

Background Materials – September 8, 2025 – Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 8/29/25

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

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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 Minutes

Planning and Conservation Coordinator Colleen Canning will forward minutes separately.

Action Needed: Vote to approve the minutes.

AGENDA ITEM #2 Correspondence

Planning and Conservation Coordinator Colleen Canning will forward correspondence separately. This report is being issued one week early due to the Planning Director being out of the office 9/2-9/5/25. Therefore, all correspondence received will be forwarded to the Board separately, and a revised background report with correspondence will be published mid-day on Monday 9/8/25 for the public.

Action Needed: No action needed.

AGENDA ITEM #3 298, 300 and 302 Newton Street ANR

Application online: <https://www.southhadley.org/DocumentCenter/View/14283/Marios-Lot-1-ANR-plan-dated-8-5-2025?bidId=>

Landowner Joe Marois is seeking endorsement of the ANR plan that combines three (3) adjacent parcels under his ownership into one. The parcels are in the Business A-1 zoning district. These parcels include Carey's Flowers/Ben and Meg's Garden Center and a single-family dwelling.

Criteria for ANR endorsement:

1. Type of Way: Newton Street, also known as State Route 116, and both are public ways maintained by the Town. Therefore, this standard is met.
2. Minimum frontage requirements for the zoning district: The minimum frontage required for the Business A-1 district is 125'. The proposed ANR provides 267.95' of frontage. Therefore, this standard is met.

3. Vital access: The combined frontage will not alter access to Newton Street, a publicly owned and maintained way. Therefore, this standard is met.

Action Needed: Discuss proposed ANR, motion to endorse the ANR, and sign the ANR.

Recommended Motion: *I move to endorse the proposed ANR for Assessor's parcels 17-18, 17-19 and 17-20, and add a notation to the plan stating "Planning Board endorsement is not a determination of conformance with the Zoning Bylaw, and no determination has been made."*

AGENDA ITEM #4 DISCUSSION Peer Review 506 Granby Road Site Plan Review and Stormwater Management Permit Application

Applications and plans online here: <https://www.southhadley.org/1500/Granby-Road-506---7-Duplex-14-Unit-Townh>

SAI Shyam LLC has submitted an application for Site Plan Review and a Stormwater Management Permit for the construction of 7 duplexes in the form of townhomes, a parking lot with 22 parking spaces, a stormwater management system, and associated site landscaping and amenities. They have also filed a Notice of Intent (NOI) with the Conservation Commission due to the location of the proposed development partially within the Buffer Zone to Bordering Vegetated Wetlands on the site. I recommend that the Planning Board enact their authority under MGL c44 sec. 53G to engage an outside consultant to perform peer review of the application. Peer review of the NOI will also be done by the same consultant, in coordination with the Planning Board applications.

The Planning and Conservation Department recently entered into a one-year contract with BETA Group, Inc. to perform on-call professional engineering and consulting services as the result of a competitive Request for Proposal (RFP) process. It is the intent that through this contract, BETA will be on call for application peer review services as needed by the Planning Board and Conservation Commission.

Action Needed: The Board should vote to engage peer review services for the 506 Granby Road application.

Recommended Motion: *I move to authorize the Director of Planning and Conservation to negotiate a peer review scope of services with BETA Group, Inc. for the Site Plan Review and Stormwater Management Permit applications, and secure approval of the selected outside peer review consultant, and the estimated fee for the employment of the consultant, from the applicant.*

6:00 PM -- PUBLIC HEARING

AGENDA ITEM #5 Route 202/33 Corridor Re-Zoning Public Hearing

The proposed zoning and zoning maps are online: <https://www.southhadley.org/1400/Route-202-33-Corridor-Re-Zoning>

The Director of Planning and Conservation will give a brief presentation describing the proposed rezoning, followed by public questions and comments for the remainder of the meeting.

What is a rezoning? Creation of two new zoning districts – Residential Core & Residential Mixed Use – to enable appropriate types of business development and new housing at different scales, to establish a vibrant downtown corridor.

Residential Core – Preserve and prioritize the existing residential identity of the neighborhood while introducing a wider variety of housing options.

Residential Mixed Use – Integrate housing with businesses to promote economic development and support a vibrant and walkable neighborhood.

Why rezone the corridor? There are currently 6 different zoning districts along the corridor. That has created a mix of land uses with no consistent neighborhood identity, perceived as a place to drive through rather than a place to stop and visit or a neighborhood where people live, work, and play.

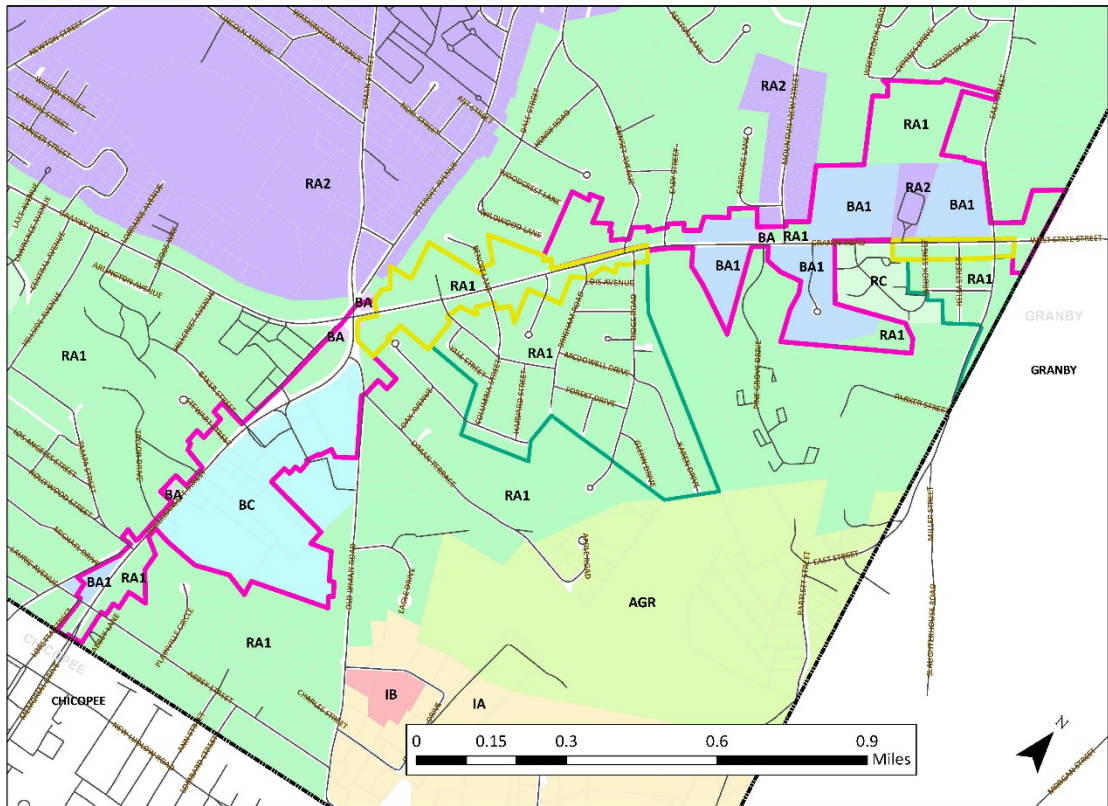
The proposed parcel dimensional standards reflect the frontage and size of existing parcels in the neighborhood rather than impose standards from larger lot zoning in more rural parts of South Hadley. This “right-sizes” the zoning and eliminates many preexisting nonconformities which complicate a property owner’s ability to expand their home or open a business.

New Design Standards - To ensure that new development and redevelopment support Town goals for sustainable growth and community character, reduce negative impacts on the environment, and encourage a new built environment that is welcoming and safe for all, and supports a friendly pedestrian experience.

ROUTE 202/33
CORRIDOR
REZONING MAP

Proposed Changes
8/12/25

- Legend**
-  Residential Core
 -  Residential Mixed Use
 -  Res. Core - Expanded
 -  Parcels
- Existing Zoning**
- ZONE**
-  RA1
 -  RA2
 -  RC
 -  BA1
 -  BA
 -  BC
 -  AGR
 -  IA
 -  IB



Action Needed: Conduct the public hearing, accept public comment, consider continuing the public hearing to Monday 9/15/25 at 6:30 PM to allow the Board time to deliberate on all of the public comment received and make final edits to the proposed zoning bylaw and zoning map.

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.

UPCOMING MEETINGS

9/15	<ul style="list-style-type: none"> Route 202/33 Rezoning - Public Hearing Continuation – Board deliberations
9/22	<ul style="list-style-type: none"> Sign Bylaw Amendments – Public Hearing Route 202/33 Zoning – Draft Report to Town Meeting 478 Amherst Road SPR – Public Hearing Continuation
10/6 <i>Columbus Day</i> 10/13	<ul style="list-style-type: none"> 506 Granby Road – Condominium Community – Site Plan Review and Stormwater Permit Public Hearing Route 22/33 Zoning – Approve Report to Town Meeting Sign Bylaw Amendments – Draft Report to Town Meeting
10/20	<ul style="list-style-type: none"> Sign Bylaw Amendments – Approve Report to Town Meeting
November 5th	Special Fall Town Meeting
11/10	<ul style="list-style-type: none"> Floodplain Bylaw Update – Introduction Subdivision Regulations Update Discussion
11/24	
12/8	
12/22	
1/12/26	<ul style="list-style-type: none"> Subdivision Regulations Public Hearing (??)