

**Planning Board Report to Town Meeting  
Petition for Business A-1 Zoning Amendment  
May 8, 2024 Annual Town Meeting  
Article 27**

**ARTICLE 27:**

To see if the Town will vote to amend the Zoning Bylaw to allow multifamily residences within the Business A-1 Zoning District through amending the following: Chapter 255-10 (Terms Defined); the Zoning Use Regulations Schedule; and Article VII Supplemental District Regulations by inserting a new section 255-X Multifamily Residential Development in Business A-1 Zoning District", as further articulated in the Planning Board's Report to Town Meeting, or take any other action relative thereto.

**PUBLIC HEARING**

The Planning Board conducted a public hearing on March 4, 2024 to consider the landowner's petition for the subject amendment to the Business A-1 zoning district, as articulated in the Warrant Article. By a vote of four (4) in favor (N. Therien, M. Davis, D. Mulvaney, B. Hutchison) to one (1) opposed (J. Brown), the Planning Board voted to recommend acceptance of the Business A-1 zoning amendment by Town Meeting.

**REPORT**

**Landowner Petition**

On December 28, 2023, Himanshu Patel, Managing Partner of SAI Shyam, LLC located at 506 Granby Road (Assessor's Map 32, Parcel 52) submitted a request to the Selectboard for a Zoning Bylaw amendment to the Business A-1 zoning district. The Selectboard referred the request to the Planning Board on January 16, 2024 for review. The Planning Board held a Public Hearing on March 4, 2024, and thereafter, has prepared this report to Town Meeting regarding the proposed amendment. The process for amending the Zoning Bylaw and Zoning Map are codified in MGL Chapter 40A, Sec. 5.

*This proposal is a request to amend the Zoning Bylaw; it is not a Zoning Map amendment request.* Therefore, it applies to all parcels within the subject Business A-1 zoning district, and as such, there was no abutter notification. The notification for the proposed amendment is provided to all residents of South Hadley via posting notice of the March 4, 2024 Planning Board public hearing in compliance with MGL Chapter 40A and the Open Meeting Law, and through posting of the May 8, 2024 Annual Town Meeting Warrant.

The landowner petition for the zoning amendment is included as Attachment A to this report and is posted online here: <https://www.southhadley.org/1390/Request-for-Zoning-Amendment--Business-A>

**Summary of Proposed Amendment**

The proposed zoning bylaw amendment would allow multifamily residential uses as part of a mixed use development within the Business A-1 zoning district. Under the current Zoning Bylaw, residential development is prohibited within Business A-1, and the stated intent is for "general business...to

create vibrant commercial areas while minimizing impacts on roads and residential districts”. The stated purpose of the proposed amendment is to support commercial uses along principal roadways while allowing for some residential development as part of a mixed use development. Specific features of the proposed amendment include:

1. Site Plan Review is required (includes abutter notification and a public hearing).
2. Only sites on “Principal Roadways” are eligible, summarized as Route 33, Route 47, Route 116, and Route 202.
3. There must be an existing commercial building within 200’ of the principal roadway which the property fronts.
4. The parcel must be a single parcel with a minimum area of 112,120 SF (2.57 acres) within the Business A-1 zoning district.
5. Parcel must have a minimum of 125’ of continuous frontage on principal roadway.
6. Total building coverage of first floor residential units shall not exceed 20%.
7. 50’ vegetated buffer of adjacent detached single-family residences.
8. Reserved open space in the amount of 50% of the parcel.
9. Design Review and architectural design standards will be developed by the Planning Board and applied to projects.
10. Multifamily dwellings may not be located on the first floor within 200’ of the principal roadway.
11. Multifamily dwellings located 200’ or more from the principal roadway must conform to the Residence C zoning density (lot area per dwelling unit).  
“On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet for each family unit. [<https://ecode360.com/attachment/SO1428/SO1428-255b%20Dimensional%20Regulations%20Schedule.pdf>]”

### **Parcels Affected by Proposed Zoning Amendment**

Please refer to the attached maps for illustration of the parcels within the Business A-1 zoning district:

- Business A-1 Zoning District
- Business A-1 Zoning District – North
- Business A-1 Zoning District – South
- [Business A-1 Zoning Qualified Parcels](#)

Of the 85 parcels within the Business A-1 zoning district, only 6 of them meet the criteria within the proposed bylaw amendment and qualify for the proposed mixed use development. Those parcels are highlighted in grey in Table 1, identified on the *Business A-1 Zoning Qualified Parcels Map*, and are located on Granby Road. There are 11 parcels in the Business A-1 district that meet the minimum size criteria, but 5 are disqualified because they are either in the 40R zoning district, not on a principal roadway, or the parcel has mixed zoning (not fully Business A-1). Those 5 parcels are also included in Table 1.

<https://www.southhadley.org/DocumentCenter/View/12568/Business-A-1-Parcels-Analysis-By-Area>

**Table 1 Business A-1 Zoning District Qualified Parcels**

MAP	PARCEL ID	ST NO.	LOCATION	AREA (acres)	OWNERSHIP	40R DISTRICT	OTHER ZONE	CURRENT USE	QUALIFICATION COMMENTS
31	36	470	Granby Road	3.90	Maraline Development Corp.	No		Raymond Center Prof Bldg	Qualified
32	29	545	Granby Road	24.70	SHELD	No	Res A1	Vacant - Wetlands	Qualified but difficult to develop
32	31	589	Granby Road	5.90	Second Baptist Church	No		Church	Qualified
32	43	577	Granby Road	2.79	TJF Properties LLP	No		Taylor Rental	Qualified
32	46	515	Granby Road	9.22	Howie Realty, LLC	No		Hanger Pub & Grille	Qualified
32	52	506	Granby Road	4.15	SAI SHYAM LLC	No		Liquor Town	Qualified
28	200	501	Newton Street	9.21	South Hadley Plaza LLC	Yes	BA & Res A2	Shops and Restaurants	Not qualified due to 40R District
31	104	1	Conti Drive	8.90	Stephen Rehm	No	Res A1	Page's Automotive	Not qualified - not on Principal Road
17	20	300	Newton Street	4.65	Joseph Marois	No	Res A2	Florist Shop	Not qualified due to Res A2 zoning
53	21	1	Alvord Street	3.85	Brunelle, Inc	No		Marina etc	Not qualified - not on Principal Road
28	309	488	Newton Street	3.17	Professional Bldg Multiple Owners	Yes		Office Condos	Not qualified due to 40R District

**Relationship to the South Hadley Master Plan (2020)**

The Master Plan establishes a vision for the community that involves policies, programming and physical improvements that support a healthy and sustainable natural, physical and economic environment in which the entire community can prosper. These efforts would encourage access to a variety of jobs, goods, services, housing types, and educational, social, cultural, and recreational opportunities for the individuals who live, work, play and learn in South Hadley. The Plan further recognizes the need to address community-wide housing needs as among the top three priorities. And so, this balance between the need for new housing and a growing economy while also protecting the natural environment and the character of residential neighborhoods is touched on repeatedly throughout the Plan. In terms of specific recommendations for the Route 202/33 corridor, the Plan identifies it as an area of town suitable to increase commercial activity and a variety of housing choices, while also protecting the existing clusters of residential development and possibly adding more outdoor open space amenities such as small parks.

**Relationship to Other Community Plans**

Route 202/33 Corridor Plan (January 2022)

This plan offers a series of recommendations for addressing regulatory and public realm improvements along the corridor specifically. The six qualified parcels (as noted above) to utilize the proposed Business A-1 mixed use development opportunities are located within an area recommended in the Corridor Plan for updated zoning described as a “Gateway District”. The Plan states that the purpose of the proposed “Gateway” zoning is to “improve the transition between municipal boundaries to strengthen the differentiation of South Hadley from its neighboring communities. This zone focuses on encouraging the development of a mix of uses within the zone including commercial and residential, compatible with the adjacent residential and open space areas.” The Plan further recommends design guidelines be developed for projects within the Gateway District to support improvements in the public realm including the streetscape, landscaping and signage to encourage a pedestrian and bicycle friendly environment. Additional recommendations in the Corridor Plan include:

- Consider adding a wider variety of housing types and small business types to address changing needs for housing and economic development;
- Establish zoning regulations and design guidelines for each sector along the corridor (new zoning districts);
- Change requirement for permits/approvals to decrease the level of review required for desirable land uses;
- Add design review to all projects requiring site plan approval and/or a special permit.

Housing Production Plan (November 2023)

This plan included analysis in South Hadley of housing needs and demand, constraints and opportunities for housing development, test-fits of housing development at several locations called opportunity sites, housing goals and strategies, and calculations of housing production targets. Key findings from the HPP that relate to the subject zoning amendment which seeks to allow housing development as part of a mixed use development (i.e. commercial business and housing units at the same location):

- Existing zoning to spur residential or mixed use development has not been successful (e.g. 40R Smart Growth District in South Hadley Falls has not created any new housing units since adoption in 2015/ South Hadley Falls Overlay District in 2013);
- Home ownership and rental vacancy rates are low which means the available housing supply is lower than demand.
- An additional 312 deed restricted Affordable Housing units are needed to meet the 10% Subsidized Housing Inventory (SHI) standards;

Goals from the HPP that address the proposed zoning change include:

- Create more housing options that meet a wider range of needs, including housing for people of varied ages, household structures, and physical abilities;
- Ensure new and existing housing adds to the town’s safety, sustainability, public health, and economic development.
- Encourage housing that is more likely to be affordable to the typical household without subsidies.

The Plan included 506 Granby Road as one of the housing test-fit opportunity sites and provided

several conceptual scenarios for how new housing could be integrated on the property.

### **Public Comments**

Prior to the start of the Public Hearing, the petitioner submitted a petition of support signed by 161 people. The signatures only included street addresses and were collected at the Liquor Town store at 506 Granby Road. The petitioner's consultant stated that at least 127 of those signatures were confirmed as South Hadley residents.

Many of the comments at the March 4, 2024 Public Hearing were from abutters to 506 Granby Road and addressed a potential housing development at 506 Granby Road, including concerns about the conversion of undeveloped land to housing, traffic, and noise. Several residents referred to the need for more deed restricted Affordable Housing and objected to the omission of any requirements for affordable units in the proposed zoning amendment. Some acknowledged the initiation of the Routes 202/33 corridor rezoning project (project kickoff in April 2024), under which a consultant has been hired by the Town through grant funding to work with a citizen advisory committee and the Planning Board to develop recommended zoning amendments, as conceptualized in the Route 202/33 Corridor Assessment Plan (January 2022). A number of attendees requested the Town wait until the corridor rezoning project was complete rather than have the Planning Board recommend the zoning amendment to Town Meeting at this time.

Some residents expressed support for the proposed zoning amendment stating that it would provide the opportunity for much needed growth and development. One attendee spoke in favor of the amendment and noted that concerns expressed by others could be addressed through the design standards that the amendment requires the Planning Board to adopt before any projects could be permitted and the Planning Board permitting process. And some stated that people are in need of housing now and waiting another couple of years for the Town to come up with new zoning proposals on their own is too long to wait to enable new housing to be developed. Last, it was stated that the proposed zoning amendment is not an approval of any redevelopment of 506 Granby Road or any other parcel but rather the creation of zoning consistent with what was proposed in the Route 202/33 Corridor Assessment Study that would enable multiple locations within the Business A-1 district to seek permitting for redevelopment.

### **RECOMMENDATION:**

By a vote of four (4) in favor (N. Therien, M. Davis, D. Mulvaney, B. Hutchison) to one (1) opposed (J. Brown), the Planning Board voted to recommend acceptance of the Business A-1 zoning amendment by Town Meeting. At their meeting on April 9, 2024, the Planning Board voted four (4) in favor (D. Mulvaney, B. Hutchison, J. Brown, M. Davis) to none (0) opposed to approve this Report to Town Meeting.

### **ATTACHMENTS:**

Attachment A: [Business A-1 Zoning District Qualified Parcels Map](#)

Attachment B: Proposed Zoning Amendment

Attachment C: [March 4, 2024 Public Hearing Minutes](#)

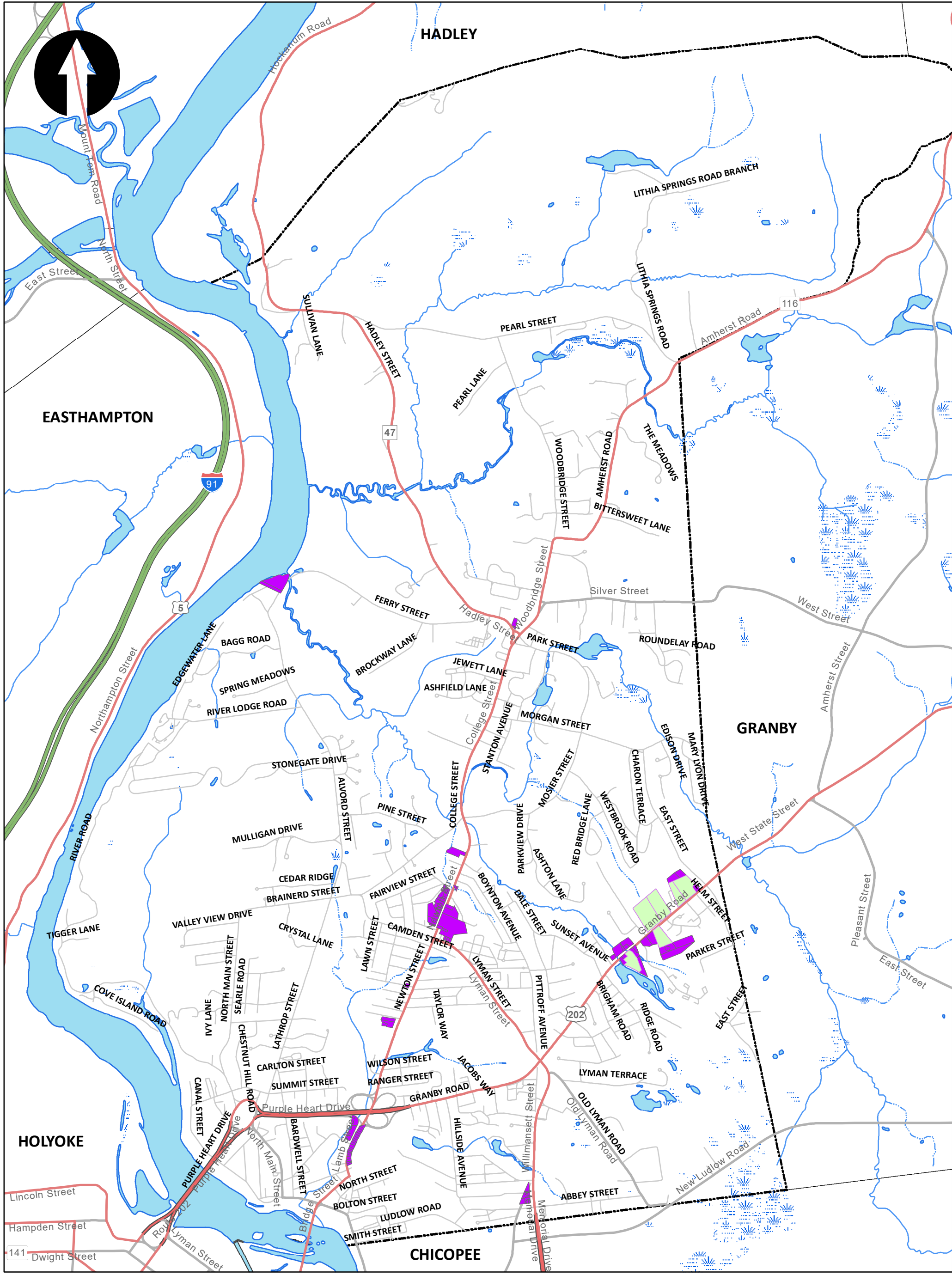
**LINKS TO ADDITIONAL INFORMATION:**

[Public Hearing Recording – March 4, 2024](#)

[Planning Board Minutes – November 13, 2023](#)

[Agenda Background Report – November 13, 2023](#)

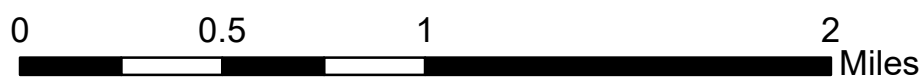
[Business A-1 Zoning Amendment Request Materials](#)



# Business A-1 Zoning District - Qualified Parcels Town of South Hadley

- Legend**
- BUSINESS A-1 Qualified
  - BUSINESS A-1

Data Sources:  
 Zoning Districts - South Hadley Assessor, GIS Dataviewer  
 Parcels - Mass GIS L3 Parcel Datalayer  
 Roads - MassGIS



**ATTACHMENT B: Proposed Zoning Amendments**

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, portion of 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:

§ 255-51 Multifamily Residential Development in Business A-1 zoning district

- A. Multifamily residential developments may only be approved if they conform to the review criteria for Site Plan Review (Section 255-148) and the provisions set forth in this § 255-51 as follows:

- (1) Character

- (a) The development must be part of a mixed-use development on the parcel.
- (b) There must be an existing commercial building within 200 feet of the principal road on which the property fronts.

- (2) Dimensional Requirements

- (a) 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.
- (b) The parcel must have at least 125 continuous feet of frontage on a principal roadway.

- (c) Total building coverage of principal and accessory buildings in portions of the development containing first floor residential dwellings units shall not exceed 20%.
- (3) Landscaping and screening standards.
- (a) A 50-foot vegetated buffer must be provided adjoining any property which is developed as a single-family detached residence on a single parcel.
  - (b) All landscaped areas shall be properly maintained. Shrubs or trees which die shall be replaced within one growing season.
  - (c) There shall be provided and maintained common open space.
    - (i) The amount of open space required shall be determined as follows:
      - a. At least 50% of the portions of the development containing first floor residential dwellings units shall be devoted to open space uses, including
        - i. landscaping elements such as lawns, plantings, walks, and terraces; and
        - ii. recreational uses such as play area for children, swimming pools, tennis courts, and gardens.
    - (ii) Streets, drives, and off-street parking spaces are not to be interpreted as open space.
- (4) Design Review; architectural design standards.
- (a) Any multifamily development in the Business A-1 zoning district is subject to Design Review by the Planning Board.
  - (b) The Planning Board shall adopt such regulations as may be necessary to further specify design standards.
  - (c) Except as provided in § 255-51B, no Site Plan may be granted approval and no building permit may be issued for any dwelling units under this section unless and until the development has been approved under the Planning Board Design Review process.
  - (d) Architectural design shall be compatible with the character and scale of similarly used buildings in the area of the Town in which the multifamily dwellings are to be located.
  - (e) To the extent practicable and legal, a project's pedestrian and bicycle access routes shall be interconnected with adjoining and nearby pedestrian and bicycle infrastructure; however, nothing in this section may require an applicant to acquire additional land or easements to accomplish such interconnection.
  - (f) Landscaping elements should be integrated into the project site's natural terrain to the extent practical and appropriate.

- (g) Design standards promulgated by the Planning Board may provide for the use of appropriate building materials, façade treatments, screening, breaks in roof and wall lines and other architectural techniques to encourage compatibility and variability.
- (h) Design Review and associated standards should also encourage, where practicable and legally viable, the integration of the proposed development's circulatory network into that of adjoining and nearby developments.
- (i) The Planning Board may take into consideration whether exterior building facades and materials are consistent with South Hadley's character.

(5) Multifamily Dwellings - Locations

- (a) No first-floor residential dwelling unit may be located within 200 feet of the principal roadway on which the property fronts.
- (b) 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.
- (c) 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.

(6) Commercial Buildings

- (a) 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.
- (b) Any replacement or alteration of the commercial building shall not result in a reduction in the square footage of ground floor commercial floor space which existed as of the date at which an application for multifamily development was made pursuant to this § 255-51 for development on the subject parcel.

(7) Shared Use Parking

- (a) 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.

(8) Excluded Parcels

- (a) Multifamily developments under this section shall not be undertaken on any parcel located within any Smart Growth District enacted

pursuant to M.G.L. Chapter 40R and regulated by Section 255-23 of the Zoning Bylaw.

- (9) No dimensional requirements set forth in this § 255-51 may be relieved by a variance from the Zoning Board of Appeals.

B. Moratorium on submittal of Applications until March 1, 2024

- (1) To provide the Planning Board with reasonable and sufficient time to develop and adopt a separate Design Review process and associated rules and regulations as provided for in § 255-51(4)(b), no application for Site Plan Review under this § 255-51 is to be submitted or considered prior to March 1, 2025.
- (2) Whether or not the Planning Board has adopted a relevant Design Review process and associated rules and regulations pursuant to § 255-51(4)(b), after March 1, 2025, submission of, processing of, and taking action upon Site Plans submitted under this § 255-51 shall proceed absent Design Review, but compliant with all standards specified in this § 255-51.
- (3) After the Planning Board has adopted Design process and associated rules and regulations, all subsequently submitted applications for Site Plan Review under this § 255-51 shall be subject to said process and associated rules and regulations.

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

Petition filed by SAI Shyam LLC c/o Himanshu Patel, a South Hadley property owner, to amend the South Hadley Zoning Bylaw (Chapter 255) to allow multifamily residences within the Business A-1 Zoning District

**MEETING MINUTES OF MARCH 4, 2024**

**Present:** Diane Mulvaney, Chair; Nate Therien, Vice-Chair; Joanna Brown, Clerk; Brad Hutchison, Member; Mike Davis, Member; Anne Capra, Director of Planning and Conservation; Colleen Canning, Planning/Conservation Coordinator

57 attendees were present as identified on the Zoom Webinar attendance report (attached).

Chair Mulvaney called the hearing to order at 7:06 PM and Clerk Brown read the hearing notice as follows:

*The South Hadley Planning Board will hold a virtual public hearing on Monday, March 4, 2024 at 6:30 p.m. to discuss a petition filed by SAI Shyam LLC c/o Himanshu Patel, a South Hadley property owner, to amend the South Hadley Zoning Bylaw (Chapter 255) to allow multifamily residences within the Business A-1 Zoning District.*

*This petition is being filed pursuant to M.G.L Chapter 40A, Section 5 and proposes amendments within the following sections of the Zoning Bylaw: Use Regulations Schedule; Article VII Supplemental District Regulations; and Section 255-10 (Terms Defined). This petition would affect all properties within the Business A-1 Zoning District.*

*The materials relative to the petition are available on the Town's website at the following link: <https://www.southhadley.org/1390/Request-for-Zoning-Amendment--Business-A>. Alternatively, hard copies of the documents may be viewed at the South Hadley Planning and Conservation Department office. The public hearing will be conducted virtually on Zoom.*

*Persons may join as follows:*

*URL to join: <https://us02web.zoom.us/j/85653125096?pwd=bWF5eWhRNnhUOFprMkJKYXFxVUxiUT09>*

*Or join by phone: +1 (646) 558 - 8656 Webinar ID: 856 5312 5096 Passcode: 625291*

*Any person interested in, or wishing to be heard, should appear/join the hearing at the time and in the manner designated. This meeting is being conducted remotely consistent with Chapter 2 of the Acts of 2023 which extends the March 2020 Governor's Order suspending certain provisions of the Open Meeting Law MGL Ch. 30A Sec. 20 until March 31, 2025.*

*Joanna Brown, Clerk*

*South Hadley Planning Board*

*Publication: Friday, February 16, 2024*

*Friday, February 23, 2024*

The petitioners, Himanshu and Preet Patel, were present at the hearing along with their planning consultant, Richard Harris.

Richard Harris detailed the purpose and intention of the zoning petition. The petitioner met with the Board during a Fall 2023 meeting to discuss development of residential units at 506 Granby Road, the current site of Liquor Town. The property was zoned Business A-1 which did not allow for residential uses. Following discussion with the Board, the petitioner elected to pursue an amendment of the Business A-1 zoning district to allow for multifamily development. If the amendment were successful at Town Meeting, the petitioner could pursue development of residential units while continuing to operate their business at the location. The language of the amendment would include site requirements such as minimum acreage, location on a principal

roadway, and presence of a commercial building along the street front. These requirements were designed to support mixed-use development so residential-only developments would not be permitted. Richard Harris continued by sharing that 161 signatures of support were gathered and confirmed that at least 127 of the signatures were South Hadley residents. The Town's recent Housing Production Plan update process highlighted the need for more varied housing types including 'missing middle' housing which were the envisioned housing type for this location.

Director Capra stated that any development considered under this zoning change would require a public hearing and approval from the Planning Board through Site Plan Review. An analysis of eligible parcels was done which showed that less than 10 of the roughly 88 parcels within the Business A-1 Zoning district would be able to utilize these amendments if successful to implement multifamily housing. Director Capra went on to explain that the petition was referred to the Planning Board for a report and recommendation to Town Meeting. Town Meeting would need to vote to accept the petition to change the zoning bylaw.

Clerk Brown identified that the Town was initiating a rezoning process for the Route 202/33 Corridor, the corridor which included the petitioner's property at 506 Granby Road. As the Town was in the middle of the rezoning process, she asked why the petitioner was attempting to expedite the process. Richard Harris responded that his client was not seeking to expedite any process. His client was following the steps allowed under law for property owners to seek zoning amendments. There was also no certainty that the Town would go on to accept the zoning recommendations under the Route 202/33 Corridor rezoning process.

Vice-Chair Therien noted that the petition indicated that the Planning Board would draft design standards for new mixed-use development. Therefore, it would be challenging for a prospective applicant to begin planning a conceptual design before the standards were developed. He added that very few parcels would be affected if the petition was accepted at Town Meeting. While this was discouraging, it still would expand housing ability around Town. He added that the proposal should be considered based on its own merits and benefits rather than based on one particular housing development that may come from it.

Member Hutchison stated that the petition proposed a new footnote within the Regulations Schedule rather than amending an existing one. Richard Harris replied that it was his intention to keep the amendments simple and changing existing footnotes seemed more complicated.

Member Hutchison indicated that he conceptually supported the petition. He was similarly discouraged as Vice-Chair Therien that so few properties would be able to benefit if the amendment was accepted.

Member Davis noted that public comments had been received which stated concern for increased traffic. He asked how those concerns may be addressed. Richard Harris replied that no particular development was being proposed at this time. However, such concerns were generally considered when drafting the amendment language. For example, the proposed land use was only permitted on primary roadways.

Chair Mulvaney opened the hearing to public comment at 7:57 PM.

Jeff Cyr, 8 Crystal Lane, urged the Board to support the petition. He saw the amendment as an opportunity for needed growth and development in Town which could also expand more affordable housing to residents and prospective residents.

Linda Young, 15 Westbrook Road, asked if the petition included a requirement for deed restricted affordable housing. She also identified that the Town was pursuing a comprehensive rezoning of the Route 202/33 corridor and advised that consideration for zoning amendments that affected property along the corridor should wait until after the rezoning findings. Director Capra clarified that the petition did not include a deed restricted affordable housing requirement. She added that proposed zoning amendments resulting from the Corridor Study may be ready for May 2025 Town Meeting at the earliest. Richard Harris noted that the Planning Board could consider zoning amendments for a deed restricted affordable housing across Town rather than isolating the requirement to this petition only.

Linda Sachs, 193 Woodbridge Lane, advocated for the Board to reject the petition. The petition did not include a requirement for deed restricted affordable housing. She expressed concern for the petitioner's motivations and identified that some signatories on the support petition were not South Hadley residents. She advocated for environmentally sustainable development that protected the ecological assets of the Town.

David Ansaldi, 46 Hadley Village, urged the Board to reject petition. His residential complex was next to the petitioner's property and felt that new development would limit his privacy. He also identified that wetlands were present on site and additional development could create drainage issues. He was also concerned that low income housing could have negative impacts to the Town as was seen in other communities.

Rob Watchilla, 59 Washington Street, stated that he was running for an open Planning Board seat at the upcoming election and was staying informed with the Board's work. He generally supported the proposal but recommended that language be included to require a diversity of unit types. For example, if no more than 50% of the units had the same number of bedrooms then there would be an assurance of various unit types. He also cautioned that that lack of density requirements could allow for more units than what would commonly be considered appropriate. Richard Harris responded that considerations for diverse housing types within multi-unit buildings could be implemented through a separate bylaw amendment to require all new development to conform to that standard, not just the parcels subject to this particular amendment. He added that the proposed density would allow a maximum yield of 13 1-bedroom units per acre.

Martha Terry, 25 Brainard Street, identified that she generally supported the proposal but was discouraged that deed restricted affordable housing was not a requirement. She also identified that the petitioner's parcel was within the scope of the upcoming Route 202/33 Corridor rezoning project. She advocated that any consideration for zoning amendments which impacted parcels along the corridor be deferred until after the findings of the rezoning project.

Joel Prough, 8 Silverwood Terrace, stated that only 5 or 6 parcels would be impacted if the amendment was successful at Town Meeting. However, he read in the local newspaper that 85 parcels were impacted so we were confused where the different numbers came from. Richard Harris replied that around 85 parcels across Town were within, or partially within, the Business A-1 Zoning District. Of those roughly 85 parcels, only 5 or 6 parcels would satisfy the acreage and location requirement to qualify for mix-use development under the petition. Joel Prough asked what process would need to take place for any such mixed-use development to be built. Director Capra responded that development would require approval from the Planning Board though a public hearing in which abutters would be notified. Joel Prough indicated support for the petition as it would allow for economic growth in Town and any development would require Planning Board approval.

Chevy/MP Cheverette, 110 Hadley Village Road, stated that his residential complex abuts the petitioner's property. He shared the news of the zoning proposal with his neighbors at Hadley Village and most people were opposed. He felt that this zoning amendment process was flawed and supported the previous commenters who advocated for deferring consideration of the petition until after the findings of the Route 202-33 zoning process.

Anne Stockton, 325 Hadley Street, thought the process felt rushed. She recommended that amendments to the zoning bylaw that impacted property along the Route 202-33 Corridor be deferred until after the rezoning process was completed by the re-zoning advisory committee. She added that the petition would not help the Town attain the needed threshold for deed affordable housing.

Linda Young, 15 Westbrook Road, addressed the Board again. She asked if the petition impacted ownership structure or impacted height restrictions. Richard Harris replied that the petition did not identify ownership structure and did not propose any changes to height as identified in the Dimensional Regulation schedule.

Nick, Boonstra, Town Reminder Reporter, responded to a comment mentioned earlier in the hearing. He had been covering the Planning Board in the Town Reminder and always aimed to provide clear and accurate information.

Jed Bulissa, Hadley Village, opposed the amendment as the petitioner's property abutted his own residential complex. He was concerned that new development would negatively impact privacy and increase traffic and noise.

Joel Prough, 8 Silverwood Terrace, addressed the Board again and asked if the petition allowed for limiting building height. Richard Harris responded that the petition allowed for the Planning Board to develop design standards.

Heather Duggan, Hadley Village, thought the proposal was the petitioner's attempt to avoid typical development procedures. She was concerned that new development would increase traffic and negatively impact drainage which could lead to issues at the abutting residential complex where she resides.

Blake Russo, Hadley Village, had similar objections to previous commenters. He lived at an abutting residential complex and was concerned that increased density would alter the character of his neighborhood.

Marc Desrosier, 310 Amherst Road, advocated that the Board not recommend Town Meeting adoption of the proposed zoning bylaw amendment. He advised that the Route 202-33 Corridor rezoning process should be completed before amendments impact parcels along the corridor were considered.

Members discussed the public comments and considered next steps. Clerk Brown felt her concerns for the petition being premature as the Route 202-33 Corridor rezoning project was ongoing were shared by many members of the public. She also noted that the petition included a deadline for the Board to develop design standards if the amendment was accepted. She was concerned about what may happen if the design standards were not prepared by the deadline. Richard Harris responded that the deadline provided a moratorium so no project could be permitted until March of 2025 to allow the Board time to develop appropriate guidelines. If the Board decided to never take up development of design guidelines, the project could commence with underlying site standards.

Member Davis reflected on the comments opposed to potential residential development at 506 Granby Road which related to increased traffic and other such concerns. However, an auto mechanic was operating behind the property on Conti Drive without issue. Support of the amendment could expand housing availability to people and he was prepared to support the petition.

Vice-Chair Therien moved to recommend that Town Meeting approve the zoning bylaw amendment. Member Davis seconded the motion.

Clerk Brown stated that further discussion was needed as many concerns were addressed during the public hearing. She thought that the petition could qualify as spot zoning and believed the appropriate vote on the proposal was to not recommend approval or take no action. Vice-Chair Therien responded that many of the concerns heard during the hearing related to development of a particular property rather than the concerns for the language with the proposed amendment which would be addressed through the permitting process.

**Motion:** Vice-Chair Thereien moved to recommend that Town Meeting accept the zoning amendment proposal to the Business A-1 zoning district as described in the petition dated December 28, 2023. Member Davis seconded the motion. Four (4) out of five (5) members voted in favor of the motion. Clerk Brown voted against the motion.

**Motion:** Member Davis moved to adjourn the hearing. Member Hutchison seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call vote.

The hearing adjourned at 9:21 PM and the Board re-entered their regular meeting.

Respectfully Submitted,

Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
Zoom Attendee Report	Attached
Business A-1 Zoning Amendment Proposal (12/28/23)	Planning Files
Business A-1 Qualifying Parcels Map (2/29/2024)	Planning Files
John Morton, 2 Coni Drive, email (2/5/24)	Attached
Richard Matteson, Pine Grove, email (2/27/24)	Attached
Rob Watchilla, 59 Washington St, letter (2/28/24)	Attached
David Toplon, Hadley Village, email (3/3/24)	Attached
Linda Sachs, 193 Woodbridge Lane, email (3/4/2024)	Attached

Attendee Report  
Report Generated:

4/5/2024 9:32

Topic	Webinar ID	Actual Duration (minutes)	Unique Viewers	Total Users
Planning Board Meeting and Public Hearing	56 5312 5096		204	56

Host Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)
Yes	Town of South Hadley 2	3/4/2024 18:02		204

Panelist Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)
Yes	Jeff Cyr	3/4/2024 18:55	3/4/2024 19:05	11
Yes	Jeff Cyr	3/4/2024 19:58	3/4/2024 20:01	3
Yes	Preet Patel	3/4/2024 19:07	3/4/2024 21:23	137
Yes	Heather Duggan	3/4/2024 20:52	3/4/2024 20:54	3
Yes	lindalyoung	3/4/2024 19:59	3/4/2024 20:05	6
Yes	lindalyoung	3/4/2024 20:41	3/4/2024 20:44	3
Yes	Vice-Chair Therien	3/4/2024 18:45	3/4/2024 21:26	161
Yes	Nick Boonstra (Town Reminder)	3/4/2024 20:43	3/4/2024 20:45	2
Yes	Colleen Canning, Staff	3/4/2024 18:13	3/4/2024 21:26	193
Yes	Marc Desrosiers	3/4/2024 20:56	3/4/2024 20:58	2
Yes	Richard Harris, Planning Consultant	3/4/2024 19:07	3/4/2024 21:23	137
Yes	Blake Russo	3/4/2024 20:54	3/4/2024 20:56	3
Yes	Himanshu Patel	3/4/2024 19:07	3/4/2024 21:23	137
Yes	Martha Terry	3/4/2024 20:12	3/4/2024 20:30	18
Yes	Joel Prough	3/4/2024 20:23	3/4/2024 20:38	15
Yes	Joel Prough	3/4/2024 20:45	3/4/2024 20:52	7
Yes	Mike Maresca	3/4/2024 18:17	3/4/2024 21:26	189
Yes	Rob Watchilla	3/4/2024 20:10	3/4/2024 20:25	16
Yes	Jeff Bulissa	3/4/2024 20:44	3/4/2024 20:47	3
Yes	Glenda Pons	3/4/2024 20:06	3/4/2024 20:12	6
Yes	Chevy	3/4/2024 20:30	3/4/2024 20:41	11
Yes	Member Brad Hutchison	3/4/2024 18:23	3/4/2024 21:26	183
Yes	Linda Sachs	3/4/2024 20:02	3/4/2024 20:05	3
Yes	Linda Sachs	3/4/2024 20:05	3/4/2024 20:09	5
Yes	Member Mike Davis	3/4/2024 18:27	3/4/2024 21:26	179
Yes	DAVID TOPLON	3/4/2024 20:59	3/4/2024 21:00	1
Yes	Chair Diane Mulvaney	3/4/2024 18:18	3/4/2024 21:26	189
Yes	Clerk Joanna Brown	3/4/2024 18:28	3/4/2024 21:26	178
Yes	Ann Stockton	3/4/2024 20:41	3/4/2024 20:43	3

Attendee Details

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Yes	marion Canning	3/4/2024 18:30	3/4/2024 20:25	115	
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Yes	Jeff Cyr	3/4/2024 20:01	3/4/2024 20:18	17	
Yes	AF	3/4/2024 18:31	3/4/2024 20:47	137	
Yes	Heather Duggan	3/4/2024 18:30	3/4/2024 20:52	142	
Yes	Heather Duggan	3/4/2024 20:54	3/4/2024 21:26	32	
Yes	Jaydip gohel	3/4/2024 19:26	3/4/2024 19:33	8	
Yes	Jaydip gohel	3/4/2024 19:52	3/4/2024 19:55	3	
Yes	Samsung SM-S928U	3/4/2024 18:09	3/4/2024 21:23	195	
Yes	Jim Canning	3/4/2024 18:33	3/4/2024 20:24	112	
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Yes	marie rohan	3/4/2024 18:04	3/4/2024 18:06	2	
Yes	marie rohan	3/4/2024 18:32	3/4/2024 21:06	154	

Yes	Amy Gray		3/4/2024 18:27	3/4/2024 21:26	180
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Yes	Marc Desrosiers		3/4/2024 18:43	3/4/2024 18:55	13
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Yes	Marc Desrosiers		3/4/2024 20:58	3/4/2024 21:26	28
Yes	Richard Harris, Planning Consultant		3/4/2024 18:43	3/4/2024 19:07	24
Yes	Owner		3/4/2024 18:17	3/4/2024 18:34	18
Yes	iPhone		3/4/2024 18:02	3/4/2024 18:23	21
Yes	Joel Prough		3/4/2024 18:50	3/4/2024 20:23	93
Yes	Joel Prough		3/4/2024 20:38	3/4/2024 20:45	8
Yes	Joel Prough		3/4/2024 20:52	3/4/2024 21:26	35
Yes	Bobbie Salthouse		3/4/2024 18:29	3/4/2024 19:33	65
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Yes	Samsung SM-F721U		3/4/2024 18:15	3/4/2024 18:34	19
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Yes	Chevy		3/4/2024 20:41	3/4/2024 21:26	46
Yes	Mark Adams		3/4/2024 18:25	3/4/2024 21:23	179
Yes	Karen B		3/4/2024 18:33	3/4/2024 18:33	1
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Yes	C. Lantz		3/4/2024 18:30	3/4/2024 21:24	174
Yes	Christine		3/4/2024 18:58	3/4/2024 20:45	107
Yes	Preet Patel		3/4/2024 18:55	3/4/2024 19:07	12
Yes	David		3/4/2024 18:29	3/4/2024 21:22	174
Yes	Elizabeth Young		3/4/2024 18:27	3/4/2024 20:17	110
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Yes	lindalyoung		3/4/2024 20:44	3/4/2024 21:26	42
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Yes	citizen 35		3/4/2024 18:32	3/4/2024 20:43	132
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Yes	Linda D.		3/4/2024 18:45	3/4/2024 19:56	72
Yes	Linda D.		3/4/2024 19:57	3/4/2024 21:09	73
Yes	Blake Russo		3/4/2024 18:29	3/4/2024 20:54	146
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Yes	Rob Watchilla		3/4/2024 18:29	3/4/2024 20:10	101
Yes	Rob Watchilla		3/4/2024 20:25	3/4/2024 20:33	9
Yes	Jeff		3/4/2024 18:34	3/4/2024 19:19	45
Yes	Jeff Bulissa		3/4/2024 19:18	3/4/2024 20:44	86
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Yes	Glenda Pons		3/4/2024 18:44	3/4/2024 20:06	83
Yes	Glenda Pons		3/4/2024 20:12	3/4/2024 21:23	72
Yes	Freddy		3/4/2024 18:02	3/4/2024 21:26	204
Yes	Margaret Lajoie		3/4/2024 18:21	3/4/2024 21:24	183
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Yes	Linda Sachs		3/4/2024 20:05	3/4/2024 20:05	1
Yes	Linda Sachs		3/4/2024 20:09	3/4/2024 20:21	12
Yes	Barbara Kelsey		3/4/2024 18:29	3/4/2024 21:24	175
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Yes	Ann Stockton		3/4/2024 18:27	3/4/2024 20:41	134
Yes	Ann Stockton		3/4/2024 20:43	3/4/2024 21:24	42

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## Fwd: Affordable housing 506 Granby Rd

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

Thu, Feb 22, 2024 at 12:46 PM

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

From: [john@a-1landscapes.com](mailto:john@a-1landscapes.com) [john@a-1landscapes.com](mailto:john@a-1landscapes.com) <[john@a-1landscapes.com](mailto:john@a-1landscapes.com)>  
Date: Mon, Feb 5, 2024 at 1:28 PM  
Subject: Affordable housing 506 Granby Rd  
To: [acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov) <[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)>

Hello Anne,

My name is John Morton, owner of 2 Conti Dr. I'm writing to discuss some concerns with the affordable housing opportunity site at 506 Granby Rd. As you know Conti Dr. is a private way that Steve Rehm and myself currently maintain. I'm interested as to who will be responsible for the road if an apartment complex is to be built. Also of concern is the added traffic, both along Conti and exiting Conti. It has become very difficult to exit properties from Brighter Beginnings all the way to Liquor town, and no conversations seem to be going on regarding these current traffic issues. Has that been discussed with regards to adding an apartment complex into the mix? I would appreciate any feedback regarding these issues.

Sincerely,

John Morton  
413-695-4362

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## Affordable Housing at 506 Granby Road

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

Wed, Feb 28, 2024 at 12:08 PM

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

From: **Dick Matteson** <[dickmatteson05@gmail.com](mailto:dickmatteson05@gmail.com)>  
Date: Tue, Feb 27, 2024 at 3:55 PM  
Subject: Re: Affordable Housing at 506 Granby Road  
To: Anne Capra <[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)>  
Cc: <[ccanning@southhadleyma.gov](mailto:ccanning@southhadleyma.gov)>

Anne (and Coleen),

Thanks for the response. For the record, I'm on the Human Rights Commission and am totally in favor of making South Hadley affordable for everyone and look forward to seeing new housing opportunities around Town.

Since traffic is a major concern of ours here at Pine Grove, I appreciate the suggestion to get in touch with the Selectboard which I will do.

Thanks, again.

**Dick**

-----  
Dick Matteson

9 Pine Grove Drive, South Hadley, MA 01075  
(413)315-3440 - home phone  
(413)388-1352 - cell for texting only please

On Tue, Feb 27, 2024 at 2:56 PM Anne Capra <[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)> wrote:

Dick,

Thank you for your email. Currently there are no plans in the permitting process for a housing development at 506 Granby Road. The property owner is petitioning Town Meeting for a zoning amendment to the Business A-1 Zoning District.

Any new developments anywhere in town are asked to discuss traffic impacts so that would be discussed during the permitting of a new housing development. But for the current traffic situation, perhaps the Selectboard would be the best entity to discuss your concerns with. Please let me know if you have any other questions.

Anne

On Tue, Feb 27, 2024 at 10:46 AM Dick Matteson <[dickmatteson05@gmail.com](mailto:dickmatteson05@gmail.com)> wrote:

Dear Colleen and Anne,

I am a member of the Board of Directors of Pine Grove Condominium Association and am writing on the Association's behalf concerning the addition of 44 housing

units on the property at 506 Granby Road. Our concern has to do with additional traffic exiting from yet another development onto Route 202, which I refer to as "South Hadley's overcrowded speedway." As all who live along the stretch of Route 202 between the intersection of Route 33 and Five Corners in Granby know, it is very difficult to exit our properties onto Route 202. Adding an additional development (making a total of three) in a short stretch of the road will make this even more challenging.

I am not aware of anyone currently discussing the traffic situation on Route 202 and would welcome any information that is available on this subject.

Sincerely,

Richard S. Matteson

9 Pine Grove Drive, South Hadley, MA 01075  
(413)315-3440 - home phone  
(413)388-1352 - cell for texting only please

South Hadley Planning Board  
116 Main Street  
South Hadley, MA 01075

Dear Planning Board Members:

My name is Rob Watchilla and I am a candidate for one of two open seats on the Planning Board. As a practicing Planner and concerned resident, I'm writing today to express my thoughts and concerns regarding the zoning amendment request before you. I am overall impressed with the thoroughness and quality of review in regards to site design, preservation of onsite open space, and the fact that commercial space is an upfront requirement. Incorporating this as a site plan review process allows for § 255-148 to be applied to all projects in this use category.

It appears that this provision is flexible in order to accommodate existing buildings. For example, if you had an existing commercial space, you could add on site residential whether as an addition or a separate building entirely (with the exception that first floor units must be 200 feet further back from the ROW). I am in agreement that this is an appropriate provision to ensure that these qualified properties in fact become mixed use.

I do have concerns in regards to density. The Business A-1 district does not have any density requirements for residential development. For any multi family development (especially in a potential high development area), creating a ratio that allows X number of dwelling units per square foot will ensure that the mixed-use development will not have "too many units". This is crucial in order to prevent over crowding of a particular building, to better preserve nearby open spaces/conservation areas, and to not exceed the carry capacity of Town utilities (water and sewer).

There was no provision for mixing of residential dwelling unit types. It would make sense to require that no more than a certain percentage of dwelling unit types (studio, one bedroom, two bedroom), be allowed at all times. We should make sure that the developer does not build a mixed-use building that has only studio apartments. Having a provision, for example, that allows for no more than 50% of one dwelling unit type (studio, one bed, two bed, etc.) to be allowed in a mixed-use building, will diversify the types of tenants who may live there. A requirement for a percentage of affordable units should be considered here as well.

I encourage members of the Board to consider further review and to consider incorporating the two areas of concern I have outlined to you. I look forward to potentially joining you as a Board Member and thank you for your time!

Sincerely



Rob Watchilla, AICP

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## REQUEST FOR ZONING AMENDMENT - BUSINESS A

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David Toplon <davet.hvca@yahoo.com>

Sun, Mar 3, 2024 at 4:46 PM

Reply-To: David Toplon <davet.hvca@yahoo.com>

To: "acapra@southhadleyma.gov" <acapra@southhadleyma.gov>, "ccanning@southhadleyma.gov" <ccanning@southhadleyma.gov>

Cc: Heather Duggan <heathernduggan@gmail.com>, Ciszewski Jeffrey J <jeffrey127@comcast.net>, GLENDA PONS <ponsglenda\_l@hotmail.com>, Nikia Burdick <nikiaburdick@gmail.com>, Hadley Village Condominiums <hadleyvillagecondos@yahoo.com>

Dear Ms. Capra and Ms. Canning

I am writing on behalf of the Hadley Village Condominium Association at [540 Granby Road](#) aka Hadley Village Road. We are direct abutters to [506 Granby Road](#), the location of the Liquor Town retail store. It is just recently our understanding that SAI Shyam, LLC the owner of the aforementioned commercial property has requested that the town amend the classification of this property to allow multi family residential dwellings.

We are categorically opposed to this proposal for a number of reasons:

- 1) The proposed development's proximity to our Association and the presence of wetlands ie: there is a running stream on our shared boundary that also runs across the rear of the paved lot of the Liquor Town's retail store towards Conti Drive. We are worried that building a large number of multi family dwellings and the amount of paved parking necessary to service such dwellings could dramatically alter the already high water table by reducing available drainage and sending additional water in our direction.
- 2) Another important concern is not just for the residents of Hadley Village but for all drivers that use Route 202. As anyone who has tried to exit any business along the Route 202 corridor knows it is already difficult to do with the existing amount of traffic. I would suggest a request from the SHPD of the number of accidents in this area due to the extreme congestion we already experience. We have in a very short distance a large number of vehicles entering/exiting the Raymond Center Medical Complex, All Creatures Great & Small Veterinary Clinic, Pine Grove Condominium, the Mobil Service Station and Convenience Store, businesses on and at the end of Conti Drive. Then within just 500 feet of each other there are the entrances to Liquor Town's retail store, the busy Hanger Pub & Grill directly across the street as well as the entrance to the Hadley Village Condominium with 180 residential units right next door.
- 3) Also of concern is the density necessary to build the proposed number of units on what is a relatively small area of non wetland impacted land. We also worry about noise and light pollution that would occur from the necessary lighting for such a development.
- 4) Where would the entrance to the proposed development be? Conti Drive is a private road. How would that affect the businesses located on this road as far as maintenance and such. Is that road capable of handling such a large influx of traffic? Again - at the rear boundary of the Liquor Town retail store's parking lot is a running stream.
- 5) As abutters are surprised we were given no notice of this hearing along with the possible ramifications should the amendment pass. We are told that there were two postings in the Town Reminder's Legal Notices. I think we all know that while it meets the statutory requirements for such notification(s) we can agree that nobody really reads those notices?

We are aware that the Liquor Town store has been soliciting petition signatures from it's customers at it's cash registers in support of the amendment. With just a cursory look at the people that affixed their signatures to said petition that a large number of them are not even South Hadley residents. And an additional sizable amount of those signatories do not live anywhere near the proposed location. Further many put a street name but not a town that said street is located in. In any case we do not feel it proper and hope it carries little weight in the Board's decision for customers of a liquor store to attempt to influence a decision that will clearly minimally or not at all affect their day to day lives as it will the residents of Hadley Village Condominium, it's nearby residents and businesses and all that use Route 202.

As residents of South Hadley we all share the goal of wanting and having suitable affordable housing available for it's citizens. We enjoy the Liquor Town business and do not want to negatively impact it's success....as a liquor store. However we feel that the proposed zoning amendment for this parcel and subsequent proposed development thereof are not an appropriate use of the land and that the detriment greatly outweighs the benefit. Accordingly we strongly urge the Board to reject the proposed amendment.

Regards,  
David Toplon - Chairman  
Hadley Village Condominium Asso.  
413.532.9410

March 4, 2024

MEMORANDUM CONCERNING THE PETITION TO AMEND  
THE SOUTH HADLEY ZONING BYLAW TO ALLOW MULTIFAMILY RESIDENCES WITHIN  
THE BUSINESS A-1 ZONING DISTRICT

**TO:** Members of the South Hadley Planning Board

**FROM:** Linda Sachs (South Hadley homeowner and resident)

I urge you to please reject the petition from the Liquor Town store owner to amend Business A-1 Zoning so that he can put an apartment building on the land he owns behind Liquor Town.

Nothing in the proposed zoning amendment would help to create the 312 deed restricted affordable housing units that Massachusetts Law requires of South Hadley. Nor would it guarantee housing that is within reach of moderate income households.

Yet it is those very two categories of housing that our Housing Production Plan has identified as necessary for South Hadley.

It seems like favoritism to support a zoning change that doesn't satisfy our town's needs.

South Hadley has put a lot of time and money into the recently completed Rt. 202/33 Corridor Study and into the Housing Production Plan. Our town is now hiring a consultant to explore the zoning changes that will be needed to implement the corridor study and the town is appointing a committee of citizens to work along side that consultant. That is a thoughtful and democratic way to go about changing zoning laws. Zoning changes should not be made at the behest and for the benefit of one businessman who can't be bothered to wait for this democratic process to run its course.

The Liquor Town owner has submitted a petition, with citizen signatures, that is in my opinion, disingenuous. He writes: **“South Hadley needs a range of housing options and more housing to enable our younger and**

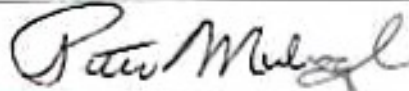
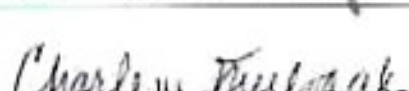
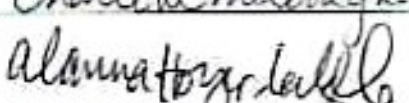
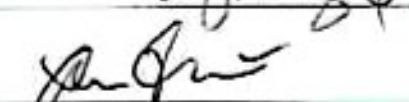
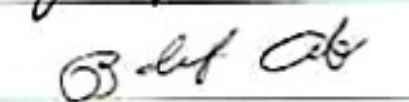
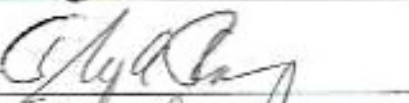



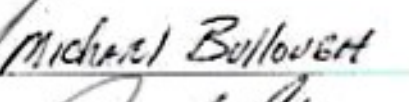
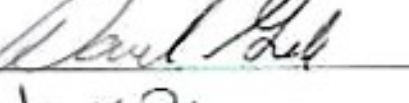
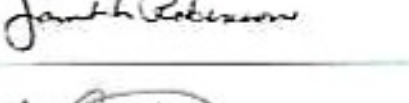

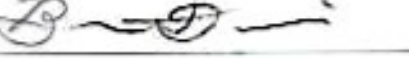
**senior residents and family members to reside in the community....  
Housing affordable for our workforce is critical for our business and  
employment base.”**

Laudable goals, but let's not be fooled. There is absolutely nothing in the proposed zoning amendment that would make his apartment building affordable. It will undoubtedly maximize profit with market rate or luxury housing that is not available to moderate or low income folks. People who signed that petition were misled by that disingenuous language. Plus, some of those people don't live in South Hadley, but rather in Belchertown, Holyoke, Chicopee, Granby, Easthampton and Westfield.

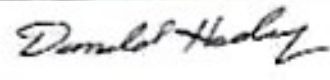
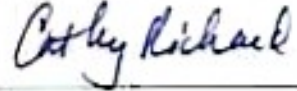

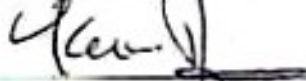
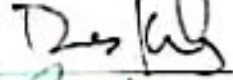



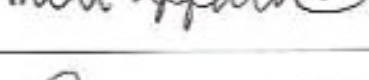

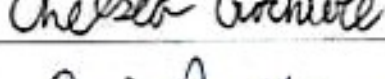
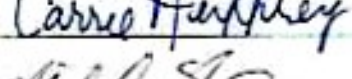

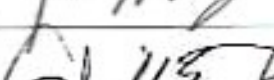
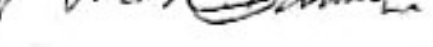
I realize the petitioner may be in a hurry to build on his land, but I think he needs to wait. There is nothing in the proposed amendment that addresses the town's legal mandate for deed restricted affordable housing or our desire to increase modestly priced housing.

Additionally the proposed amendment only pays lip service to sustainability and smart growth guidelines. Turf grass lawns for example are almost as bad as concrete. They are ecological dead zones that require vast amounts of water and harmful chemicals to maintain. It's time for the Planning Board to evolve it's 20<sup>th</sup> century landscaping and building mindset and genuinely embrace the concept of ecological landscaping and green architecture. That would benefit everyone in town by arresting environmental damage. At the very least any new development should limit turf grass and be required to have 75% of plantings be native.

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NAME	SIGNATURE	ADDRESS
1 Peter Mulvagh		134 Pine Grove Drive South Hadley
2 Charles Mulvagh		154 Pine Grove Drive South Hadley, MA
3 Alannatoyer-Leitzel		146 Granby Rd South Hadley, MA 01075
4 DANIAL DEXAMANE		146 Granby Rd South Hadley, MA 01075
5 B det coko		63 Pine Grove S-H 01075
6 THOMAS FEITZ		27 HAVERD ST. S. Hadley
7 Christopher Hughes		435 East St. South Hadley 01075
8 DAVID APRIL		81 MOUNTAINVIEW ST S. Hadley
9 JACIE MESHEAU		15 SAN SUCI DR South Hadley MA
10 Michael Bullock		311 EAST STREET S. HADLEY
11 PAUL GARDNER		83 CEDAR RIDGE RD S. Hadley
12 James Robinson		153 Pleasant St Granby MA 01033
13 Lora Dimock		15 Cypress Dr S. Hadley, MA
14 Brian Dimock		15 Cypress Dr South Hadley MA

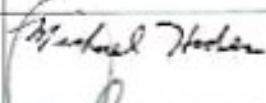

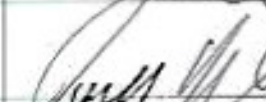


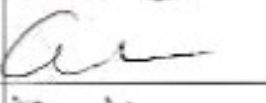




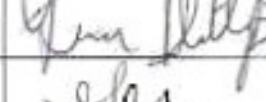
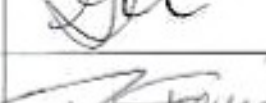

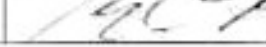
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NAME	SIGNATURE	ADDRESS
1 Donald W. Hadley		12 Meadowell Dr. S. Hadley MA 01075
2 Cathy Richard		59 Pleasant St. Granby, MA 01033
3 Dylan Dubuc		18 Forest Dr. South Hadley, MA 01075
4 Terri Justin		25 Lark Green - S. Hadley
5 DEREK KEANS		16 CIRCLE DR. GRANBY
6 Jennifer Blackburn		407 Alford Place, S. Hadley
7 Jessica Funk		211 Mosier St. S. Hadley
8 Debra Sexton		20 Cornell St SH MA
9 Mike Afflitto		18 Magnolia Terrace SH, MA
10 Joe Courchesne		63 Nonotuck St Holyoke, MA
11 Chelsea Crochiere		85 Ludlow Rd Chicopee, MA
12 Carrie Huffrey		92 Pondview Cir Belchertown
13 Michael Stjepert		48 Terry Lane Belchertown, MA
14 Jason Mackay		28 Cornell St South Hadley, Ma
15 DONALD BARANOWSKI		14 Cedar Ridge So. Hadley, MA 01075

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NAME	SIGNATURE	ADDRESS
1 Joseph Fusari		8 Stewart Dr. South Hadley
2 Matthew Mokrzechi		82 Revere Ave South Hadley
3 RAY POREDA		<del>89 SIVOT</del> SOUTH HADLEY
4 Chris Landry		55 Hadley Village Rd.
5 Donald H. Proctor		15 North St
6 Michael Corrigan		122 Pine Grove Ter S. Hadley
7 Richard Kane		103 Pine Grove Dr S. Hadley
8 Brad Viola		24 Carriage Lane 01075
9 Shamus Mitchell		30 Saxon Crater 01075
10 Chris Charette		98 Panting Rd.
11 Heather Dupont		4 Hadley Village Rd. S.H.
12 [unclear]		131 Hadley Village Rd. S.H.
13 Glenn Mihark		91 Hadley Village Rd S.H.
14 Mike Bailey		18 Hadley Village Rd
15 Dana Baranowski		14 Cedar Ridge Su. Hadley, MA 01075

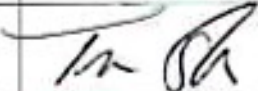
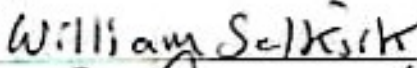
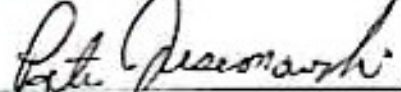
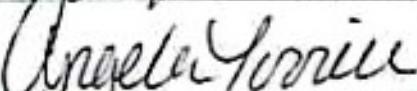
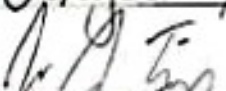


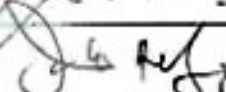

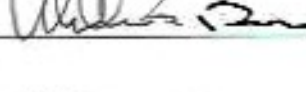
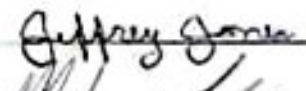


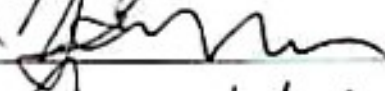
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NAME	SIGNATURE	ADDRESS
1 Michael Hooben		21 Dickinson Pr., Granville, MA 01024
2 Jay Shattuck		415 Hadley Village Rd S. Hadley MA
3 Phil Row		6 McDowell Dr. S Hadley
Sarah Donna Supinski		49 North St. Granby
5 Alan Gascoino		36 Laurent Circle Granby MA
6 Finn Boyden		4 Dickinson Farm Road
7 Brian Hackworth		23 Council Ridge Rd SIOX MA 01023
8 Mike Nagan		204 Catkins Rd Palmer, MA 01069
9 Mike Evans		18 Country Ln
10 Nick Onor		113 Pine Grove Dr. South Hadley, MA 01075
11 Lance Phillips		22 Ward Rd Westfield, MA, 01081
12 Ginger LaSalle		6 Prospect St Easthampton, MA
13 RICHARD STEINER		116 HADLEY VILLAGE RD S. HADLEY MA 01075
14 Brian Baker		76 Westminster St Westfield, MA, 01085

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NAME	SIGNATURE	ADDRESS
JAMES PROCON		148 PEARL ST. SO. HADLEY MASS
1 MICHAEL V YONIKIA		1 IVY LANE So Hadley MA.
2 R. Coonan		So. Hadley MA
3 Michael Procon		Southadley 95 CHURCH TERRACE
4 William Bereda		Southadley 95 CHURCH TERRACE
5 MICHAEL ESTEY		GRANBY 39 High St MASS.
6 Antoinette Laurenta		S. Hadley 11 Amherst Rd. MASS
7 MARK CASTRO		209 MILLER ST GRANBY MA.
8 Keith Mitchell		94 Todd
9 Mack Linneman		6 ROOSEVELT AVE S.H.
10 David Wyzel		424 BUTCHER ST GRANBY
11 Lenore Reilly		12 BUTTERFIELD LN. SO. HADLEY
12 Ann Griffin		10 Birch Hill Rd. So. Hadley
13 Dana Lafala		37A HILLCREST GRANBY SOHADLEY, MA 01060
14 Mark Legowski		188 East St. S. Hadley MA 01070

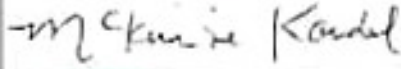
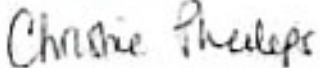

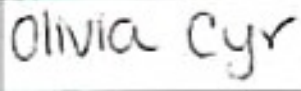
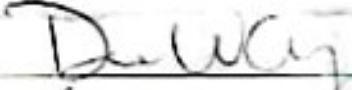
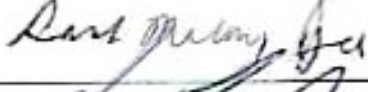


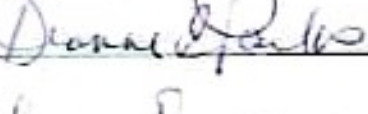



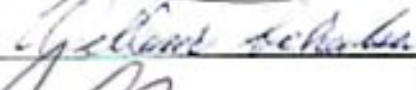
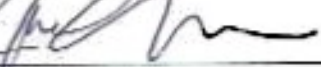
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NAME	SIGNATURE	ADDRESS
1 Tom Stark		61 WASHINGTON AVE So Hadley MA 01075
2 William Selkirk		215 Morgan St. South Hadley MA 01075
3 Peter Jasionowski		12 EAST ST South Hadley MA 01075
4 Angela Tirrell		5 Hadley St B3 South Hadley MA 01075
5 Jonathan Tirrell		5 Hadley St, Apt B3 South Hadley MA 01075
6 Suzanne Holmquist		347 Southampton Rd. Halifax MA 01040
7 Janet Tucker		111 SHIFFRIN RD 19 BELLEVILLE MA 01000
8 John Dypool		6 Ferry St S. Hadley MA 01075
9 William Brennan		3 Birch Hill Rd S. Hadley MASS. 01075.
10 Jeffrey Jones		77 Amherst St Granby
11 Melissa Laframme		77 Amherst St Granby
12 Mark Vickers		72 Dressel Ave Belchertown
13 Jonathan White		5 College View Hts. S.H.
14 Cybil White		109 Mansfield St SH





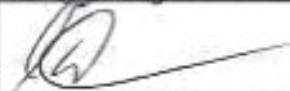
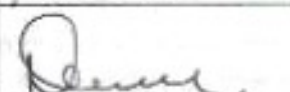
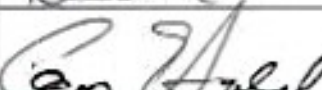

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NAME	SIGNATURE	ADDRESS
1 <del>Jeff Cyr</del>	Jeff Cyr	8 Crystal Ln.
2 ART FELTON	[Signature]	4 CRYSTAL LN.
3 Sharan Lak	Sharan Lak	4 Crystal Lane
4 Maggie Cyr	Maggie Cyr	8 Crystal Ln.
5 JEFFREY LEVREAU	[Signature]	147 OLD LYMAN RD.
6 SCOTT LEVREAU	[Signature]	5 LAMB. ST.
7 Sam Bernash	Sam Bernash	92 Sorbi Circle
8 MICHAEL MALINDROSS	[Signature]	4 MICHAEL DR.
9 Wayne Petri	Wayne A. Petri	39 West Summit St #3
10 Jennifer Fernandes	Jennifer Fernandes	10 Fernandes Dr.
11 Cory Briere	[Signature]	16 Stewart St.
12 IRA BRZINSKY	[Signature]	93 WOODBINE ST
13 Michael Fortson	[Signature]	25 Canal St
14 Kevin McAllister	[Signature]	8 Leblanc Dr.

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NAME	SIGNATURE	ADDRESS
1 McKinzie Kandel		117 Fleet St South Hadley MA 01075
2 Christie Phelps		32 Boynton Ave South Hadley, MA 01075
3 My SYLVIA TUCSON		226 N. MAIN ST. TUCSON AZ TURGEON GENERAL LLC
4 Olivia Cyr		8 CRYSTAL LAKE South Hadley, MA 01075
5 Dean Carey		260 Fleet St So Hadley, MA 01075
6 Sarah M. Yee		17 S Sylvan St So Hadley,
7 Robert Lyman		65 Luther St 147 B. Hill. 12
8 Michelle		105 Sunset Ave
9 Dianne Parks		105 Sunset Ave
10 Lisa Pease		29 Hadley St.
11 WAYNE WALTER		8 PROSPECT
12 MATH HANUBHAT		30 Lincoln Ave
13 William		47 Pine St
14 Fernandes		10 FERNANDES D

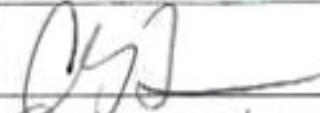

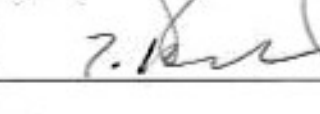
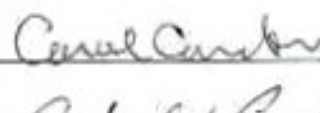
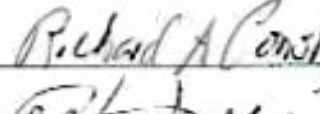
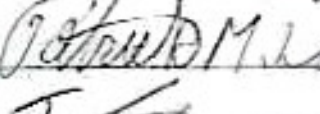
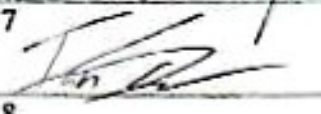

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NAME	SIGNATURE	ADDRESS
1 Matthew Drowd		29 Marilyn Dr S. Hadley MA
2 Michael Simonko		92 Yale St.
3 Michael Eskott		39 High St Granby, Ma
4 Mary Morin	Mary Morin	6 FOREST DR, S. Hadley, MA
5 Scott Sorum		30 Greenfield Ln. Granby
6 Scott Desjardis		22 Greenwich Rd Ware
7 DAWN KESSELL		107 ALVORD ST S. HADLEY
8 George Felt		4 Cypress Dr. S. Hadley
9 CAROL DREXES		152 WILMINGTON ST GRANBY
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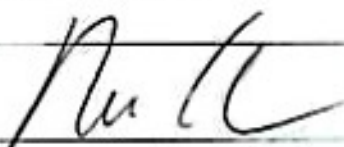

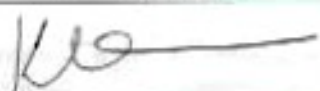

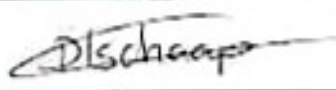
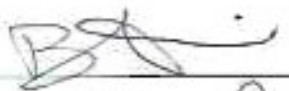
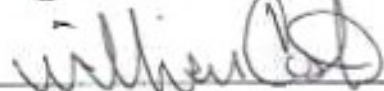
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NAME	SIGNATURE	ADDRESS
1 Eden DuPerier	Eden DuPerier	6 Eagle Drive South Hadley, MA 01075
2 Michael Poede	Michael Poede	29 Mountain View South Hadley, MA 01075
3 Jason Houle	JH	152 Old Lyman Rd South Hadley MA 01075
4 Nigel Alderman	NA	85 Cham Terrace South Hadley, MA 01075
5 Sam Beut	[Signature]	10 BOX 715 S. HADLEY MA 01075
6 Jon Fleming	Jon Fleming	2 Lyman St South Hadley MA 01075
7 Rob Parker	Rob Parker	62 Lyman St South Hadley, MA 01075
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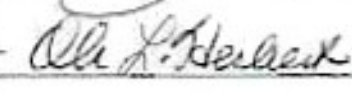
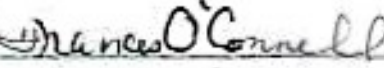
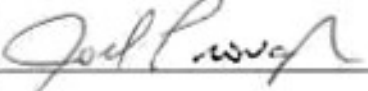
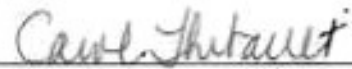
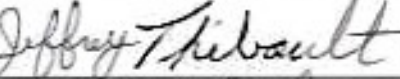

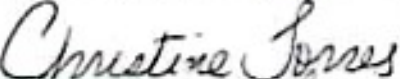


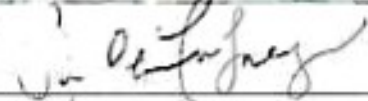


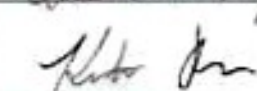
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NAME	SIGNATURE	ADDRESS
1 Andrew Rogers		103 ALVARO PLACE South Hadley
2 Aimee Kelly		27 Kimberly Dr. South Hadley MA.
3 Tom Kelly		27 KIMBERLY DR S. HADLEY MA 01075
4 Carol Condit		100 Margaret St So Hadley MA 01075
5 Richard Constant		So. Hadley MA 01075
6 Patrick Doyle		Belcher Brook, MA
7 		64 Boynton Ave. S. Hadley
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NAME	SIGNATURE	ADDRESS
<sup>1</sup> DAVID BERNIERI		24 Kensington S Hadley MA
<sup>2</sup> David Simard		222 Batchelor St Granby
<sup>3</sup> MARY RAO	Mary J Rao	10 Squire Ln Amherst
<sup>4</sup> Melissa Rao	Melissa	21 Margaret St Chicopee MA
<sup>5</sup> Kate Childs		5 Hadley St South Hadley
<sup>6</sup> Izabela Tabor	Izabela Tabor	21 Margaret St Chicopee MA
<sup>7</sup> Ernest Demeth		5 Hadley St South Hadley
<sup>8</sup> Danque Schrap		5 Hadley St South Hadley
<sup>9</sup> B AMICO		5 HADLEY ST SOUTH HADLEY
<sup>10</sup> Will Costa		3 Hadley St S.H
<sup>11</sup> Bernardo Reyes	Bernardo Reyes	13 Grant St South Hadley
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<sup>13</sup>		
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NAME	SIGNATURE	ADDRESS
1 Kim Prongh		8 Silverwood Ter
2 OLGA L. HERBERT		292 Lathrop St.
3 FRANCES O'CONNELL		309 Alwood Pl
4 Joel Prongh		8 SILVERWOOD TER.
5 Carol Thibault		87 Ridge Rd
6 JEFFREY THIBAUT		87 Ridge Road
7 NICOLE CASOLARI		1 HARVARD STREET
8 Christine Torres		97 Pine Grove
9 Susan Duda		56 Hadley St S.H.
10 		
11 Paula Lamerico		14 Lecky Ave
12 Keri Dorce		31 San Souci Dr
13 <del>Danette Toparte</del>	<del></del>	<del>2 Upper River Rd.</del>
14 KRISTIN STUENKE		24 Broad Way.