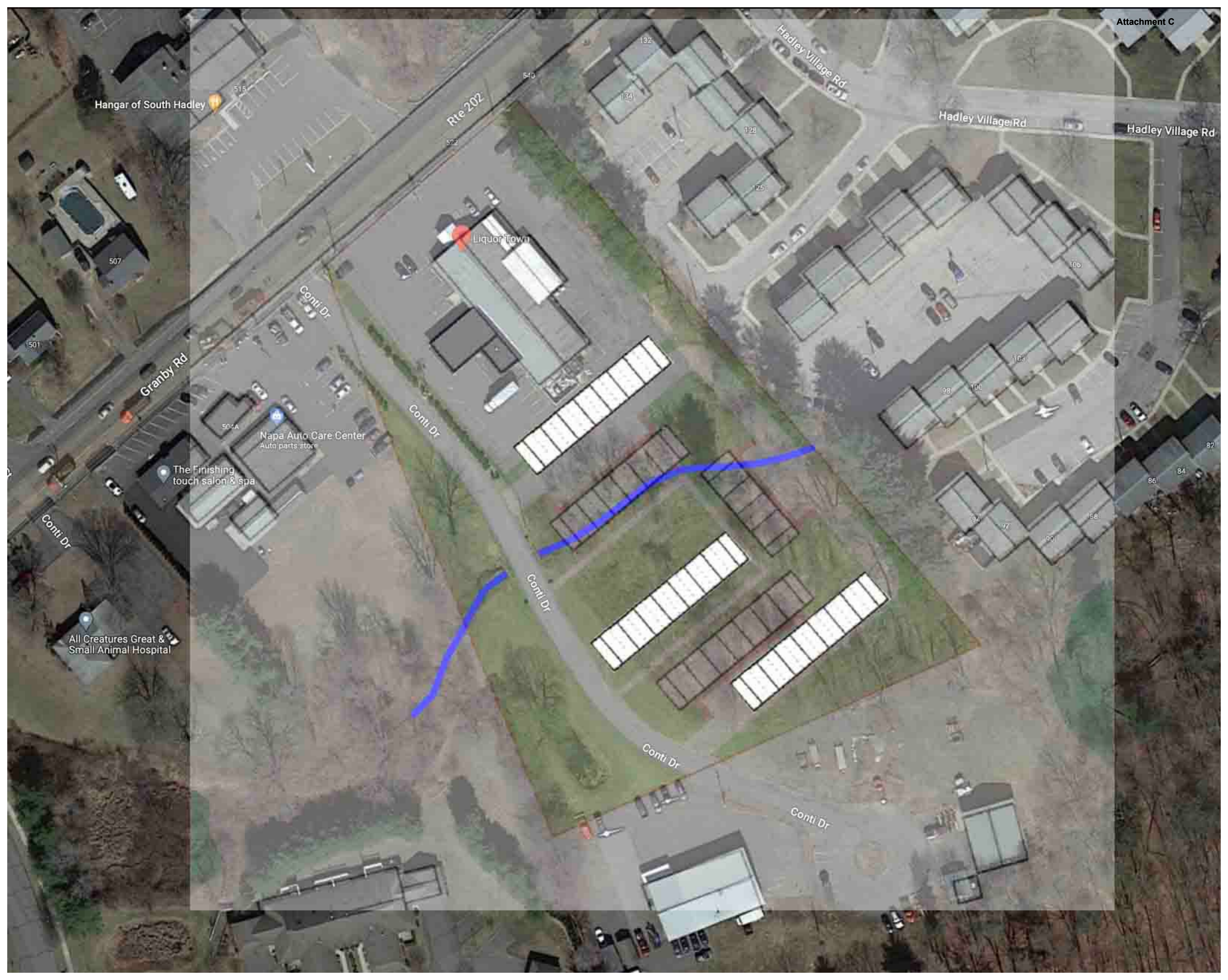


Plan View



Perspective View





Hangar of South Hadley

Rte 202

Hadley Village Rd

Hadley Village Rd

Hadley Village Rd

Liquor Town

Conti Dr

Granby Rd

504A

Napa Auto Care Center
Auto parts store

The Finishing touch salon & spa

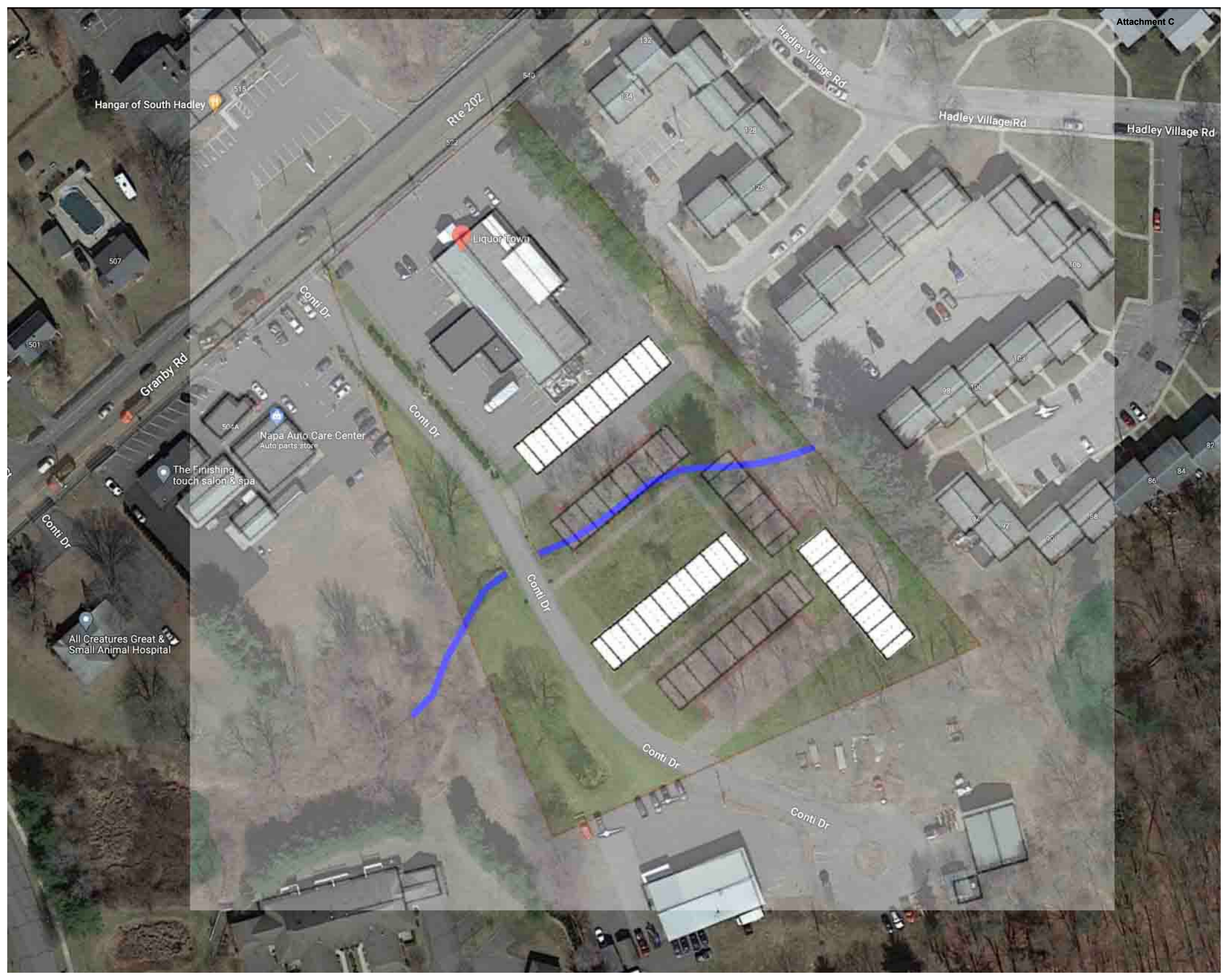
Conti Dr

Conti Dr

Conti Dr

Conti Dr

All Creatures Great & Small Animal Hospital



Hangar of South Hadley

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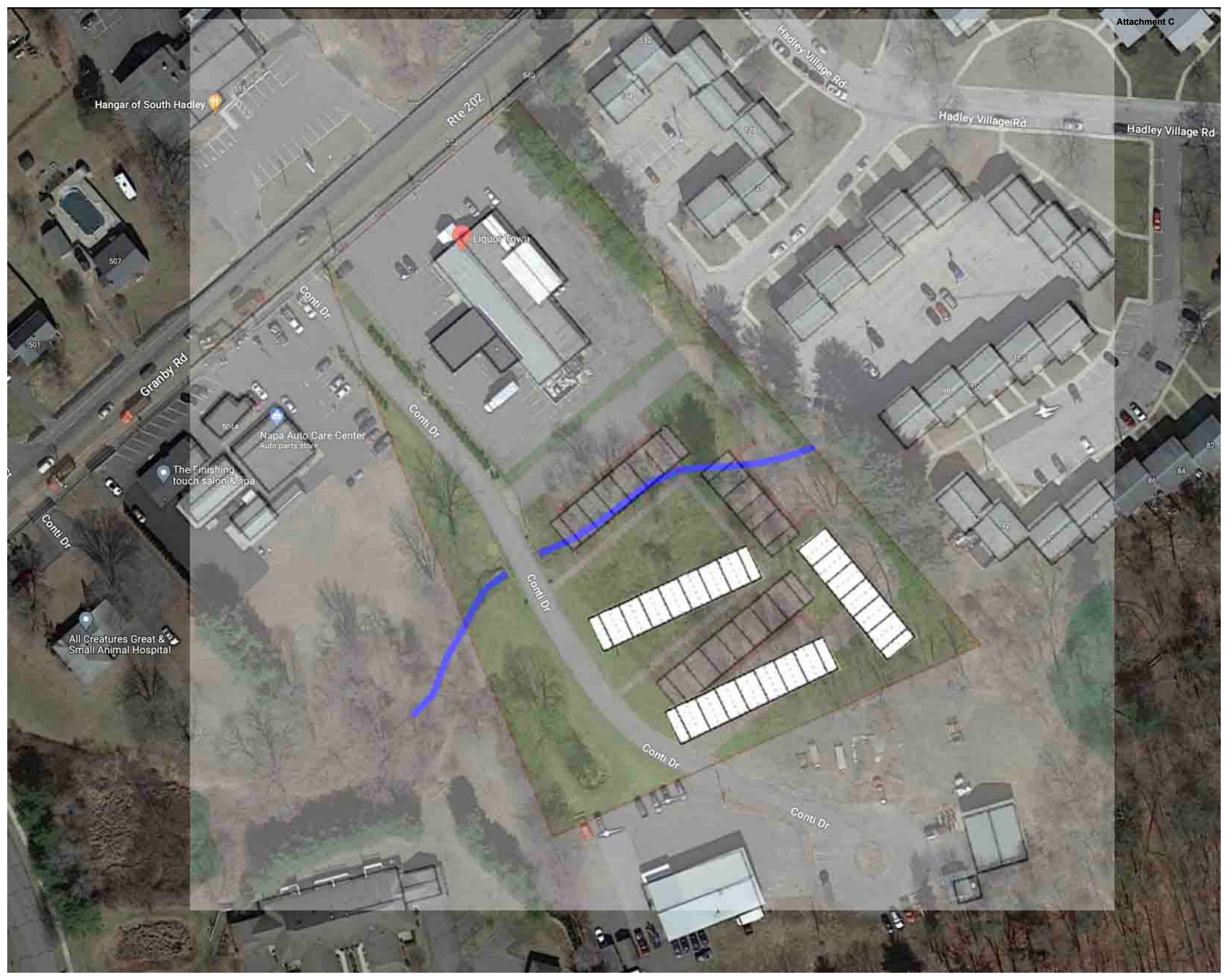
All Creatures Great & Small Animal Hospital

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Hangar of South Hadley

Rte 202

Hadley Village Rd

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Conti Dr

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Conti Dr

Conti Dr



Hangar of South Hadley

515

Rte 202

522

540

132

134

128

125

Hadley Village Rd

Hadley Village Rd

Hadley Village Rd

507

Conti Dr

Liquor Town

106

Granby Rd

504A

Napa Auto Care Center
Auto parts store

Conti Dr

103

The Finishing touch salon & spa

98

100

Conti Dr

Conti Dr

82

84

All Creatures Great & Small Animal Hospital

94

92

88



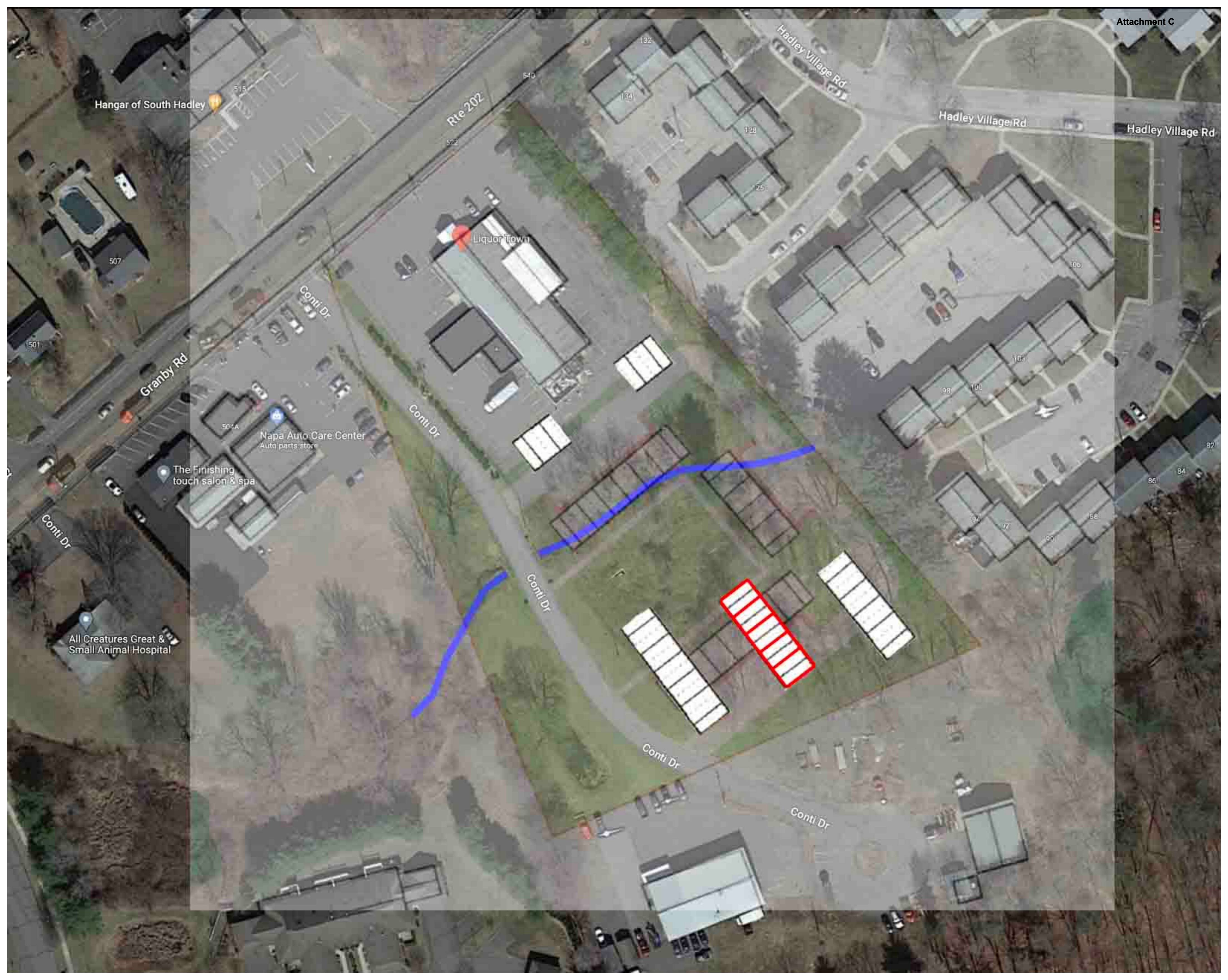
Conti Dr

Conti Dr

86

84

90



Hangar of South Hadley

Rte 202

Hadley Village Rd

Hadley Village Rd

Hadley Village Rd

Liquor Town

Granby Rd

Conti Dr

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**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
NOVEMBER 13, 2023 REGULAR MEETING**

Letters & Memos

- Housing Production Plan google form (attached) submitted by Marc Desrosiers, 310 Amherst Rd.
- Housing Production Plan google form (attached) submitted by John Howard, Sustainability and Energy Commission.
- Housing Production Plan google form (attached) submitted by Anne Stockton, 325 Hadley St.
- Housing Production Plan google form (attached) submitted by Barb Callan-Bogia, 148 Stoney Brook Way.
- Registration (attached) of Jon Camp from the Capital Planning Committee.
- Report (attached) from Jesse Liu, 27 Bardwell St. developer, with development update.

Legal Notices

Amherst

- Notice from the Amherst Planning Board for the following hearings on November 15: 1) Site Plan Review request to remove and replace addition at the Jones Library located at 43 Amity Street; 2) Special Permit request to enlarge structure and non-conforming set back at the Jones Library located at 43 Amity Street; and 3) Request to extinguish previous special permit for a proposed addition at the Jones Library located at 43 Amity Street.
- Notice from the Amherst Zoning Board of Appeals for public hearings on November 9 to consider the following: 1) Special Permit request to modify existing permit to identify new management and updated management plan for residential property at 320 West Street; and 2) special permit request to change use of existing single-family residence with attached ADU to a non-owner occupied two-unit dwelling at 318 Lincoln Ave.

Chicopee

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Granby

- Notice from the Granby Board of Appeals for a change in public hearing date from November 2 to November 13 to consider a variance for construction of a new home on a non-comforming lot at 146 East St.

Hadley

-

Holyoke

-

Draft Housing Production Plan Update - Open Comment

This form has been created to allow submission of comments on the Draft Housing Production Plan update.

Name: *

Marc Desrosiers

Address or affiliation: *

310 Amherst Road, South Hadley

Email: *

310amherstroad@comcast.net

Written response:

Having listened to the Housing Production Plan proposal for the Town I have concluded the following;

1. It is too intense for the average voter to form an opinion on how it will affect their interests in the Town. 200 pages is too much to digest. The one meeting at the senior center that I attended had no explanation of this proposal but rather concentrated on the proposed need..
 2. To expect the taxpayer to have input to the Planning Board when the only access is by Zoom is a half hearted attempt at transparency. The need for "Hybrid Meetings" given what is being proposed is a MUST!
 3. Learning at the meeting on the 23rd that at the conclusion of the meetings that the proposal would be voted on by the Planning Board then forwarded to the Select-board for their vote and from there to to State with no input from the Town Meeting Members I was appalled! A proposal of this magnitude needs the input of the Town representatives.
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This form was created inside of southhadley.ma.gov.

Google Forms

Draft Housing Production Plan Update - Open Comment

This form has been created to allow submission of comments on the Draft Housing Production Plan update.

Name: *

John Howard

Address or affiliation: *

Sustainability and Energy Commission

Email: *

jhoward@mtholyoke.edu

Written response:

The town will save a great deal of money in the future if the buildings are super insulated and uses heat pump hot water heaters and HVAC with air source or geothermal heat pumps.

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

Google Forms

Draft Housing Production Plan Update - Open Comment

This form has been created to allow submission of comments on the Draft Housing Production Plan update.

Name: *

Ann Stockton

Address or affiliation: *

325 Hadley Street

Email: *

astockton15@gmail.com

Written response:

Comments on SOUTH HADLEY HPP by Ann Stockton

I want to thank the HPP Advisory Committee and Anne Capra for all their work and putting together the draft plan.

Once again, I will reaffirm that the Advisory Committee does not represent the South Hadley community. Again, was it a necessity to have two PLANNING BOARD members and two REDEVELOPMENT AUTHORITY members included on the committee? Couldn't one of them report back to each of their boards? Two extra RESIDENTS at LARGE should have been included. Instead our only Resident at Large is an architect by trade who I assume provided valuable information. However, having more Residents at Large on the committee made up of community members may have helped in getting more people at your forums, answer your survey and participate in the public hearings. My first impression was it's a "Stacked" Committee with a preconceived agenda and it has not changed.

For someone who only has been in town since fall of 2016 and began focusing on issues when we received documentation on the public hearing for Chicopee Concrete's plan to develop North Polar Estates with 7 houses to be built on Santa Claus Lane which is located across the street from our home. "As it is in my backyard" and would be a change to my neighborhood, I wonder if any of the members of the advisory committee live in areas that they recommending zoning changes for, or are they not concerned as it would not affect their neighborhood.

With regards to your strategies:

Objective A: I am in favor of all your 5 strategies.

Objective B: I believe we need more input from residents such as town meeting members on amending the Smart Growth District Regulations and actual details on Mixed-use zoning as to how it would affect residents nearby.

Objective C: Encourage incremental and contextually sensitive "gentle density". I have a big concerns with the strategies listed in this objective.

Strategy 8: I disagree with allowing "missing middle" housing types by right in more zoning districts. As this will to allow single family house to be converted to a duplex or triplex by right. So neighbors will have no say in the process. This is not fair to any neighbors who bought in the neighborhood.

Strategy 9: Smaller lots for more houses.... Once again, residents bought in that neighborhood based on the lots sizes and density that existed. Now you want to change that on them.....? Is this strategy necessary as Strategy 10 was approved at the town meeting?

Special permit or at least site plan review are necessary.

Strategy 11: is fine.

Objective D: Strategy 12 & 13 : After listening to the two developers that did projects re Friendly 40 B permitting. I believe South Hadley should look at this strategy as remedy and work on our developing our 40

R districts so we can meet our housing needs to obtain “safe harbor” and beyond.

I did listen to the final public hearing on 10/23/2023 and understand the HPP is just the beginning of the town moving toward reaching “safe harbor” and work towards “Affordable” housing in South Hadley which can accommodate low and middle income residents and provide for a diverse community.

However, housing has always been expensive and homeownership has never been easy and is getting more difficult with rising costs and taxes.

I just ask the Planning Board and Select Board to make a greater effort to communicate to all residents about changes that may occur as it moves forward in meeting the objectives set forth in this plan. Getting town meeting members involved to communicate to the residents in their district is extremely important. More outreach is required! We as a community must find ways to help with funding and work with Non - profit and profit developers to come up with “Affordable” housing options that can work for our town.

Ann Stockton

This form was created inside of southhadleyma.gov.

Google Forms

Draft Housing Production Plan Update - Open Comment

This form has been created to allow submission of comments on the Draft Housing Production Plan update.

Name: *

Barb Callan-Bogia

Address or affiliation: *

148 Stonybrook Way South Hadley

Email: *

Bcallanb@gmail.com

Written response:

Thanks to everyone who have worked so hard on this project.

We definitely need more affordable housing in South Hadley for seniors and young people.

I would like to see more two family houses.

Working on getting the 4 story apartment on Carew Street open for rent would be terrific.

The new Woodlawn plaza apartments will help as well.

Less high rise and more two-four families homes would be more healthy for people and our town.

Thanks again.

This form was created inside of southhadleyma.gov.

Google Forms

Jon E. Camp
202 Lathrop Street
South Hadley, MA 01075-3309

November 3, 2013

Town of South Hadley, Massachusetts
Attn Selectboard, Town Clerk
116 Main Street
South Hadley, MA 01075

Subject: Resignation from Capital Planning Committee and Town Meeting Member

I hereby resign from the Capital Planning Committee and Town Meeting Member effective November 15, 2023.

Respectively:


Jon E. Camp

Copy to Planning Board



Nov 6, 2023

Anne Capra
Director of Planning & Conservation
Town of South Hadley
413-538-5017 Ext 128

Hi Anne,
I'm happy to report that we are continuing work to finish units 3,4, &w5. Without the burdens of satisfying the expectations of unit buyers, I expect to proceed more rapidly with the work.

Status to date:

We painted units 3,4, &5, we finally got tiles and hard wood flooring last week. We are installing bathroom tiles and hardwood flooring in bedrooms and living rooms.

Yours,

Jesse Liu

How to Sign up for Board and Commission Alerts

Step #1 - Go to [southhadley.org](https://www.southhadley.org) and scroll to the bottom of the page. Click 'learn more' at the bottom on the 'Stay Informed! Sign Up For Important Alerts' text box. (Alternately, you can go directly to the web link here: <https://www.southhadley.org/517/Alerts-Notifications>)

COMMUNITY SPOTLIGHT
WHAT'S GOING ON IN SOUTH HADLEY

ENTERING INC. 1775 SOUTH HADLEY

Information for Residents New to South Hadley

Welcome! Thank you for choosing South Hadley as your place to call home. Rich in history and culture, diverse in recreational opportunities, and convenient to shopping and highways, South Hadley is an inviting and charming community. To assist in your process of settling into South Hadley, read on for basic information to get you started.

[Learn More](#)

Receive notifications by
• Call
• Email
• Text
• And more

For one-stop notifications **SIGN UP TODAY.**
Get local news and alerts instantly.

SIGN UP NOW

CIVICREADY

**Stay Informed!
Sign Up For Important Alerts**

Be in the know when a town parking ban is in effect, municipal offices are closed, trash is delayed, and more. Sign up to receive alerts with CivicReady. You have the ability to customize your notification preferences. Communication can be received through email, text and/or phone call according to your selections and based on address locations that you specify. The information you provide is confidential and will not be shared.

[Learn More](#)

Visualize and Compare South Hadley's Budget

Use ClearGov for an easy-to-understand, visual breakdown of South Hadley's finances and insights into town's demographics. The tool easily translates and provides financial insights into town and school budgets, expenditures, and revenues. Residents can also compare South Hadley's budget items with neighboring communities.

[Learn More](#)

Step #2 - Scroll to the bottom of the page and click 'Subscribe for email or text message notifications' under the 'notify me' section.

Notify Me

[Subscribe for e-mail or text message notifications](#) about boards, meetings, agenda postings, and events that interest you. You can customize your notification list. Options include:

- Newsflash postings and press releases
- Event calendars
- Meeting agendas and minutes

*Due to differences in security protocols, users need to register for alerts and notifications separately. You will receive two subscription confirmations - one for CivicReady and one for Notify Me.



Subscribe to board / meeting / newsflash alerts

Step #3 - Provide email and click 'notify me sign in' below.

Notify Me®

1. Type your email address in the box and select **Sign In**.
2. If you want to receive text messages enter your phone number and select **Save**.
3. To subscribe or unsubscribe click  and/or  next to the lists to which you wish to subscribe/unsubscribe.

Please sign in to subscribe, unsubscribe, or manage your subscriptions

Email Address

[Notify Me Sign In](#)

Step #4 - Select preference for email or text message notification (or both!)

Your Profile Information

[Sign Out](#)



Email Address

I prefer to receive HTML emails when available

I would like to be able to receive text messages on my mobile phone



Phone Number

[Save](#)

Ex: 555-555-0123. Standard text messaging rates apply.

[Unsubscribe from All Lists](#)

Step #5 - Scroll through the selections. To sign up for alerts for Board and Commission agendas, select your notification preference (email or text)

▼ Agenda Center	
METHOD	LIST NAME
<input type="checkbox"/> <input type="checkbox"/>	Appropriations Committee
<input type="checkbox"/> <input type="checkbox"/>	Bike/Walk Committee
<input type="checkbox"/> <input type="checkbox"/>	Board of Assessors
<input type="checkbox"/> <input type="checkbox"/>	Board of Health
<input type="checkbox"/> <input type="checkbox"/>	Board of Registrar of Voters
<input type="checkbox"/> <input type="checkbox"/>	Bylaw Review Committee
<input type="checkbox"/> <input type="checkbox"/>	Cable Advisory Committee
<input type="checkbox"/> <input type="checkbox"/>	Canal Park Committee
<input type="checkbox"/> <input type="checkbox"/>	Capital Planning Committee
<input type="checkbox"/> <input type="checkbox"/>	Commission on Disabilities
<input type="checkbox"/> <input type="checkbox"/>	Community & Economic Development Commission
<input type="checkbox"/> <input type="checkbox"/>	Connecticut River Scenic Byway Committee
<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Conservation Commission
<input type="checkbox"/> <input type="checkbox"/>	Council on Aging

Step #6 - You will receive a message via the method you selected to confirm your interest. Following confirmation, you'll start receiving updates! To change your notification preferences, follow the same steps above.



listserv@civicplus.com <listserv@civicplus.com>
to me ▼

1

Please confirm your new subscription

Your subscription to the list below has not yet been confirmed. Please click on this link to verify your email address and start receiving emails.

<https://www.southhadley.org/list.aspx?mode=Subscribe&code=f28c4b6e-7d83-4810-887a-2557e902fb4b>

If clicking the link doesn't work, please copy and paste the link into your browser.

Unconfirmed List:

Conservation Commission