

Background Materials September 23, 2024– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 9/20/24

Cable Access Channel 15 –The Cable Studio has indicated that this meeting will be live streamed on Channel 15.

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Background Reports for all Planning Board meetings are posted online:

<https://www.southhadley.org/1274/Agenda-Background-Materials>

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 are attached.

Action Needed: No action needed.

6:30 PM AGENDA ITEM #4 PUBLIC HEARING Continuation – Flexible Development Bylaw Amendment and associated bylaws

The Planning Board will hold a public hearing on the bylaws listed below. The Director of Planning and Conservation will give a presentation summarizing the proposals, and the Board will entertain public comments thereafter. Draft bylaws were revised based on public comments received at the 9/9/24 public hearing and are online. Note – new revisions are indicated in **red with an aqua highlight**. We will review the revisions at the 9/23/24 hearing.

255-31 Flexible Development Bylaw – [*new revisions*](#)

[255-31-Flexible-Development-Bylaw-Amendments---Final-Draft-Amendment-Revised---91924](https://southhadley.org/DocumentCenter/View/13312/255-31-Flexible-Development-Bylaw-Amendments---Final-Draft-Amendment-Revised---91924)
(southhadley.org)

NEW Bylaws – 255-95 Common Drive & 255-96 Common Open Space – [*new revisions*](#)

<https://southhadley.org/DocumentCenter/View/13312/255-95-Common-Drive-and-255-96-Common-Open-Space---Revised---91924>

No edits to the other bylaws have been made:

255-47 Multifamily and multiple dwellings Draft Amendments

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

Use Regulations Schedule Amendments

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

BACKGROUND

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. The Planning Board held 10 minutes between January and August 2024 in which these bylaw amendments were discussed.

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. 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, additional amendments to the Zoning Bylaw are proposed as follows:

- Revise Flexible Development Bylaw to eliminate confusion with Subdivision Regulations and encourage use;
- Create uniformity throughout Zoning Bylaw on common open space requirements;
- Create Common Driveway Bylaw and Regulations

Proposed amendments and new bylaws include the following:

- 255-31 Flexible Development Bylaw Amendment
- 255-47 Multifamily and multiple dwellings Amendment
- 255-95 Common Drive NEW Bylaw
- 255-96 Common Open Space NEW Bylaw

Draft bylaws and other background materials are online: <https://southhadley.org/1318/ProposedDraft-Bylaws>

Action Needed: Continue the public hearing, allow the Planning and Conservation Director to give a short presentation to review background and bylaw edits, open the hearing to public comments, and deliberate as to any possible edits. The Board will need to make a motion to send final versions of the four bylaws and use regulations schedule to the Selectboard for inclusion on the Warrant for Special Town Meeting on November 13th.

AGENDA ITEM 5 Planning & Conservation Department Report on Planning Projects and Development Updates

A. Next Planning Board Meetings and Other Important Dates

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

10/7/24	Illuminated Sign Permit – Ebenezer’s Bar and Grill, 60 Bridge Street Illuminated Sign Permit – Saigon Chef, 481 Newton Street Approval of Town Meeting report on Flexible Development and Related Bylaws
10/16/24	Community Forum #2– Route 202/33 Corridor Rezoning 6-8pm @ Virtual/Zoom
10/28/24	
11/4/24	
11/13/24	Special Fall Town Meeting
11/14/24	Community Forum #3 – Route 202/33 Corridor Rezoning 6-8pm @ South Hadley Public Library, 2 Canal Street
11/25/24	
12/2/24	
12/9/24	
January – 1/13 & 1/27/25	February – 2/10 & 2/24/25
March – 3/10 & 3/24/25	April – 4/14 & 4/28/25

B. Route 202/33 Corridor Rezoning Project

Project website: <https://community.innesassocltd.com/south-hadley>

Next Forum #2 – October 16th at 6pm via Zoom



Can't make it to the Forums?
Scan for our interactive project site and stay engaged throughout the process!



<https://community.innesassocltd.com/south-hadley>

**Routes 202/33 Corridor
Zoning Amendments**



COMMUNITY FORUMS

01 16TH SEPTEMBER, 2024 Monday
6:00 - 8:00 pm

South Hadley Council on Aging
45 Dayton Street

02 16TH OCTOBER, 2024 Wednesday
6:00 - 8:00 pm

Virtual via Zoom
Join the webinar:



<https://bit.ly/4fPZM9P>

Or Telephone: +1 646 558 8656
Webinar ID: 883 0895 6522
Passcode: 713870

03 14TH NOVEMBER, 2024 Thursday
6:00 - 8:00 pm

South Hadley Public Library
2 Canal Street

04 16TH JANUARY, 2025 Thursday
6:00 - 8:00 pm

South Hadley Public Library
2 Canal Street

YOUR voice matters - please join us!

C. Master Plan Annual Forum

REGISTRATION IS OPEN!

**Master Plan Implementation Annual Forum
Diversity, Equity Inclusion and Leadership Training**

Friday, October 11, 2024

8:45 am – noon

South Hadley Public Library, 2 Canal Street

Registration Link: <https://forms.gle/Zf5w71NiDSACcQx6A>

One member from each Town department, board, committee and commission tasked with Master Plan Implementation should attend. Food will be served.

**Guest Speaker - Bird Guess, President and CEO
Racial Equity Group
<https://racialequitygroup.com/>**

Homeless after high school, Bird Guess built a quarter million-dollar business from the trunk of his car. For over a decade, Bird has designed and delivered innovative training strategies on diversity, equity, inclusion and leadership, becoming a world-renowned management trainer. Bird currently serves as Founder and CEO of The Racial Equity Group, a boutique management training firm that provides advisory services to public and private sector organizations, as well as *Fortune 100* Best Companies to Work For, including Texas Instruments, QuikTrip, United States Army, and others. His areas of expertise include conducting Racial Equity audit assessments, advising executives on diversity and inclusion strategies, designing and delivering Racial Equity training curriculum, integrating equity into organizational policies and practices, and ultimately making Racial Equity standard operating procedure. He is also the best-selling author of *Lead Like Water: Many Can Manage, Few Can Lead*.

Attendees are strongly encouraged to watch the 90-minute background training webinar prior to the Master Plan Forum. The webinar and presentation slides are available at: <https://southhadley.org/1446/DEI>

**2020 Master Plan
<https://www.southhadley.org/1277/2020-Master-Plan>**

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.

**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
SEPTEMBER 23, 2024 REGULAR MEETING**

Letters and Memos

- September 11, 2024 email (attached) from Kathy Gallivan, Precinct E, regarding the Planning Board meeting format.
- September 18, 2024 email (attached) from Linda Young, 15 Westbrook Road, regarding re-zoning the Route 202-33 Corridor.

Legal Notices

Amherst

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Chicopee

- Notice from the Chicopee Planning Board for public hearing on October 3 to consider the following: 1) waiver of frontage to allow construction of a two-family home on Montgomery St; 2) zone change from Business A to Central Business District to eliminate split-zoned property to allow a mixed use development on Chicopee Street; 3) modified definitive site plan to construct an addition to a building that was approved by the Planning Board in 2016 at 102 Grove St.; and 4) definitive sit plan with waiver for construction of a warehouse at 0 Robbins Rd.
- Notice from the Zoning Board of Appeals for public hearings on October 9 to consider the following: 1) variance from side yard requirements to construct an attached garage at 20 Mark St; 2) variance from frontage and lot area to create a new single-family building lot and leave the legally non-conforming two-family house on a lot with the same dimensions at 60 Trilby Ave; 3) variance from frontage to allow construction of a two-family house at 0 Montgomery St; and 4) appeal of the building commissioner's decision to enforce limitation on fence/hedges over 3.5 feet within the front setback at 63 Maryland Ave.

Granby

- Notice from the Granby Board of Appeals for a public hearing on October 1 to consider a special permit application for a special event venue at 161 Harris Street.

Hadley

- Notice from the Hadley Planning Board for a public hearing on October 1 to consider amendments to the zoning bylaw relative to Accessory Dwelling Units.

Holyoke

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Notice of Public Hearing on Zoning Bylaw Amendments

Anne Capra <acapra@southhadley.ma.gov>
To: Colleen Canning <ccanning@southhadley.ma.gov>

Wed, Sep 11, 2024 at 12:18 PM

Colleen,
Please add to the Board's correspondence.
Anne

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

From: **Kathy Gallivan** <kgallivan04@gmail.com>
Date: Wed, Sep 11, 2024 at 12:13 PM
Subject: Re: Notice of Public Hearing on Zoning Bylaw Amendments
To: Anne Capra <acapra@southhadley.ma.gov>

Dear Ann,
As a Town Meeting Member, I am very disappointed that this very important hearing is not been held in person and is only virtual. I hope in the future the Board will consider at least doing a hybrid hearing in the future.
Thank you for your consideration,
Kathy Gallivan
Town Meeting Member - Precinct E

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[Quoted text hidden]

Please add to the Planning Board's correspondence.

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

From: **Linda Young** <lyoung@mtholyoke.edu>
Date: Wed, Sep 18, 2024 at 10:12 AM
Subject: Monday's meeting
To: Anne Capra <acapra@southhadleyma.gov>

Anne, here are my comments on the 202/33 forum last Monday. Please share with the 202/33 Committee and the Planning Board.
Thank you

First, thank you for hosting this forum. It is critical that all of us in South Hadley help shape this stretch of our community which is vital to the integrity of South Hadley.

Secondly, if we are to survive as a community, we do need to improve our economic base while retaining our residential core.

Thirdly, the governor has made it plain that housing has got to be a priority in every community so that also needs to be addressed within this corridor.

This is what I heard from Emily:

She presented a plan with many options which ALL of the people in the audience that I spoke to thought were outlandish. She is being paid to present such a plan but based on past meetings and forums which she has led on this subject over the years, and the feedback she got from them, I would have thought she would know better. Her associate was hard to hear in the back of the room due to her soft voice, and her accent made it even more difficult to decipher everything she said. There was a great cross section of the community present which speaks well of the seriousness of this project. Obviously people do not want high rises (thrown in to get a rise out of people?), many concerns about traffic already entering and exiting off of Granby Rd and what future development might lead to, no automotive businesses as there are enough on this stretch of the corridor, many of the people I spoke to do not want more apartment/condo buildings as there are more than enough with Hadley Village, Shadowbrook and Pine Grove, no fastfood restaurants as the amount of traffic would increase tenfold and lower property values, but the most important thing I heard was NO NEW ZONING. Emily's misinformation about non-conforming uses was upsetting and by rezoning this corridor we are opening South Hadley up to another Chicopee Rte. 33.

This is what I felt after listening to everyone:

There is little open space left in this corridor though the Big Y area could do with some more businesses or perhaps mixed use. Does this need to be rezoned to allow for this?

Some immediate area residents don't want Mr. Patel to build more housing though my personal opinion is that is what I felt when Hadley Village was proposed. How much more will it add to the congestion on Granby Rd should be the main concern with beautiful landscaping surround it. What can we do to make the entrance to South Hadley on the north end more attractive? What does South Hadley need? A Gateway approach sounds much too radical. Could the nursing home (whatever it is called now) be bought out and a mixed use using the extended land to the south of this building be put to better use? It seems to be that either end of this corridor has some potential without making it into a high rise, multi apartment, fast food complex.

I look forward to the next forum.

Linda Young

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[Anne Capra, AICP](mailto:Anne.Capra@SouthHadleyMA.gov)
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(413) 538-5030 x6128
acapra@southhadleyma.gov

Learn more about South Hadley's community plans [HERE](#).