

**SOUTH HADLEY PLANNING BOARD
LIST OF ADDITIONAL CORRESPONDENCES
SEPTEMBER 8, 2025, REGULAR MEETING**

Letters and Memos

- August 25 letter (attached) from Bruce Parent, Crossroads Holding LLC, requesting parcels associated with the Big Y shopping plaza be excluded from the Route 202/33 Corridor zoning amendments.
- August 26 letter (attached) from Daniel and Cari Dodge, 15 Cornell Street, expressing opposition to Route 202/33 Corridor zoning amendments in their neighborhood.
- August 30 email (attached) from Brian and Laura Morris, 14 McDowell Drive, regarding impacts of the Route 202/33 Corridor zoning amendments.
- September 4 email (attached) from Martha Terry, Precinct B Town Meeting member, regarding the Route 202/33 Corridor Zoning amendments.

Legal Notices

Amherst

- Notice from the Amherst Planning Board for filing decision of Site Plan Approval to amend a previously issued approval to modify site and building plan, and accept modified management plan for development at 45 and 55 South Pleasant Street.

Chicopee

- Notice from the Chicopee Planning Board for a public hearing on September 4 to consider waiver of frontage to create new single family building lot from property associated with 248 East Street.

●

Granby

●

Hadley

●

Holyoke

●

FROM THE DESK OF

CROSSROADS REALTY HOLDINGS, LLC

August 25, 2025

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

Cc: John B. Reed, SIOR | Senior Vice President CBRE | Advisory & Transaction
Services 185 Asylum St, 31st Fl | Hartford, CT 06103 Anne,

Dear Anne:

Per your conversation with John, I am submitting this Request that both of the parcel(s) Crossroads Realty Holdings LLC currently own at the Big Y Shopping Plaza retain their current "Business C" Zoning class. Our existing Building is fully Leased by Medical Practices and a Rehabilitation Practice. The additional lot shown contiguous to the Building was acquired to meet obligations for future expansion needs of these Tenants' per our Lease arrangements; but may include other new Tenants as well so it is imperative to us to hold this Zoning status.

I am happy to attend the Planning Meeting on September 8th if useful to discuss. Meantime, I am grateful for the help that you provided us in speaking with John and send best regards.

Sincerely yours,



Bruce G. Parent, Managing Partner

Crossroads Realty Holdings LLC

Daniel T. Dodge & Cari M. Dodge

15 Cornell St South Hadley, MA 01075

Danobac16@gmail.com

413-218-7344

August 26, 2025

To the Honorable Members of the South Hadley Planning Board

c/o Town Council & Board of Selectmen

Town of South Hadley Town Hall

116 Main Street

South Hadley, MA 01075

Subject: Objection to Proposed Zoning Amendment for 15 Cornell St South Hadley, MA and surrounding community.

Dear Members of the Planning Board,

We are writing to express our strong and formal objection to the proposed zoning map amendment that would reclassify property in our neighborhood from Residential A-1 (Low-Density Residential) to the new "Residential Core" classification. As residents of 15 Cornell Street, we are deeply concerned that the functional effect of this change will steer our neighborhood towards a denser, Residence B (Village Residential) zone, fundamentally damaging its character.

As defined in the South Hadley Zoning Bylaws, the purpose of the Residence A-1 district is to "allow residential and compatible uses, including new development that is in character with existing predominantly single-family housing." Our neighborhood has been established and developed under this exact principle. The proposed change would directly contradict the stated purpose of our zone.

While the new "Residential Core" zone is described as preserving neighborhood identity, its dimensional requirements and use allowances are functionally equivalent to a Residence B zone, which is intended for a "mix of housing types." This is an abrupt and unjustified departure from the established neighborhood pattern. Such an action appears to be a clear act of "spot zoning" the practice of singling out a small parcel or areas of land for a use classification entirely different from and incompatible with the surrounding area. This change is not in harmony with the town's comprehensive plan and serves to benefit a specific interest at the expense of the established neighborhood and its residents.

The negative consequences of this rezoning are substantial and will directly impact our quality of life and safety. Our most pressing concerns include:



- **Increased Traffic Congestion:** A multi-family or high-density development would dramatically increase vehicle traffic on quiet residential streets, creating congestion and posing safety risks to pedestrians, children, and cyclists.
- **Parking Strain:** The increased density will inevitably lead to a shortage of on-street parking, creating conflicts and negatively impacting residents and their guests.

- **Loss of Neighborhood Character:** This reclassification would set a dangerous precedent, opening the door for future zoning changes that could incrementally erode the low-density, single-family character of our entire neighborhood and potentially decrease property values.

We respectfully request that the Board deny this proposed zoning map amendment. The reasons for maintaining the existing Residential A-1 zoning are clear and consistent with the best interests of the current residents and the long-term, stable vision for our neighborhood.

Thank you for your time and consideration of this critical matter. We look forward to participating in the public hearing on Monday, September 8th.

Sincerely,








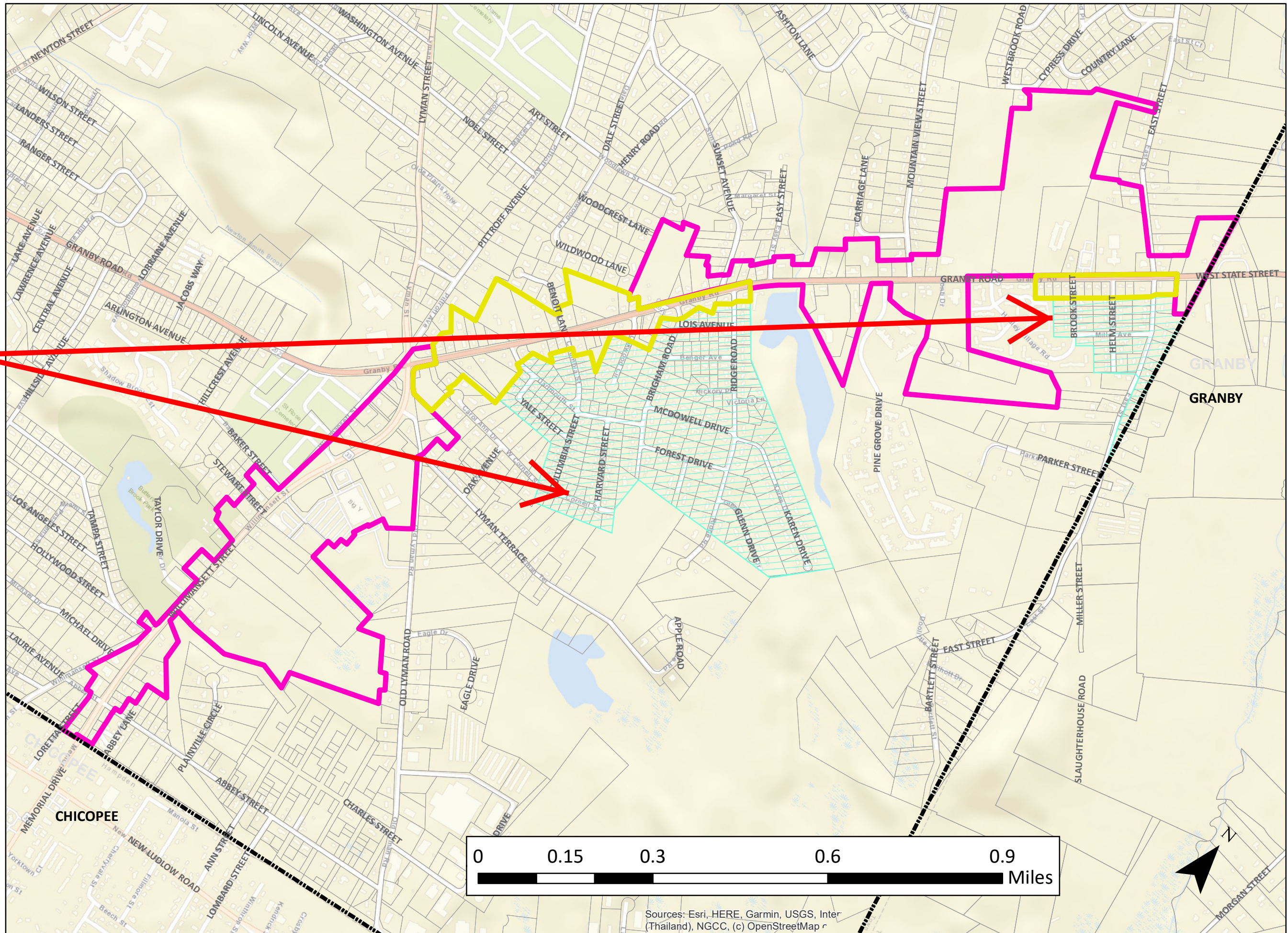
Daniel T. Dodge
Cari M. Dodge

**ROUTE 202/33
CORRIDOR
REZONING MAP**

**Proposed Changes
8/12/25**

Legend

-  Residential Core
-  Residential Mixed Use
-  Res. Core - Expanded
-  Parcels



ZONING

255 Attachment 1

Town of South Hadley

Use Regulations Schedule

[Amended 5-10-2017 ATM by Art. 24; 1-10-2018 STM by Art. 5; 5-9-2018 ATM by Art. 17; 5-9-2018 ATM by Art. 18; 5-8-2019 ATM by Art. 23; 5-10-2023 ATM by Art. 21; 5-10-2023 ATM by Art. 22]

KEY:

Y Permitted use

N Excluded or prohibited use

SP Use permitted only with a special permit approved by the Planning Board as provided in Article IX of the Zoning Bylaw

SPR Use permitted only with site plan review from the Planning Board as provided in Article XII of the Zoning Bylaw

Use Classifications	Districts													Water Supply Protection Overlay
	Residence				Agri.	Business				Industrial				
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden		
Residential Uses														
Single-family dwellings	Y	Y	Y	Y	Y	N	Y	Y	SP/f	N	N	N	Y/b/e	
Single-family dwellings – flag lot	SP	SP	N	N	SP	N	N	N	N	N	N	N	SP/e	
Conversions of single-family to two-family dwellings, as provided in Article VII	Y N	SP →	Y	N	SP	N	Y	Y	N	N	N	N	SP/c/e	
Two-family dwellings (new)	Y SP	SP →	Y	N	N	N	SP	SP	N	N	N	N	SP/d/e	
Three-family dwellings	Y SP	SP →	SPR	Y	N	N	SP	SP	N	N	N	N	SP/d/e	
Multifamily dwellings for more than three families/g	SP R	SP	SP	SPR	N	N	SP	SP	SP/f	N	N	N	SP/d/e	
Home Occupation I, as provided in Article VII	Y	Y	Y	N	Y	N	Y	Y	N	N	N	N	Y/e	
Home Occupation II, as provided in Article VII	SPR	SPR	SPR	N	SPR	N	SPR	SPR	N	N	N	N	SPR	
Mobile homes (as provided in §§ 255-31 and 255-33)	N SP	SP →	SP	N	N	N	N	N	N	N	N	N	SP/d/e	
Mobile home parks	N	N	N	N	N	N	N	N	N	N	N	N	N	
Continuing care retirement communities	N	SP	N	N	N	N	N	N	N	N	N	N	SP/e	
Bed-and-breakfasts	SP R	SP →	N	N	SP	N	N	N	N	N	N	N	SP/e	
Flexible residential developments, as provided in Article VII	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	SP	
Short-term rental – owner-occupied	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N	N	N		

SOUTH HADLEY CODE

Use Classifications	Districts												
	Residence				Agri.	Business				Industrial			Water Supply
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden	
Short-term rental – non-owner-occupied	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	
Accessory dwelling unit – attached	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	
Accessory dwelling unit – detached	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	N	N	N	N	

NOTES:

- a. Limited to renting of rooms and the furnishing of table and board to not more than four resident persons in a dwelling occupied as a private residence.
- b. Subject to septic disposal limitations specified in the Water Supply Protection Bylaw.
- c. Allowed in underlying Agricultural District and Residence A-2 District where public sewer is provided.
- d. Allowed in underlying Residence A-1 and Residence A-2 Districts where public sewer is provided.
- e. Only if the use is allowed in the underlying district.
- f. Only as part of a mixed-use proposal.
- g. Includes detached dwellings where the underlying and/or adjacent land is owned in common by an association of the dwellings’ owners.

ZONING

Use Regulations Schedule (continued)

Use Classifications	Districts													Water Supply Protection Overlay
	Residence				Agric.	Business				Industrial				
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden		
Open Space Uses														
Agricultural, horticultural, or floricultural uses on parcels of five acres or more	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Agricultural, horticultural, or floricultural uses on parcels of less than five acres, as provided in Article VII	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	SPR	N	N	N	SPR/b	
Cemeteries, crematories situated with cemeteries	N Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	Y/b	
Portable woodworking mills for use on lots of less than five acres	N	N	N	N	SPR	N	N	N	N	N	SPR	SPR	SP/b	
Landing strips for private use of owner	N	N	N	N	Y	N	N	N	N	N	Y	Y	N	
Stables or riding academies, as provided in Article VII	Y/a /SPR	Y/a /SPR	Y/a /SPR	N	SPR	N	SPR	SPR	SPR	N	SPR	SPR	SPR/b	
Public-private recreation, as provided in Article VII	N	N	N	N	N	N	N	N	N	N	N	SP	N	
Outdoor recreation facilities/c	N	N	N	N	SP/c	N	N	N	N	N	N	N	SP	

NOTES:

- a. Limited to the keeping of horses and/or ponies as an accessory to a residential use. Site plan review is required for any stable or riding academies which are not limited to serving as an accessory to a residential use and are allowed as being exempt under MGL c. 40A, § 3.
- b. Only if the use is permitted in the underlying district.
- c. Subject to the criteria and provisions specified in § 255-41.

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Use Regulations Schedule (continued)

Use Classifications	Districts													Water Supply Protection Overlay
	Residence				Agric.	Business				Industrial				
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden		
Public and Institutional Uses														
Town buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N	
Public and private nonprofit educational institutions/d/f	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Structures used for religious purposes/e/f	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Federal and state government buildings	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	
Public playgrounds and parks	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Clubs, lodges, social and community center buildings	SPR	SPR →	SPR/a	N	N	N	SPR/a	SPR/a	SP	N	SPR/a	SPR/g	SPR/c	
Hospitals, sanitariums, and charitable services	N	SPR/b	SPR/b	N	N	N	SPR/b	SPR/b	N	N	SPR/b	SPR/b	SPR/b/c	

NOTES:

- a. Except those the chief activity of which is a gainful service or activity usually conducted as a business, including in said excepted uses dancing or bowling and like activities; and provided that there is no display or advertising visible from the street.
- b. Except not for contagious diseases, nor for the care of epileptics or drug or liquor patients, nor for correctional purposes, nor for the care of the insane or feeble-minded.
- c. Only if the use is permitted in the underlying district.
- d. Development of noneducational use facilities subject to site plan review.
- e. Development of nonreligious uses (halls, assembly, function rooms) subject to site plan review.
- f. Subject to regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements.
- g. As provided in § 255-38.

ZONING

Use Regulations Schedule (continued)

Use Classifications	Districts													Water Supply Protection Overlay	Adult Use Entertainment Overlay
	Residence				Agricult.	Business				Industrial					
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden			
Business Uses															
Drive-in services	N	N	N	N	N	SP	SP	SP	N/j	N	N	N	N		
Retail sales	N	N	N	N	N	SPR	SPR	SPR	SPR/k	SPR/o	SPR	SPR/l	SP/i		
Personal, business, and professional services	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Gasoline filling stations	N	N	N	N	N	SP/a	SP/a	SP/a	N	N	SPR	N	N		
Automotive repair and services	N	N	N	N	N	SP/h	SP/h	SP/h	N	SPR	SPR	N	N		
Open-air parking for 25 vehicles or fewer/d	N	N	N	N	N	N	SPR	SPR	N	N	SPR	N	N		
Public parking areas and garages (un-restricted capacity)	N	N	N	N	N	N	N	SPR	N	N	SPR	N	N		
New and secondhand car dealers	N	N	N	N	N	SP	SP	SP	N	N	SP	N	N		
Marinas	N	N	N	N	N	SPR	SPR	SPR	N	N	SPR	SPR	N		
Offices	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Wholesale sales and warehousing	N	N	N	N	N	N	N	SPR	SP/m	SPR	SPR	SPR	N		
Telephone exchange buildings	N	SPR	SPR	N	N	N	SPR	SPR	N	SPR	SPR	SPR	N		
Railroad or bus passenger stations or shelters and rights-of-way	SPR	SPR	SPR	SP	N	SP	SPR	SPR	SPR	SP	SPR	SP	SP/i		
Amusement parks, bowling alleys, roller skating rinks	N	N	N	N	N	N	N	SPR	N	N	SPR	N	N		
Motels – hotels	N	N	N	N	N	N	N	N	SP	N	SP	N	N		

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Use Classifications	Districts													Water Supply Protection Overlay	Adult Use Entertainment Overlay
	Residence				Agriculture	Business				Industrial					
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden			
Open air theaters	N	N	N	N	N	N	N	N	N	N	N	N	N		
Sale of farm products SPR	SP/b	N	N	N	Y/c	N	SP/b	SP/b	SP/b	N	SP/b	N	Y/b/c/i		
Training or educational institutions operated for profit	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Professional business (as provided in Article VII)	SP/e N	SP/f	SP/g	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Restaurants	N	N	N	N	N	SPR/n	SPR/n	SPR/n	SPR/n	SPR/n	SPR/n	SPR/n	N		
Adult entertainment uses, as provided in Article VII	N	N	N	N	N	SP	N	SP	N	N	N	N	N	SP	
Flea markets	N	N	N	N	N	SP	SP	SP	N	N	N	N	N		
Commercial kennels	N	N	N	N	N	SP	SP	SP	N	SP	SP	N	N		
Medical marijuana off-site dispensaries (MMOSD), subject to § 255-46	N	N	N	N	N	N	N	N	N	SP	SP	N			
Marijuana retailer	N	N	N	N	N	SP/P	SP/P	SP/P	SP/P	N	N	N			
Marijuana testing facility	N	N	N	N	N	SP/P	SP/P	SP/P	SP/P	SP/P	SP/P	N			
Solar photovoltaic large-scale/q,r SP	SPR/SP	SPR/SP	SPR	SPR	SPR/SP	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Solar photovoltaic medium-scale/s,t SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	
Solar photovoltaic small-scale/u SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	

NOTES:

- a. Provided that not more than 30,000 gallons of gasoline shall be stored on the premises. An enclosed lubrication for two motor vehicles shall be permitted.
- b. Provided minimum parcel size is two acres and all of the products are raised on the premises.
- c. Provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop raised on the land of the owner or lessee, the major portion of the products are grown or produced on the premises.

ZONING

255 Attachment 2

Town of South Hadley

Dimensional Regulations Schedule for Buildings and Structures
[Amended 5-10-2023 ATM by Art. 22]

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Residence A-1 Zoning District									
Basic requirements:									
Principal uses	10,000 22,500	75' 125/a	30	60%	20 40/b	10 20/c	20 25	3	35
Accessory uses/l	—	—	15' 10		20 40/b	10 20/c/g	10 10/d	2	25/e
Principal uses in Water Supply Protection Overlay District - unsewered	40,000/h	125/a	30		40/b	20/c	25	3	35
Special requirements – if different from above:									
Flag lot special permit – principal use	45,000	125	30		40	20	25	3	35
Flag lot special permit – accessory use	—	—	10		40	20	25	2	25/e
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	125	30		40	20	25	2	35
Flexible development/i/j/k									
Principal uses	2,000	20	k		15	0 to 7	10	3	35
Accessory uses	—	—	k		15	0 to 7	10	2	25
Other uses with special permit:	87,120/f		20		30	50	50		
Telephone exchanges, lodges, social and community center buildings								3	
Churches, schools, colleges, libraries, Town buildings, and similar uses								6	60

NOTES:

- a. Frontage when measured on an inside curve may be less than 125 feet. It must, however, be a minimum of 125 feet on the front setback line, and the minimum total lot area must be 22,500 square feet or according to Footnote h.
- b. Front yard setback of any building or structure shall be at least as great as that of the nearest building on either side thereof facing the same street and within 500 feet or within the same block or district, whichever is the lesser distance. When the setback required by this provision exceeds 40 feet, such setback need not be greater than 80% of the distance so required if said distance is between 40 feet and 50 feet, and need never be more than 50 feet. The front setback for a dwelling or its attached garage on a lot with a side lot line adjoining a business or industrial district, need not exceed 15 feet.

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- c. On a corner lot, no building or structure shall be erected or altered to be less than 40 feet from any street line. On a lot recorded or registered at the time of adoption of this bylaw with a frontage of 100 feet or less, the minimum side yard dimension shall be 10 feet.
- d. Minimum rear yard dimension shall be five feet for a one-story accessory building.
- e. Maximum height of one-story accessory buildings shall be 17 feet.
- f. Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.
- g. Minimum side yard dimension shall be 10 feet for a utility shed of 50 square feet or less.
- h. Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.
- i. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- j. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- k. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.
- l. Accessory dwelling units must conform with § 255-50.

Route 202/33 Corridor

2 messages

Brian Morris <bmorris1130@gmail.com>
To: SHPlanBoard@southhadleyma.gov

Sat, Aug 30, 2025 at 3:35 PM

Hello Planning Board Members,

My name is Brian Morris and I own/reside at the property at 14 McDowell Drive along with my wife and two boys ages 10 and 13. We purchased our home in 2010 and one of the driving factors was the neighborhood was filled with up-kept single family homes on moderately sized lots. For its location is close to major roads being Routes 202 and 33 but creates a desirable neighborhood due to its quiet nature and cozy atmosphere.

Recently, I received a mailing discussing the Route 202/33 Corridor map showing that my neighborhood was now part of the discussion. This caught me off guard as I had not seen any previous maps showing my neighborhood would be directly affected. Certainly the last version from 7/28/25 showed no changes to the neighborhood and upon reviewing the meeting from that date it seemed to not be discussed unless I missed it. I am completely against this change and I cannot fully support the Route 202/33 Corridor changes if the neighborhood shaded in green that includes McDowell Drive is included. Below I have listed my concerns and why I am against the Res-Core Expanded Parcels to include my neighborhood. It is my understanding that this new zoning would allow multifamily structures and modifications to increase the population of the area.

- The neighborhood was designed as a single family home neighborhood and all the utilities including electrical, water, and sewer was designed in accordance with that design.
- On McDowell Drive over the past 15 years we have had minor issues throughout the years being moderate flooding from water run off, sewage blocks with sewage into our basement, and water pressure issues during peak usage. We have also had some minor power surge issues over the years leading to power outages.
- The lot sizes are variable but all are moderately sized and appropriate for single family homes with decent frontage and yard space. The addition of buildings on these lots would completely change the look of the neighborhood.
- The traffic in the area would certainly increase with this population change which would add to the traffic congestion on Routes 202/33 which is a driving reason this plan lacks support from its residents. At times with 3-4 vehicles waiting to leaving the neighborhood it creates a significant delay in departing onto the main streets from Brigham and Ridge road.
- Recently, the College Street neighborhoods have sidewalks; however, the Brigham and Ridge area lacks any sidewalks and my fear with the increase in vehicle traffic from multifamily homes you will see more pedestrian foot traffic, bicycles which without sidewalks can create a undesirable area for children to grow.
- Currently the area requires very little on street parking and I am worried that with the increase in families will increase on street parking which the street widths would make it difficult to accommodate on street parking in a safe manner.
- Lastly, the change to allow multifamily housing would in my opinion lead to a greater desire for rental properties and instead of having owner occupied homes it would have rentals which from my experience leads to a diminished upkeep of properties.

Once again, I am a supporter of the Route 202 and 33 Corridor changes and feel that despite the traffic increase it would ultimately lead to an increase in tax revenue and desirability to be near to this corridor running from Chicopee to Granby. With that said I cannot support this planning change to include the College Street and Brigham/Ridge Road neighborhoods. I see it over time decreasing my property value and increasing the traffic volume in the area which again is a major factor residents are opposing the corridor change in general terms. Please drive through this neighborhood and think about the lack of sidewalks and on street parking area and how adding vehicle traffic would affect the neighborhood and congestion. Please contact the DPW and discuss the water runoff flooding that happens every significant rainfall to Ridge Road and Brigham Road. Also, discuss with them the sewage capacities on McDowell Drive and how at times they have a back up issue. Lastly and most importantly drive through the neighborhood and view its beauty that it is of single family homes with ample area

for children to ride bikes and play in the streets without a great concern of increased traffic. I promise you, you will find a very desirable neighborhood that does not need to be included in this corridor change. Please remove this change to the design and leave the 7/28/2025 map which does not include my neighborhood.

Thank you for your time,
Brian & Laura Morris
14 McDowell Drive

Colleen Canning <ccanning@southhadleyma.gov>
To: Brian Morris <bmorris1130@gmail.com>
Cc: SHPlanBoard@southhadleyma.gov

Tue, Sep 2, 2025 at 2:07 PM

Hello,

Your email has been received.

Thank you!

Colleen Canning
Planning/Conservation Coordinator

(413)-538-5030 X6127
ccanning@southhadleyma.gov



[Quoted text hidden]

message for the planning board

Martha Terry <marthatterry25@gmail.com>
To: Colleen Canning <ccanning@southhadleyma.gov>

Thu, Sep 4, 2025 at 2:22 PM

Dear Colleen

I am sending this to you, as I am aware that Anne Capra is out of the office this week. I hope I am sending this in time to make the background packet for Monday's meeting/hearing. Thank you so much.

As a Town Meeting member, Precinct B, I have been speaking to many, many people about their opinions regarding the rezoning of Routes 202/33.

This photo has been suggested as a reasonable height and set back for any new buildings along Routes 202/33, residential, commercial, or mixed use.

It appears to be about 3 1/2 stories.

People favor increased housing and economic growth at a reasonable scale that is in character with the buildings/residences already occupying Routes 202/33 and that supports the small town, New England character of the town. People to whom I have engaged in discussion would like current heights of 55 feet and 45 feet and densities (decreased frontage to 75 feet and 12 cottage style homes per acre) "softened" or lessened. People have commented that economic and residential growth are both possible with buildings about the height as the one in this photo that is attached.

Thank you for your time and consideration.

Most sincerely and with utmost respect,

Martha Terry



IMG_0258.jpg
2052K

