

Background Materials December 9, 2024– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 12/6/24

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

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<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.

AGENDA ITEM #4 Site Plan Review and Stormwater Management Plan Amendment and – 501 Newton Street – Rocky’s Ace Hardware and Garden Center

6:30PM Public Hearing Continuation

The Planning Board opened a Public Hearing on December 2, 2024, and continued it to 12/9/24 at 6:30pm. South Hadley Plaza LLC received Site Plan Review Approval and a Stormwater Management Plan in May 2021, which was extended by the Planning Board to February 2025. The project has been issued a building permit and construction commenced. They are now requesting an amendment to

their Site Plan Approval for changes to the site lighting and some minor site changes to the parking lot details.

Plans are online here: <https://www.southhadley.org/1240/Newton-Street-501---Rockys-Hardware>

Materials submitted on 12/5/24:

Cover Letter

Revised Sheet C-4, Rev. F – Layout/Materials & Lighting Plan

Sheet SL-1F, 11/22/24

From cover letter:

As noted during the hearing, the original Site Plan Approval decision dated May 21, 2021, included a Photometric Plan dated March 24, 2021. The original plan outlined average foot candles (fc) of 0.79 with a maximum of 4.3 and light poles ranging in height from 15' to 40'. The newly revised Photometric Plan, provided by Illuminate, along with Sheet C-4 prepared by RLA, illustrates updates to the lighting system. These updates include the installation or replacement of 23 light poles mounted throughout the site, eight (8) replacement building-mounted lights on the existing plaza building. Additionally, the revised Photometric Plan includes two (2) wall packs to be located on the east side of the Rocky's building. The 15 building mounted accent lights are independent of the photometric calculations provided in the latest plan from Illuminate, dated November 22, 2024.

At the 12/2/24 meeting, the Board requested responses to the questions below, which have not yet been provided. According to the cover letter, the applicant and/or project owner will be present at the meeting to respond to these questions:

1. Delivery truck and garbage removal schedule – What are the anticipated times of day for truck deliveries and garbage pick up? Can the deliveries be scheduled for normal hours of operation of the business to prevent noise and disruption from trucks during evening and early morning hours in adjacent residential neighborhoods, particularly Stonybrook Condominiums.
2. Paved truck turning lane in northeast corner of parking lot – Will trucks pull into this or back into this? Abutters want to know about noise and lights from trucks utilizing this lane.
3. Business hours of operation/ lighting on building – What are the intended hours of operation for lighting on the commercial building? Which, if any, lights will be turned off after the close of business?
4. Parking lot lighting – What are the intended hours of illumination of the parking lot? Can non-essential lights be turned off after the close of the Rocky's store/plaza stores? Are any lights dimmable?
5. Height of poles and lighting fc for northeast corner of parking lot, adjacent to Stonybrook Condominiums – Can the height of the poles in this area be lowered to prevent lighting overcast into the adjacent residential yards? Can a shield be added to the lighting to prevent overcast into the adjacent residential yards?

Additional information from 12/2/24 meeting

Rob Levesque provided meter readings from nearby sites illuminated at 6pm on 12/2/24:

People's Bank – handicap parking spot 8.9fc; blue light 1.7fc

Big Y Gas Station – under canopy 44fc

Rocky's Plaza – 4.9 fc

Cumberland Farms – 85-90fc
Council on Aging parking lot 7.5 fc

RLA stated the revised plans propose a lighting plan with a max of 6.9fc on 15-20' poles.

Action Needed: Allow applicant's representative to present any revised materials. Seek answers to questions as listed above, and any others that are deemed relevant. Identify appropriate conditions for site plan approval. If questions are not addressed satisfactorily, continue the public hearing to another meeting.

AGENDA ITEM #6 Business A-1 Design Guidelines

I have requested a proposal from Innes Associates, the consultant developing the design guidelines for the Routes 202/33 corridor. Because the Business A-1 parcels that the new design guidelines will affect are on Route 202, it may be the most efficient and comprehensive approach provide a contract amendment and have them develop the design guidelines.

AGENDA ITEM #6 Discussion of Subdivision Regulations

In July 2023, the Planning Board began working on updates to the 1995 Subdivision Regulations. The updates to these regulations were being undertaken as part of a comprehensive revision that included coordinated review and amendment of the Flexible Development Bylaw. Subdivisions are allowed by right and have no requirements for the protection of open space, natural, scenic or historic resources on the site (local, state and federal laws and regulations do apply). Flexible Developments do require open space and natural/scenic/historic resource protections but are permitted through discretionary Special Permits. The intended approach was to reverse this and allow for the preferred development scheme (clustered housing with open space conservation) to be permitted by right with Site Plan Review to incentivize its use and thereby discourage the less desirable form of residential development in the form of standard subdivisions. However, Town Meeting didn't support this strategy and the amendments to the Flexible Development Bylaw, and associated supporting bylaws, were not adopted.

In updating the Subdivision Regulations, the approach should continue to be to address shortcomings identified in the Subdivision Regulations through recent project permitting and strengthen review standards with up-to-date design standards and best practices.

A revised package of Articles I thru XII is being sent to Board members. The revised package includes the following changes:

- Article VIII Submission and Approval of Plans for More Than One Building for Dwelling Purposes Per Lot has been added. This is Article VI in the current Town of South Hadley Subdivision Regulations.
- Articles VIII thru XII have been renumbered to accommodate the insertion of Article noted above.
- Article XI Required Improvements for Subdivisions has been expanded to include "and Developments for More than One Building for Dwelling Purposes per Lot"

Status of Proposed Regulations Review by Article

In past meetings, the Board completed review of the following:

- Articles I thru VI, and Article VII, 360-26 and 360-27
- Article IX Design Principles and Standards (*renumbered as Article X*)
- Article X Required Improvements for Subdivisions (*renumbered as Article XI*)

Meeting Date	Topic
July 24, 2023	Introductory presentation
September 11, 2023	Article IX Design Principles and Standards
September 25, 2023	Article IX Design Principles and Standards
October 2, 2023	Article IX Design Principles and Standards
November 27, 2023	Article X Required Improvements for Subdivisions
December 4, 2023	Article I Authority and Purpose Article II General Article III Definitions Article IV Pre-submission Review Article V Plan Believed Not to Require Approval (ANR Plans) Article VI Preliminary Plans
December 18, 2023	Article VII Definitive Plan (360-26 General, 360-27 Submission)

At the 12/18/24 meeting, the Board decided to table review of the regulations to begin work on the Flexible Development Bylaw and associated bylaws. After addressing incorporation of “multiple buildings for dwelling purposes on one lot” back into the regulations, we should resume review with Article VII Definitive Plan.

AGENDA ITEM #6 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.

1/13/25	Village Commons ANR Discussion of Subdivision Regulation Updates
1/14/25	Dry Brook Aquifer Study Presentation – Hybrid/COA
1/16/25	Route 202/33 Corridor Rezoning Community Forum #4
1/27/25	
2/10/25	
2/24/25	
March – 3/10 & 3/24/25	

April – 4/14 & 4/28/25	
May – 5/5 & 5/19	
June – 6/9 & 6/23	

B. Route 202/33 Corridor Rezoning Project

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

[Route 202 & 33 Corridor Re-Zoning | South Hadley, MA - Official Website](#)

Next Forum #4– Thursday, January 16th at 6-8 PM
 South Hadley Public Library – in person

Agenda – Presentation of draft zoning recommendations and design guidelines for discussion.

We are still requesting site specific comments from the public on the project’s interactive web map (see below). Let’s us know your thoughts about sites that are good candidates for new uses/change of use/redevelopment; open space that should be preserved or used as a park; traffic and circulation concerns for vehicles, pedestrians and cyclists; and locations for paths/trails that would facilitate connectivity throughout the neighborhood.

Recording of Forum #2 is online here: [Rt 202/33 Rezoning Community Forum #2: 10/16/2024 on Vimeo](#)

The screenshot shows an interactive web map interface. At the top, it says "Open" and "Show us what you would like to see on the Corridor!". Below this, there is a search bar and a notification that "19 contributions so far". The map itself shows a satellite view of a residential area with a yellow highlighted corridor and several colored markers (green, purple, yellow) placed along it. To the right of the map is a legend with the following definitions:

- Paths/ Trails:** A designated route for walking, biking, or other non-motorized travel. It provides a safe and accessible way for residents to move through neighborhoods.
- Adaptive reuse** refers to the process of reusing an existing building for a purpose other than which it was originally built or designed for.
- Public spaces** are areas like parks, plazas, and streets that are open and accessible to everyone and can be used for social activities.
- Open spaces** are any undeveloped land or green areas, including parks, gardens, and natural landscapes.
- Circulation** refers to both vehicular and non-vehicular (bikes/pedestrian) movement. Identify locations where traffic calming measures such as crosswalks, new traffic lights, speed bumps, etc could be located to improve...

At the bottom right of the map area, there is a button that says "Add Marker" and a note: "For help using this map, please see the instructions."

C. Affordable Housing Trust Board Member Applications Open!

Application online: <https://www.southhadley.org/DocumentCenter/View/13462/Affordable-Housing-Trust-Board-Application>

The South Hadley Selectboard is seeking qualified applicants to serve on the Board of Trustees for the South Hadley Municipal Affordable Housing Trust. The Board will include individuals with diverse backgrounds and skills to support the Trust's mission of enhancing affordable housing in our community.

Eligibility Requirements:

- Applicants must be residents of the Town of South Hadley, with the exception of the Town Administrator.
- Preference will be given to individuals with expertise in real estate law, architecture, planning, banking, finance, and real estate.
- Additionally, applicants who currently live in affordable housing are encouraged to apply.

Application Materials:

Applicants are required to submit the following:

1. A Cover Letter that describes your interest in serving on the Board of Trustees and how your background aligns with the goals of the South Hadley Municipal Affordable Housing Trust.
2. A Resume that highlights relevant professional or personal experience, particularly in areas related to real estate, finance, housing, planning, and community service.

Submission Details:

- Application materials should be emailed to Anne Capra, AICP, South Hadley Planning & Conservation Director at acapra@southhadleyma.gov.
- The subject line must read: "Application for Board of Trustees."
- Applications will be accepted until 11:00 a.m. on December 20, 2024.

This project was identified under the Municipal Vulnerability Preparedness (MVP) 2.0 Grant. Through this project, the Core Team determined that housing affordability was the greatest challenge the most vulnerable members of the community faced in dealing with the stressors associated with climate change. Creation of an Affordable Housing Trust would enable the community to become more climate resilient.

To learn more about the MVP 2.0 project: <https://www.southhadley.org/1379/Municipal-Vulnerability-Preparedness-20>

D. Dry Brook Aquifer Study Released

UMASS has released the *Geotechnical and Environmental Tracer Study of Dry Brook Hill Aquifer, South Hadley, MA*: <https://www.southhadley.org/DocumentCenter/View/13452/Geochemical-and-Environmental-Tracer-Study-of-Dry-Brook-Hill-Aquifer-South-Hadley-MA>

UMASS was commissioned to conduct a study of the Dry Brook aquifer to refine an understanding about the contributing area and connections between aquifers and source waters of the Dry Brook aquifer. A total of 63 water samples from 15 groundwater and surface water locations were taken and analyzed using a hydrogeochemical tracer analysis methodology. The results support the overall

findings of the physical hydrological assessment described in the 2004 USGS Study of the Dry Brook Aquifer (Garabedian and Stone, 2004).

There will be a public presentation by the UMASS research team on:

Tuesday, January 14, 2025 @ 6PM

In Person Location: South Hadley Council on Aging, 45 Dayton Street, South Hadley, MA

Virtual Meeting Link:

<https://us02web.zoom.us/j/82935405426?pwd=TTigMzkBDrjtMRgWvfXT9fWaqM3Zbl.1>

Or Telephone: +1 646 558 8656

Webinar ID: 829 3540 5426

Passcode: 604015

**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
DECEMBER 9, 2024 REGULAR MEETING**

Letters and Memos

- December 3 email (attached) from Martha Terry, 25 Brainerd Street, regarding the Site Plan Review amendment request for a new detached Rocky's Hardware Store at 501 Newton Street.
- December 6 email (attached) from Barb Callan- Bogia, Board of Trustees of Stony Brook Village, regarding the Site Plan Review amendment request for a new detached Rocky's Hardware Store at 501 Newton Street.

Legal Notices

Amherst

-

Chicopee

-

Granby

- Notice from the Granby Planning Board for Site Plan approval issued to Wayne Beaulieu for a garage/stable exceeding 1200 square feet at 47 Amherst Road.

Hadley

-

Holyoke

-

Fwd: message for the Planning Board

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

Tue, Dec 3, 2024 at 12:03 PM

Please add to the Board's correspondence for Monday 12/9/24.

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

From: **Martha Terry** <marthatterry25@gmail.com>
Date: Tue, Dec 3, 2024 at 11:49 AM
Subject: message for the Planning Board
To: Anne Capra <acapra@southhadley.ma.gov>

Dear Anne,

Please share this communication with members of the Planning Board and the Associate Member.

I listened to last evening's hearing on site plan review changes requested by the owners of the new Rocky's Store and Garden Center that is under construction in the Woodlawn Plaza.

I urge the Planning Board to set conditions for the times of deliveries and trash collections for this business. These times should be reasonable and agreed upon in a conversation with the abutters at the Stoneybrook Condominiums. I am aware, through conversations with town residents, that several businesses in town have had their trash collected in the middle of the night or at very, very early morning hours. Here at 25 Brainerd Street, my husband Thomas and I have had to have a conversation with the owners of the professional business at the intersection of Brainerd and Newton/College Streets, very close to our home, about their contacting their trash collectors regarding the middle of the night pick ups which are very, very loud. The matter was settled very quickly and amicably.

I trust that you will set the hours of such merchandise deliveries and trash collections in a conversation with the abutters so that the new Rocky's integrates into the existing neighborhood in a harmonious, respectful manner.

Thank you for your time and consideration.

Sincerely,

Martha Terry

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Anne Capra, AICP
Director, Planning & Conservation
Town of South Hadley
116 Main Street | South Hadley, MA 01075
(413) 538-5030 x6128
acapra@southhadley.ma.gov

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

Dec. 9 Planning Board Meeting- Ace Hardware discussion

Barbara Callan-Bogia <bcbsbv@gmail.com>

Fri, Dec 6, 2024 at 1:19 PM

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

Cc: Barbara Callan-Bogia <bcbsbv@gmail.com>, Diane Blais <dianeblais60@gmail.com>, Roger Blood <rhblood@comcast.net>, Sharyn Kovalsky <stonyvillage6@gmail.com>, Nancy Wood <mnancywood24@gmail.com>

Hello Ann and Collen,

Here are some items for further discussion at the Dec. 9, 2024 Planing Board Meeting concerning Rocky's Ace Hardware.

Lighting:

- **For clarification** I cannot find in any of the documents where it is documented that the new light poles will be 15-20 feet in height.

Might you be able to direct me that document?

The new commentary from Dec. 5 alludes to the heights of 20-40 feet in the first photometric plan but does not mention the new 15-20 foot height discussed at the Dec. 2 meeting.

And in the Nov. 27, 2024 Photometric table document it states that six of the poles will be 35 feet and higher.

In the Lightening plans markup document it still has the six poles 35 feet and higher.

- **Defining the lighting schedule** on pole lights and building fixtures for when they will be operable. I believe we had talked about the building lights going off an hour after closing and the parking lot lights would be subdued except where necessary for security purposes.

Truck Staging:

When and where will trucks be staged prior to deliveries? We are especially concerned about the use of the stub drive behind 134 Stonybrook Way and in the driveway behind 134-140 Stonybrook Way

Delivery Hours:

What will be the hours of delivery by Ace or other vendors. This includes the Garden Good supplies.

Trash Removal Schedule:

When will the trash be removed and replaced?

We know that Rocky Falcone has helped us in the past in getting trash removal timing to meet South Hadley noise regulations.

Thank you for all you do for South Hadley and its residents.

Barb

Barb Callan-Bogia

Board of Trustees, StonyBrook Village

bcbsbv@gmail.com

561-371-0037