

DIANE SUPCZAK-MULVANEY, Chair
NATE THERIEN, Vice-Chair
JOANNA BROWN, Clerk
BRAD HUTCHISON, Member
ROB WATCHILLA, Member

ANNE CAPRA, Director of Planning & Conservation
acapra@southhadlevma.gov

**NOTICE OF PUBLIC HEARING
ZONING BYLAW AMENDMENTS**

DATE: Monday, September 23, 2024
TIME: 6:30 PM
LOCATION: Planning Board Virtual Meeting
Join the webinar:
<https://us02web.zoom.us/j/82308718165?pwd=uaLExKab83LE4sv6eKf6esRJa0SObe.1>
Or Telephone: +1 646 558 8656
Webinar ID: 823 0871 8165
Passcode: 901841

The Planning Board will continue a Public Hearing on proposed amendments to the Town of South Hadley’s Zoning Bylaw at the date and time indicated above. The Planning Board has been working on amendments to the 1995 Subdivision Regulations since July 2023 to bring them up to date with revisions to the state’s Subdivision Control Law. The goals of these amendments are to improve functionality and safety for multimodal transportation, improve stormwater management requirements in relation to climate change impacts, integrate considerations for community character and quality of life in plan evaluation, and improve administrative processes for more effective permit compliance and enforcement. The amendments sought to achieve these goals have some implications on the Zoning Bylaw, specifically the Flexible Development Bylaw (255-31), which need to be addressed before any changes to the Subdivision Regulations can be adopted by the Planning Board.

Flexible Development is a zoning tool that essentially creates a subdivision with a portion of the site devoted to protected open space. In addition to ensuring consistency with the Subdivision Regulations, changes to the Flexible Development Bylaw are intended to incentivize use of it as an alternative to a traditional subdivision which can result in the loss of open space through suburban sprawl. Since its adoption in 2004, it has only been used three times. The bylaw is unfortunately complicated and confusing, and its relationship to the Subdivision Regulations even more so.

Therefore, the proposed amendments and new bylaws seek to:

- Revise the Flexible Development Bylaw to eliminate confusion with the Subdivision Regulations and encourage use, thereby creating much needed new housing and protecting important open space;
- Create uniformity throughout the Zoning Bylaw on Common Open Space requirements; and,
- Create a Common Driveway Bylaw and Regulations for non-subdivision roadways.

255-31 Flexible Development – Amendment

<https://southhadley.org/DocumentCenter/View/13244/255-31-Flexible-Development---Final-Draft-Amendment---82824>

255-47 Multifamily and Multiple Dwellings – Amendment

<https://southhadley.org/DocumentCenter/View/13245/255-47-Multifamily-and-Multiple-Dwellings---Final-Draft-Amendment---82824>

255 Attachment 1 Use Regulations Schedule – Amendment

<https://southhadley.org/DocumentCenter/View/13247/Use-Regulations-Schedule---Final-Draft-Amendments---82824>

255-95 Common Drive – NEW

255-96 Common Open Space – NEW

<https://southhadley.org/DocumentCenter/View/13246/255-95-Common-Drive-and-255-96-Common-Open-Space---Proposed-New-Bylaws---82424>

Public Hearing Presentation – Summary of proposed amendments and new bylaws:

<https://southhadley.org/DocumentCenter/View/13274/Public-Hearing-Presentation---9924>

Comments may be submitted in writing prior to the Public Hearing via email or hard copy:

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

acapra@southhadleyma.gov

(413) 538-5030 x6128