

Background Materials – October 6, 2025 – Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 10/3/25

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

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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

Planning and Conservation Coordinator Colleen Canning will forward correspondence separately, if not attached.

Action Needed: No action needed.

AGENDA ITEM #4 137 Pearl Street ANR

Approval Not Required (ANR) Plan filed by Michael Bach and Lucile Dalahite to carve off two building lots from 137 Pearl Street, Map 58 Parcel 1

Plan online here: [https://www.southhadley.org/DocumentCenter/View/14395/PID-0058-0005-000-No-137-Pearl-St-ANR-Plan-Sept-2025?bidId=\)](https://www.southhadley.org/DocumentCenter/View/14395/PID-0058-0005-000-No-137-Pearl-St-ANR-Plan-Sept-2025?bidId=)

6:30PM Public Hearing

AGENDA ITEM #5 506 Granby Road – Apartment Community – Site Plan Review and Stormwater Permit Public Hearing

Application and plans online: [Granby Road \(506\) - 7 Duplex \(14 Unit\) Townhouse Development | South Hadley, MA - Official Website](#)

***The applicant has requested to continue the public hearing to the Board's next meeting on 10/20/25 at 6:30PM so that the hearing can be conducted with the benefit of the peer review report.*

SAI Shyam, Inc., owner of the 4.02 +/- site at 506 Granby Road (Assessor's Map 32, Parcel 52), is seeking site plan approval to develop 14 dwellings, comprised of 7 detached duplexes constructed as townhomes, on the southerly portion of the site to be accessed by Conti Drive. The site is fully within the Business A-1 zoning district, and also includes Liquor Town, a commercial store and parking lot along the Granby Road frontage. Concurrent with the Site Plan Review application, they have submitted a Stormwater Management Permit and a Notice of Intent to the Conservation Commission. The application states that the approximately 800 SF units will be rental units. Each duplex is designed with a walkout basement in the rear, and two upper-level floors for living space. The housing units surround centralized parking area that has a stormwater infiltration chamber underneath it.

Due to shallow depth to groundwater on the site (approx. 3' below grade), the project proposes to build all components above grade. Beginning at Conti Drive on the south side of the culvert at an intermittent stream, the road elevation would be re-designed with a hump such that the base elevation would be raised approximately 3 feet to the proposed driveway to the housing development, and then graded back down to the existing elevation as the road continues south to the other lots at the rear. These lots have commercial tenants – Pages' Automotive and a landscaping company. The elevation within the driveway and parking lot continues to be elevated to approximately 8' above grade. The duplexes encircle the raised central parking lot thereby necessitating walkout basements in the rear of the units. Between the duplexes, the ground is steeply sloped and proposed to be vegetated with grass.

Applicable Bylaws and Regulations for Planning Board Review:

- **Site Plan Review** [Town of South Hadley, MA Site Plan Review](#)
- **Business A-1 Amendment (ATM May 2024)** – *NOTE: Bylaw and regulation amendments are only incorporated into Ecode once per year through the Town Clerk's Office. The update for bylaws/regulations adopted since May 2023 are currently underway. Therefore, the Town Clerk has advised that the public rely on the Report to Town Meeting related to the Business A-1 amendment. Refer to Attachment B on page 8 of the following report:*
[Article-27---Planning-Board-Report-to-Town-Meeting---Business-A-1-Zoning-Amendment-rev](#)
- **Business A-1 Design Guidelines** [PowerPoint Presentation](#)
- **Chapter 200 Stormwater Management** [Town of South Hadley, MA Stormwater Management](#)

- **Chapter 360 Subdivision Regulations** [Town of South Hadley, MA Subdivision Regulations](#)

Department Comments

Building Commissioner – Jason Forgue

The decks would be part of the building footprint in my opinion (regardless of level) and thus not allowable in my opinion due to the setback violation. Patios in the setback would be permissible.

Police – Chief Gundersen

I have reviewed the traffic analysis report regarding 506 Granby Rd and have no concerns.

SHELD – Matt Delmonte

The plan calls for removal and relocation of the existing electric pole line servicing customers at 1 & 2 Conti Drive. SHELD has concerns related to the cost and resource impacts associated with this relocation.

Fire District 1 Water – Jeff Cyr

I have been in contact with both applicants as well as the engineer for the Granby Road Project, who has been very receptive to our suggestions regarding the water main arrangements. We fully support both of these projects and hope they get underway soon

Conservation Administrator – Rebekah Cornell

1) This project has submitted a Notice of Intent requesting an Order of Conditions from the Conservation Commission. Public hearing is scheduled to open 9/17 and will undergo peer review.

2) Minimal trees are proposed in the site plan, with almost none proposed between the new development and the existing residential abutting property. I do not recommend approving the landscaping plan as proposed and suggest a strong planting plan should be submitted with trees/shrubs all appropriate for the planting locations.

DPW – John Broderick

Conti Drive was constructed to Town specifications in 1992, as a private drive, with no Town responsibility regarding infrastructure or roadway maintenance, including the sanitary, storm, culvert, paving, and snow and ice. It is assumed that this private status will continue. The current sanitary sewer is 8" from Granby Road to the manhole installed before the culvert. The existing culvert is a twin 18" ductile iron pipe install, with gabion basket headwalls, due to the shallowness, and the structural need. This culvert has performed as designed since install in 1991. These infrastructures are adequate to handle this project, as well as additional future projects on the Conti Drive parcel. Current traffic volume concerns regarding the Rt. 202 roadway, and adding another sizable development, will only add to the current issues.

Historical Commission, Bob Judge

No comments on this project.

FD1 – Captain Jay Houle

Fire District 1 has no concerns or comments on this project.

Action Needed: Continue the public hearing to await peer review of the application.

Recommended Motion: I move to continue the public hearing to Monday, October 20th at 6:30PM.

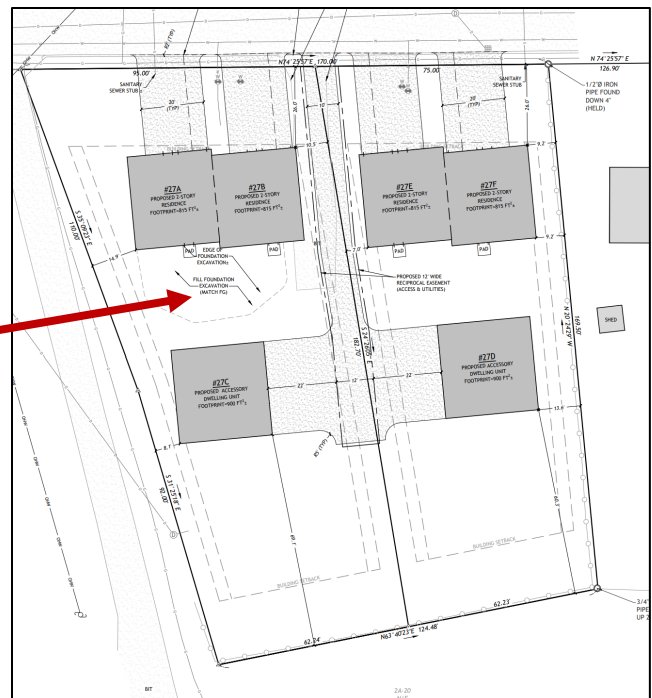
The property owner Steve Aube has submitted an application to construct a detached ADU behind a newly constructed duplex on 2 adjoining lots at 27 Ludlow Road. The parcels are within the Residence B zoning districts and are dimensionally conforming for that district with 0.33 acres and 95' of frontage, and 0.28 acres with 75' of frontage. The duplexes are allowed by right within the Res B zoning district and are currently under construction. Diagonally across the street from the subject lot, Mr. Aube had previously constructed three duplexes on three lots that he owns, identical to the duplexes under construction at this location.

The matter before the Planning Board for permitting is Site Plan Review for the proposed two detached ADUs. The proposed ADUs are each 900 SF, which would be the maximum allowed for the 3,260 SF duplex (815 x 2 stories = 1630 SF per unit x2 units = 3,260 SF total).

Issue #1 SPR Curb Cut Criteria

The plan includes a shared driveway that would straddle the property line and access both units. One of the SPR criteria is to minimize curb cuts and limit the site to one (1) curb cut. *255-148(A)(7)(c): Curb cuts shall be minimized to the extent practical. Sites should be limited to one curb cut, unless safe and effective traffic management requires multiple curb cuts or unusual hardship exists. Curb cuts shall be located so as to minimize hazardous entrances and exits and turning movements.*

The submitted site plan shows four (4) 20' wide paved driveways attached to the duplexes, plus an additional 10' wide shared driveway for the two detached ADUs. The Board needs to consider whether or not an additional curb cut for the ADUs is allowable or would violate the SPR criteria.



Mr. Aube first contacted me in *May 2025* and shared the submitted plan, after SHELDTOLD him that the ADUs required permitting by the Planning Board. I provided the above feedback and requested an alternative layout for the duplexes would have all of the duplexes and the ADUs oriented to one shared driveway. Mr. Aube vigorously disagreed, stated he had already pulled the utilities and begun construction and that he was allowed under the new state law to build the ADUs without any approval from the Planning Board, etc.

Issue #2 Fire Code Compliance

Upon review by Fire District 1, Captain Houle and Chief Stark presented the following comment:

There must be fire department access for the two proposed buildings in the rear. The requirements are in the Fire Code as well as the Building code. The fire code requires a 20ft wide fire access road and a turnaround at the end.

527 CMR 1:18.2.3.5.1.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

527 CMR 1:18.2.3.5.4 Dead-end fire apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

I have continued discussions with the Fire District, the Building Commissioner and Attorney Mead. This discussion is still ongoing and I anticipate providing an update to the Board on Monday night, but at this time, this is the status:

1. The detached ADUs are approx. 85' from Ludlow Road.
2. Each detached ADU is located behind a duplex building.
3. It is unclear if there is 20' between the two duplexes. The applicant has proposed a 10' wide driveway.
4. If the applicant can provide 20' wide distance between the buildings (i.e. 20' of clear frontage to the road), and the ADUs are sprinklered, no access road required.
5. If no sprinkler, the applicant must provide a 20' wide access road to the ADUs that meets the Fire Code requirements for an "access road".
6. Zoning Code requirements for Site Plan Review limit the number of curb cuts to 1. The project already has 2 curb cuts for each of the duplex units. Therefore, no additional curb cuts would be allowed for the new ADUs. Therefore, the applicant would need to redesign the project to provide appropriate Fire Code compliance and meet curb cut requirements under zoning.

The resolution of this matter with the Fire District will have significant implications for the construction of detached ADUs.

Department Comments

Conservation Administrator, Rebekah Cornell

1) I observed a number of large trees removed before the owner began construction of one of the duplexes this summer. All woody vegetation was removed from the site prior to site work beginning. I do not see any trees or shrubs proposed in the planting plan. I strongly encourage the Planning Board to ask Mr. Aube to install trees and/or shrubs that are sized appropriately,

i.e. likely under 25' tall at max height. It is important to pick "the right tree for the right place" to meet the needs of the suit and the residents.

2) There is a significant grade change to the property. Currently, a duplex is under construction with a sharp grade change between properties 29 & #27. I do not see any mention of retaining walls or stormwater management in the building permit documents. I understand from speaking to the owner of 31 Ludlow Rd (tree planting recipient), there is a large amount of water that comes off this hillside. If not mitigated, this will likely create problems with erosion, sediment movement across property lines, and potential build of water/ice inappropriately if not addressed. I recommend confirming that Mr. Aube has planned the site appropriately for development considering the amount of water that comes out of the hillside.

DPW, John Broderick

While I am fully aware of your concerns regarding the number of curb cuts for this project, DPW has no concerns with this site as proposed.

Historical Commission, Bob Judge

No comments about this application.

SHELD, Matt Delmonte

The detached accessory dwelling units would be serviced underground from the primary units. The customer's electrician is aware of this and is planning accordingly.

FD1 Water Department, Jeff Cyr

I have been in contact with both applicants as well as the engineer for the Granby Road Project, who has been very receptive to our suggestions regarding the water main arrangements. We fully support both of these projects and hope they get underway soon.

[Note – Plans for 27 Ludlow Road and 506 Granby Road were sent at the same time for comments.]

Action Needed: Conduct the public hearing, review application and plans, accept public comment, and deliberate.

AGENDA ITEM #7 Discussion Draft Report to Town Meeting – Route 202/33 Zoning Amendments

Final proposed Zoning Amendments online here:

<https://southhadley.org/DocumentCenter/View/14372/Corridor-Proposed-Zoning---FINAL-For-Town-Meeting-91625>

Project website: <https://southhadley.org/1400/Route-202-33-Corridor-Re-Zoning>

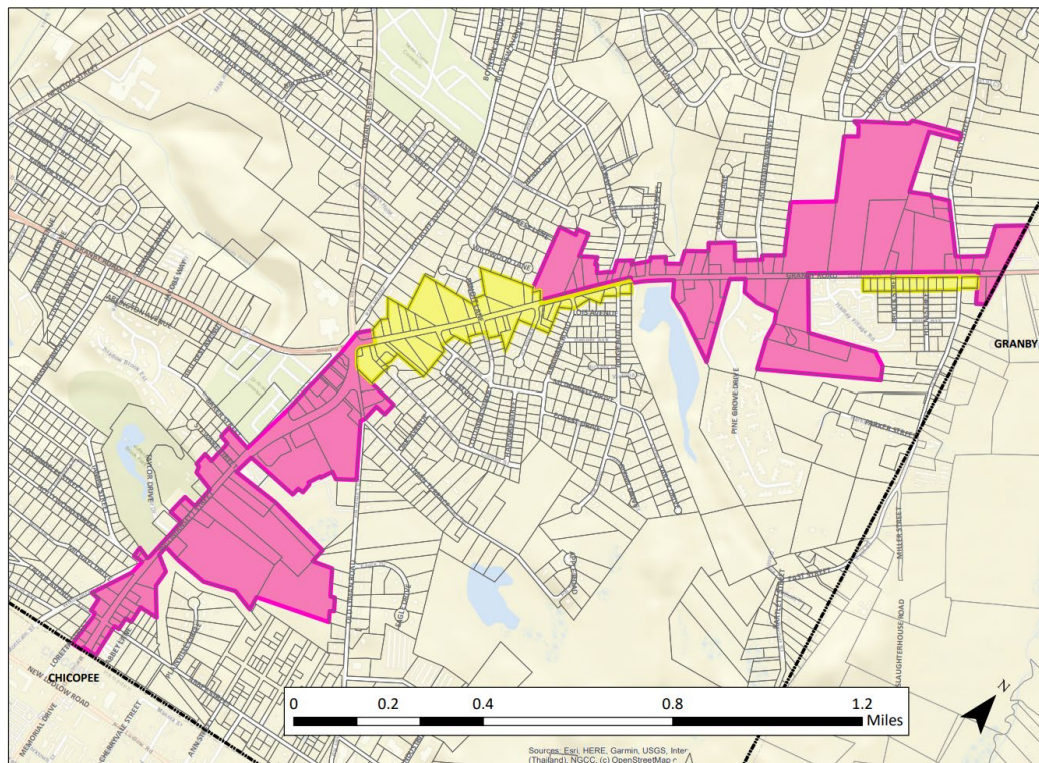
ROUTE 202/33
CORRIDOR
REZONING MAP

FINAL
FOR
TOWN MEETING

September 16, 2025

Legend

- Parcels
- Residential Core
- Residential Mixed Use



The Planning Board will review the draft Report to Town Meeting for this zoning amendment, make any edits, and vote to approve the Report which will then be issued to the Town Clerk and Town Meeting.

Action Needed: Review the draft Report to Town Meeting for this zoning amendment, make any edits, and vote to approve the Report

Recommended Motion: *I move to approve the Route 202/33 Zoning Amendments Planning Board Report to Town Meeting.*

AGENDA ITEM #8 Planning & Conservation Department Report on Planning Projects and Development Updates

Upcoming Meetings

<p>10/20</p>	<ul style="list-style-type: none"> • 506 Granby Road SPR and Stormwater Permit – Public Hearing Continuation • Consider Winter Meeting Schedule and Virtual Format • Subdivision Regulations Update Discussion
<p>November 5th</p>	<p>Special Fall Town Meeting</p>
<p>11/10</p>	<ul style="list-style-type: none"> • 506 Granby Road SPR and Stormwater Permit – Public Hearing Continuation (?) • 11 Brockway Lane – ADU SPR - Public Hearing • Town Meeting Recap • Subdivision Regulations Update Discussion

11/24	<ul style="list-style-type: none"> • Subdivision Regulations Update Discussion • Floodplain Bylaw Update – Introduction
12/8 <i>Nate absent</i>	
12/22	
1/12/26	<ul style="list-style-type: none"> • Subdivision Regulations Public Hearing (??)

AGENDA ITEM #9 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
OCTOBER 6, 2025 REGULAR MEETING**

Letters and Memos

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Legal Notices

Amherst

- Notice from the Amherst Planning Board for a public hearing on October 8 to consider an application for site plan review for a mixed-use building, and to amend a previously issued associated Special Permit, for development at 363 Main Street.

Chicopee

- Notice from the Chicopee Planning Board for public hearings on October 2 to consider the following: 1) preliminary site plan with waivers for the construction of two contractor/flex buildings and associated site improvements at 821 East Main Street; 2) zone change from Residential A to Residential C to allow conversion of a legally non-conforming two-family home into a three-family home at 143 Royal Street; 3) waiver of frontage to create a single-family building lot from 100 Beaumont Ave.
- Notice of decision from the Chicopee Planning Board for approving a waiver from frontage to create a new single-family building lot on Oliver Street.

Granby

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Hadley

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Holyoke

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