

**Planning Board Report to Town Meeting
Route 202/33 Corridor Proposed Zoning Amendments
November 5, 2025 Special Fall Town Meeting
Articles 8 and 9**

ARTICLE 8: Zoning Bylaw Amendment

To see if the Town will vote to amend the Zoning Bylaw Chapter 255 in regards to the creation of two new districts, Residential Core and Residential Mixed Use, by amending: Section 255-10 Terms defined to insert various new terms and their definitions and modify existing definitions; Section 255-11 Establishment of districts by adding Residential Core and Residential Mixed Use; Section 255 Attachment 1 Use Regulations Schedule by inserting new uses related to Residential Core and Residential Mixed Use; Section 255 Attachment 2 Dimensional Regulations Schedule by adding dimensional standards with footnotes for Residential Core and Residential Mixed Use; 255-15 Overlay districts by adding the Route 202/33 Corridor Design Guidelines Overlay District; Article VII Supplemental District Regulations by adding 255-XX Route 202/33 Corridor Design Guidelines Overlay District; 255-31 Flexible Development to create standards for certain developments in the Residential Core and Residential Mixed Use Districts; 255-34 Professional business uses to create standards for certain developments in the Residential Core and Residential Mixed Use Districts; and, 255-47 Multifamily and multiple dwellings to create standards for certain developments in the Residential Core and Residential Mixed Use Districts, as further articulated in the Planning Board’s Report to Town Meeting (Appendix ___), or take any other action relative thereto.

ARTICLE 9: Zoning Map Amendment

To see if the Town will vote to amend the Zoning Map, as incorporated into the Zoning Bylaw by Section 255-12, by changing parcels from the Granby town line in the north along Routes 202/Granby Road and Route 33/Willimansett Street to the Chicopee city line in the south, from Residence A-1 and Business A to the Residential Core district, and from Residence A-1, Residence A-2, Business A, Business A-1, and Business C to the Residential Mixed Use district as further articulated in the Planning Board’s Report to Town Meeting, or take any other action relative there to

PUBLIC HEARING: The Planning Board opened and conducted a public hearing on September 8, 2025, and continued it to September 15, 2025, for the subject zoning amendment, as articulated in the Warrant Articles.

AREA PROPOSED FOR RE-ZONING:

The area subject to the proposed re-zoning is an approximately 2.25-mile corridor, generally one parcel deep, on the north and south sides of Route 202/Granby Road from the town line to the intersection with Route 33/Willimansett Street, continuing south along Route 33 to the Chicopee city line. Refer to Attachment A Zoning Map Amendment and Attachment C Parcels Proposed for Zoning Map Amendment for the specific parcels subject to this zoning map amendment.

SUMMARY:

The proposed re-zoning will eliminate the existing five (5) different zoning districts in the subject area and create two (2) new zoning districts along the subject corridor – Residential Core & Residential Mixed Use – to enable appropriate types of business development and new housing at different scales, to establish a vibrant downtown corridor. The purpose of each district is as follows:

- **Residential Core** – To reserve and prioritize the existing residential identity of the neighborhood while introducing a wider variety of housing options.
- **Residential Mixed Use** – To integrate housing with businesses to promote economic development and support a vibrant and walkable neighborhood.

The Route 202 and 33 corridor has 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 rezoning will create a consistent set of allowed residential and business uses, dimensional standards developable parcels, and design standards for new development. The intent is to support compact development along a vibrant mixed use corridor that offers a range of housing opportunities and a location for some commercial growth and expansion in South Hadley that supports residents in the surrounding neighborhoods and across the community.

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. The proposed design standards seek 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. The proposed zoning amendments that would enable mixed use development, infill housing and business growth, along the corridor would allow for the creation of new jobs, new housing units, and new commercial spaces for restaurants, stores and professional offices.

BACKGROUND

The proposed re-zoning was developed through the work of an appointed project advisory committee consisting of five residents, the Director of Planning and Conservation, and a professional planning consulting firm, Innes Associates. This one-year process, begun in May 2024, included four community forums, multiple advisory committee meetings, and virtual opportunities for public comment. Prior to this effort, the community completed a multi-year assessment of the Route 202/33 corridor (*Route 202/33 Corridor Study Final Report, January 2022*), which resulted in a plan with numerous recommendations for achieving the communities' desired vision for the corridor, including rezoning the corridor to enable more housing opportunities and economic growth along the most traveled roadway in South Hadley.

PUBLIC COMMENT:

The Selectboard voted unanimously to support the proposed zoning amendments for Routes 202 and 33 at their meeting on September 16, 2025.

Prior to the public hearings on September 8th and 9th, 2025, the Planning Board held several meetings to discuss the rezoning proposal developed by the advisory committee, and held a public listening session on July 28, 2025. Following is a summary of the written and verbal comments submitted at the public hearing and listening session, and minutes of these meetings are included in Attachment D.

Traffic

Many comments expressed significant concerns about the high volume of traffic, particularly during the morning and evening commute hours, along Route 202 especially. Traffic volume data available from MassDOT and PVPC show traffic counts on Granby Road near the East Street intersection at 16,103 daily vehicle trips in 2020, and 14,225 in 2017. It appears that much of this traffic is from adjacent communities that utilize Route 202 to pass through South Hadley to access employment and shopping centers, major universities, and Interstate highways (I91/I90) in the surrounding communities. Many residents spoke against new developments, commercial or residential, that could increase traffic along the corridor. Other residents expressed a desire to capture a portion of the pass-through vehicle trips as new customers for South Hadley businesses, which could add commercial tax revenue, broaden the tax base, and lessen the tax burden on local households. The Town has applied to a MassDOT grant program for a traffic mitigation study along the corridor, and to PVPC for updated traffic counts for use in assessing the potential for a new traffic signal and/or other traffic control measures.

Community Character

Comments in opposition to the zoning amendment proposal typically cited concerns that it would change the character of the corridor, and of South Hadley in general. Fear of a loss of quality of life was expressed due to the construction of buildings that may be taller than those abutting them, increased traffic that new residential housing and commercial businesses may bring, and a loss of currently undeveloped land. Some stated that South Hadley was a “bedroom community” and preferred for it to stay that way. Others stated that change is needed and that the proposed rezoning supported development that would support the character of the community, increasingly over time, as the corridor developed into more of a “Main Street” than a local highway.

Housing Needs

Generally, comments recognized the need for more housing for middle- and low-income households, and the limited availability of such in South Hadley. Some shared their experience of knowing both young families and older households that have had to relocate outside of South Hadley because they could not find housing that was within their price range or of a smaller unit size. Some experienced in real estate and/or construction, presented arguments about how the cost of land was a significant factor in new housing

costs and that through increasing unit density, the cost per unit could be brought down, making a project more financially feasible for the developer and buyer. Others felt this argument was a justification for profiteering and rejected it, preferring the current RA1 zoning that covers much of the corridor which allows 2 single-family housing units per acre by right. There were also comments expressing concerns about multifamily housing and/or rental housing potentially decreasing property values.

Proposed Building Heights

There was much discussion about the proposed allowances for building heights in both the RMU and RC districts. Based on this discussion, the Planning Board reduced the maximum allowable height in the RMU from 45' for multifamily buildings and 55' for mixed use buildings to 40' and 3 stories for both. And to address comments made that the proposed zoning doesn't encourage or mandate deed restricted Affordable Housing, the Board added a provision that for projects with 50% or greater deed restricted Affordable Housing units, the maximum height allowed shall be 4 stories and 50'.

Proposed Building Setbacks

Some expressed concerns about the proposed minimum front building setbacks: 10' in the RMU, and 20' in the RC. There was a general misperception that this setback was off of the road edge of pavement, which it is not. The front building setback is measured from the outer edge of the *road right-of-way*, which is approximately 60' wide along Granby Road and Willimansett Street. The road right-of-way includes the paved travel lanes, road shoulder, sidewalk, and possibly a grassed buffer outside of that, depending on the layout. Thus, the front setback would generally begin at the outer edge of the sidewalk. Allowed uses within the front 20' or 10' setback would include pedestrian entrances to buildings, outdoor seating, and landscaping with trees, shrubs, etc. The proposed zoning requires parking to be at the rear of new buildings. The Board also added a required landscaped buffer along side and rear parking lots no less than 6' in width, and solid wood fencing may be incorporated.

Extent of Residential Core District

After the July 28th public listening session, the Board proposed to add a "Residential Core Expanded" zoning district that included neighborhoods south of Granby Road that were currently zoned RA1 but consisted entirely of dimensionally nonconforming lots, meaning they did not meet the minimum lot size (22,500 SF) or frontage (125') for that district. The intent was to "right-size" the zoning and correct a codified prejudice imposed upon smaller lots and these neighborhoods specifically. However, many residents of these neighborhoods expressed opposition to the proposed zoning change, and the Board withdrew the "Residential Core Expanded" from the proposal.

Preexisting Nonconforming Residential and Business Uses

Several property owners expressed a desire to have the existing use of their property become conforming with the zoning code. These property owners expressed concerns about their ability to sell either their business or their property in the future. They felt that

the corridor had changed over the past decades and that the mix of business uses and multifamily residential should be explicitly enabled by zoning. They recognized a patchwork of development along the corridor that didn't have a consistent identity. Some acknowledged that their business was abutting residential properties, without any conflicts that they were aware of. They expressed a desire to expand their current businesses and a concern about doing so when the current zoning required them to either get a Special Permit or prohibited it outright. Others expressed that a Special Permit process was a "simple process and finding" and should be of no concern to these property owners.

New Cottage Cluster Development

Some asked questions about the design of the new "cottage cluster development" housing typology allowed by Site Plan Review in both the RC and RMU. This is a group of small, detached houses, often called cottages, close together on a parcel of land, organized around shared common open space and parking. There can be no more than 30% building coverage within such a development, and the housing may be no taller than 1.5 stories or 20'. Some property owners along the corridor expressed an interest in developing this type of housing if the zoning amendments were adopted.

RELATIONSHIP TO MASTER PLAN AN OTHER COMMUNITY PLANS:

South Hadley Master Plan (2020)

The 2020 Master Plan identifies the Route 202 and 33 corridor as an area suitable to increase commercial activity and a variety of housing options, while also protecting the existing clusters of residential development. The plan further recognizes the need to address community-wide housing needs as among the top three priorities. The Master Plan establishes a vision for South Hadley that involves implementation of policies, programming and physical improvements that support a healthy and sustainable natural, physical and economic environment in which the entire community can prosper. Zoning reform is critical to achievement of this vision.

The Master Plan specifically recognizes both housing and economic development needs within the community as follows:

Objective 1-1: Create the physical and regulatory conditions that support job retention and growth and encourage new retail, services, and professional telecommuting.

Objective 1-3: Support the development of housing at different scales and price ranges, to address the needs of people at all life stages and incomes.

Objective 3-2: Diversify the tax base to support jobs, manufacturing, goods, and services for residents, and strengthen the municipal budget in order to increase capacity and services.

South Hadley Housing Production Plan (2023)

This plan is an assessment of the town's existing housing needs, opportunities and challenges, with a focus on the affordable housing, both market rate and deed restricted. The plan recognizes that the current zoning allows for development opportunities however for Affordable Housing, mixed-income developments, and even multifamily at multiple scales, these opportunities are not allowed by-right under zoning.

Goals from this plan that address the proposed zoning changes include:

- Create more housing options that meet a wider range of needs, including housing for people of varied ages, household structures, and physical abilities;
- Ensure new and existing housing adds to the town's safety, sustainability, public health, and economic development; and,
- Encourage housing that is more likely to be affordable to the typical household without subsidies.

Other relevant objectives and strategies from this plan include:

Objective B – Create more opportunities for village style development through zoning.

South Hadley residents have expressed a desire for housing opportunities that offer a variety of housing types and easy access to small businesses, parks and playgrounds, and other community amenities. Fulfilling that vision requires directing development into South Hadley's existing village center areas (South Hadley Falls and the Village Commons) and developing new nodes of housing, retail, and civic activity (e.g. the Woodlawn area and the 33/202 Corridor). Rather than encouraging sprawl-style and resource intensive greenfield development, this approach would encourage compact, mixed-use, sustainable village-style development consistent with the desires expressed in past planning processes. (p.108)

Strategy 7: Enable Low- and mid-density mixed use development through zoning in strategic locations.

Objective C – Encourage incremental and contextually sensitive “gentle density”.

Strategy 8: Allow more “missing middle” housing types by right in more zoning districts.

Missing middle home types include duplexes and triplexes, townhomes, small apartment buildings in a variety of shapes and sizes. While detached single-family homes and large apartment buildings will be perfect for some households, they do not meet everyone's needs. They are an especially poor fit for new families and lower-income families who may desire access to private outdoor space but cannot afford the high land costs mandated by low-density housing. The lack of these homes makes it materially more difficult for people seeking to downsize, who want to form their own household, who want to live near amenities. (p.118)

Objective D – Use zoning and permitting to encourage deed-restricted Affordable Housing production.

Strategy 12: Adopt zoning-based incentives for deed-restricted Affordable Housing (e.g. density bonuses, dimensional relief, parking relief).

The plan describes how the housing market in South Hadley is likely not able to support mandated deed restricted Affordable Housing, however, the production of Affordable units could be incentivized by offering a developer the ability to build more market rate units to cover the expenses associated with the non-market rate units. (p.127-128)

Age Friendly – Community Assessment and Recommendations Report (2021)

Priority Action #1 – Support Town efforts to adopt inclusionary zoning policies and to allow for conversion of single-family homes to multiple units and/or add accessory apartments to properties with single family homes.

RECOMMENDATION:

At their meeting on September 15, 2025, the Planning Board voted Four (4) out of Four (4) members present in favor (D. Mulvaney, N. Therien, B. Hutchison, R. Szklarz) to recommend to the Selectboard the inclusion of the herein proposed Zoning Bylaw and Zoning Map amendments on the November 5, 2025 Special Fall Town Meeting Warrant for adoption. At their meeting on October 6, 2025, the Planning Board voted four out of four members present (D. Supczak-Mulvaney; N. Therien; B. Hutchison; R. Szklarz) to approve this Report to Town Meeting.

ATTACHMENTS:

Attachment A: Proposed Zoning Map Amendment

Attachment B: Proposed Bylaw Amendments by section

Attachment C: Parcels Proposed for Zoning Map Amendment

Attachment D: Public Hearing Minutes for September 8 and 15, 2025

ATTACHMENT A

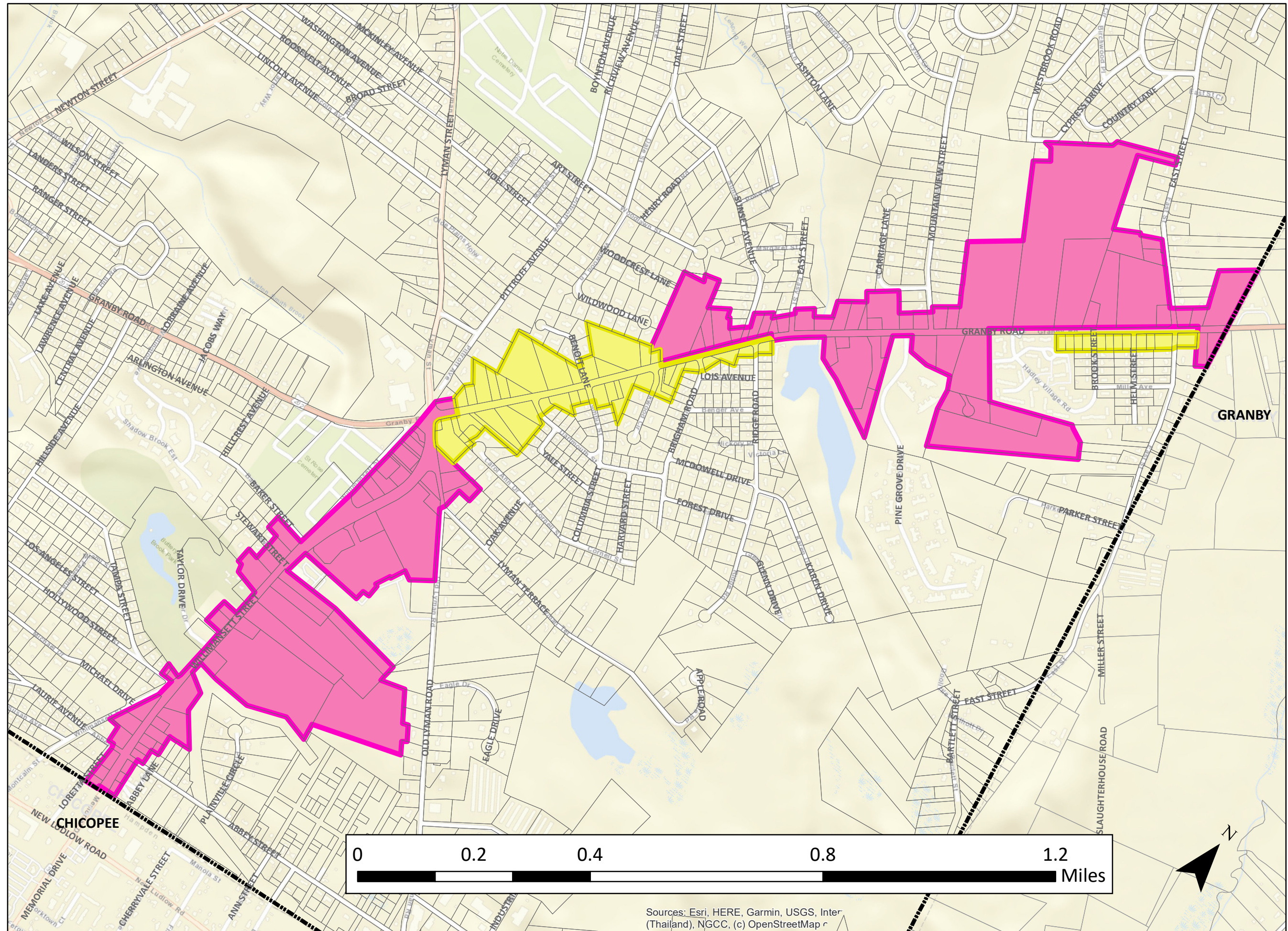
ROUTE 202/33
CORRIDOR
REZONING MAP

FINAL
FOR
TOWN MEETING

September 16, 2025

Legend

- Parcels
- Residential Core
- Residential Mixed Use



ATTACHMENT B

Route 202/33 Corridor Proposed Zoning FINAL FOR TOWN MEETING South Hadley Planning Board

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Article III Definitions

§ 255-10 Terms Defined

ADD Artistic/ Creative Production: Creation, production, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications.

ADD Brewery/ Cider/ Distillery/ Winery: A small, independently owned facility in which alcoholic beverages produced on-site are bottled and sold, typically in conjunction with a bar, tavern, or restaurant use.

ADD Co-Working Space: A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate.

ADD Cottage Cluster Development: A grouping of small, detached houses, often called "cottages," close together on a parcel of land, organized around shared common open spaces and parking areas.

ADD Farmers Market: An outdoor market at a fixed location, operating on a regular schedule, open to the public, and operated by a governmental agency, a nonprofit corporation, or one or more producers, at which (a) at least 75 percent of the vendors sell Farm Products or Value added Farm Products and (b) at least 75 percent of the vendors are Producers, family members or employees of Producers, or individuals selling farm products or value-added farm products purchased or taken on consignment from Producers. The primary purpose of a farmers' market is to connect and mutually benefit Massachusetts farmers, communities, and shoppers while promoting and selling products grown and raised by participating farmers. Flea markets, yard sales and auctions are not Farmers' Markets.

Farm Product: Fruits, vegetables, mushrooms, herbs, grains, nuts, shell eggs, honey or other bee products, maple syrup, flowers, nursery stock, and livestock food products (including meat, milk, cheese, and other dairy products).

Producer: A person or entity that raises or produces Farm Products.

Value-Added Farm Product: Any product processed by a Producer from a Farm Product, such as but not limited to baked goods, jams, jellies, preserved vegetables and fruits, and beeswax candles.

Farmer’s market vendors that sell food products and processed foods, shall be licensed as a retail food operation and inspected by the Local Board of Health (LBOH) in accordance with Massachusetts Regulation 105 CMR 590.000 - Minimum Sanitation Standards for Food Establishments - Chapter X.

ADD Maker Space/ Artisan Space-Studio: A building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand tools, mechanical tools, and electronic tools. Maker Spaces may include space for the design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to electronic goods, printmaking, leather products, jewelry and clothing/apparel, metalwork, furniture, woodworking and cabinet shops, glass or ceramic production, and paper design and production. Maker Spaces may host classes or networking events which are open to the public. Maker Spaces may also include a membership component.

ADD Residential Mixed Use: A mixture of housing, in a building or on the same lot, with business uses.

Retail; Retail Sales: An establishment selling goods directly to the general public for personal and household consumption, including but not limited to an appliance store, bakery, delicatessen, drugstore, florist, grocer, hardware store, liquor store, newsstand, shoe store, stationery store, convenience store, and variety store, excluding a restaurant.

ADD Small (S): A retail establishment with a gross floor area of up to 2,500 square feet. Accommodates boutique shops and specialty stores.

ADD Medium (M): A retail establishment with a gross floor area greater than 2,500 square feet but not exceeding 5,000 square feet. Suitable for mid-sized stores, such as neighborhood grocery stores, pharmacies, or apparel stores.

ADD Large (L): A retail establishment with a gross floor area exceeding 5,000 square feet but not over 10,000 square feet. Intended for substantial retail operations, including supermarkets, department stores, or big-box retailers.

ADD Retail; Retail Outdoor Display: The sale or offering for sale of goods, merchandise, or commodities in an outdoor setting, on a permanent or a seasonal basis, as an accessory or principal use.

Restaurant: A commercial establishment in which the primary activity consists of the preparation and serving of food for consumption on the premises or as take-out, including a bar or pub or other establishment that sells food and alcoholic beverages for on-premises consumption, excluding catering businesses and retail uses that sell prepared food.

ADD Small (S): A restaurant establishment with a gross floor area of up to 1,500 square feet.

ADD Medium (M): A restaurant establishment with a gross floor area greater than 1,500 square feet but not exceeding 3,000 square feet.

ADD Large (L): A restaurant establishment with a gross floor area greater than 3,000 square feet.

ADD Restaurant – Outdoor Seating: A restaurant where food or refreshments are served or consumed outside of the main building on either private property or on the public right-of-way, immediately in front of or adjacent to the establishment. The term “restaurant” shall not include any “fast food eating establishment.”

ADD Three-family dwellings: A building that is divided into three (3) dwelling units. Each unit has an independent entrance either directly from outside the building or through a common vestibule. Each unit must share a common wall or common floor/ceiling with at least one other unit.

ADD Story: That portion of a building that includes the space between the surface of any floor and the surface of the next floor above it, or, if no floor exists above it, the space between such floor and the ceiling next above it. Any portion of a story exceeding fourteen (14) feet in height shall be considered as an additional story for each fourteen (14) feet or fraction thereof. One-half (1/2) story means any story or space situated wholly or partly in the roof, so designed, arranged, or built to be used for storage or habitation.

MODIFY Height: ~~The vertical distance between the highest point of the roof of a building and the average finished grade of land on which the building is located.~~ Shall be measured as the vertical distance from the average finished grade of the structure to the highest point of the roof for flat roofs, to the deck line for mansurd roofs, and to the average height (midpoint) between the highest eaves and the ridge of the main body of the roof for gable, hip, shed, saltbox, and gambrel roofs, or combinations thereof.

For purposes of this bylaw, the term "height" shall not apply to chimneys, steeples, flag or radiopoles, antennas, aerators, required bulkheads, elevator penthouses, or other equipment appurtenances necessitated by the permitted use to which a building is put. In addition, the term "height" shall not apply to solar energy collectors and equipment used for the mounting or operation of such collectors; provided, however, that such collectors or equipment shall not impair solar access of other building or other solar installations.

Article IV Districts

§ 255-11 Establishment of Districts

ADD M. Residential Core RC. The purpose of this district is to preserve and prioritize the existing residential identity of the neighborhood while introducing a wider variety of housing options.

ADD N. Residential Mixed Use RMU. The purpose of this district is to integrate housing with business uses, either within the same building or on the same lot, to promote economic growth and support a vibrant and walkable neighborhood.

§ 255 Attachment 1 – Use Regulations Schedule

ADD Residential Core (RC) and Residential Mixed Use (RMU)

Residential Uses

Use Classifications	RC	RMU
Residential Uses		
Single-family dwellings	Y	SP
Single-family dwellings – flag lot	SP	N
Conversions of single-family to two-family dwellings	Y	Y
Conversions of single-family to three-family dwellings	SPR	Y
Two-family dwellings (new)	Y	Y
Three-family dwellings (new)	Y	Y
Multifamily dwellings for more than three families	SPR	SPR
Cottage Cluster Development	SPR	SPR
Home Occupation I	Y	Y
Home Occupation II	SPR	SPR
Mobile homes	N	N
Mobile home parks	N	N

Continuing care retirement communities	N	N
Bed-and-breakfasts	SPR	SPR
Flexible residential developments	SP	SP
Short-term rental – owner-occupied	SPR	SPR
Short-term rental – non-owner-occupied	SP	SP
Accessory dwelling unit – attached	Y	Y
Accessory dwelling unit – detached	SPR	SPR
Open Space Uses		
Agricultural, horticultural, or floricultural uses on parcels of five acres or more	Y	Y
Agricultural, horticultural, or floricultural uses on parcels of less than five acres, as provided in Article VII	SPR	N
Cemeteries, crematories situated with cemeteries	N	N
Portable woodworking mills for use on lots of less than five acres	N	N
Landing strips for private use of owner	N	N
Stables or riding academies, as provided in Article VII	Y/a/SPR	N
Public-private recreation, as provided in Article VII	N	N
Outdoor recreation facilities	N	N
Public and Institutional Uses		
Town buildings	SPR	SPR
Public and private nonprofit educational institutions/d/f	SPR	SPR
Structures used for religious purposes/e/f	SPR	SPR
Federal and state government buildings	N	Y
Public playgrounds and parks	Y	Y
Clubs, lodges, social and community center buildings	SPR	SPR
Hospitals, sanitariums, and charitable services	N	N
Business Uses		
Artistic/ Creative Production	N	SP
Brewery/ Cidery/ Distillery/ Winery	N	SP
Co-Working Space	N	Y
Maker Space/ Artisan Space-Studio	N	Y
Drive-in services	N	N
Retail sales (S, M, L)	N	Y/SPR/SP
Retail - Outdoor Display (accessory)	N	SP
Personal, business, and professional services	N	Y
Gasoline filling stations	N	N
Automotive repair and services	N	SP
Open-air parking for 25 vehicles or fewer	N	N
Public parking areas and garages (unrestricted capacity)	N	N
New and secondhand car dealers	N	SP
Marinas	N	N
Offices	N	SPR
Wholesale sales and warehousing	N	N
Telephone exchange buildings	N	N
Railroad or bus passenger stations or shelters and rights-of-way	SPR	SPR
Amusement parks, bowling alleys, roller skating rinks	N	N
Motels – hotels	N	SP

Open air theaters	N	N
Sale of farm products	SPR	SPR
Training or educational institutions operated for profit	N	SPR
Professional business (as provided in Article VII)	N	SPR
Restaurants (S,M,L)	N	Y/SPR/SP
Restaurants – Outdoor Seating (accessory)	N	SPR
Adult entertainment uses, as provided in Article VII	N	N
Flea markets	N	SP
Commercial kennels	N	N
Medical marijuana off-site dispensaries, (MMOSD), subject to § 255-46	N	N
Marijuana retailer	N	N
Marijuana testing facility	N	N
Solar photovoltaic, large-scale/q, r	SP	SP
Solar photovoltaic, medium-scale/s, t	SP	SP
Solar photovoltaic, small-scale/u	SP	SP

§ 255 Attachment 2 – Dimensional Regulations Schedule

ADD Residential Core (RC)

Zoning District	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
Residential Core (RC)									
Basic Requirements				60					
Principal Uses	10,000	75	30 ¹		20	10	20	3	35
Accessory Uses	-	-	15 ¹		20	10	10	2	25
RC – Cottage Cluster									
Basic Requirements				60					
Principal Uses	20,000	100	30 ¹		20	10	20	1.5	20
Accessory Uses	-	-	15 ¹		20	10	10	1	17

NOTES:

¹ Total building coverage of principal and accessory structures shall not exceed the maximum lot coverage for principal structures.

ADD Residential Mixed Use (RMU)

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Minimum Yard Setback (feet)			Maximum Height ²	
					Front	Side	Rear	Stories	Feet
Residential Mixed Use (RMU)									
Basic Requirements				80 ¹					
Principal Uses	20,000	100	30 ³		10	10	20	3	35
Accessory Uses	-	-	15		10	10	20	3	35
RMU – Cottage Cluster									
Basic Requirements				80 ¹					
Principal Uses	20,000	100	30 ³		10	10	20	1.5	20
Accessory Uses	-	-	15		10	10	20	1	17
RMU – Multi-family									
Basic Requirements				80 ¹					
Principal Uses	20,000	100	30 ³		10	10	20	3 ⁴	40
Accessory Uses	-	-	15		10	10	20	3 ⁴	35
RMU – Mixed Use									
Basic Requirements				80 ¹					
Principal Uses	20,000	100	30 ³		10	10	20	3 ⁴	40 ⁵
Accessory Uses	-	-	15		10	10	20	3 ⁴	40 ⁵

NOTES:

¹ Maximum Impervious Coverage shall not exceed 80 percent. Any development or redevelopment resulting in impervious coverage in excess of 60 percent shall be subject to the requirements and performance standards set forth in Chapter 200, Stormwater Management.

² See 255-10 Terms Defined for definition of Height.

³ Total building coverage of principal and accessory structures shall not exceed the maximum lot coverage for principal structures.

⁴ For developments with greater than 50% deed restricted Affordable Housing units, the maximum height shall be four (4) stories and 50’.

⁵ Mixed Use buildings may modify maximum height standards via a Special Permit from the Planning Board.

§ 255-15 Overlay districts

ADD F. Route 202/33 Corridor Design Guidelines Overlay District. The Design Guidelines Overlay District is established to enhance the Route 202/33 corridor by promoting a walkable, pedestrian- and bicycle-friendly environment, mixed-use, and residential environment with diverse housing options.

§ 255-31. Flexible development

MODIFY B. Applicability by adding the following sentence to the end of the paragraph so it reads:

Applicability. The Planning Board may permit creation of a flexible development from any parcel or set of contiguous parcels held in common ownership and located entirely within the Town of South Hadley in accordance with the provisions of this section of the Zoning Bylaw. Creation of a flexible development requires approval of a special permit and definitive subdivision plan as specified herein. Three family dwellings and Cottage Cluster Developments in the RC and RMU Districts shall not be subject to the requirements within this § 255-31.

§ 255-47. Multifamily and multiple dwellings

MODIFY E. Exceptions by adding the following:

(3) Three-family dwellings and Cottage Cluster Development within the Residential Core and the Residential Mixed Use District shall not be subject to the density or open space restrictions within this § 255-47.

§ 255-34. Professional business uses.

ADD H. Within the Residential Mixed Use District, site plan review rather than a special permit shall be required for applicants wishing to operate a qualifying professional business

Article VII Supplemental District Regulations

ADD § 255-52 Route 202/33 Corridor Design Guidelines Overlay District

- A. Purpose.** The Route 202/33 Corridor Design Guidelines Overlay District is established to enhance the Route 202/33 Corridor by promoting good building and site design for applicable projects. The goal of design review is to encourage a walkable, pedestrian-and bicycle-friendly corridor that supports a mix of diverse housing options and supporting businesses. This district aims to:
- (1) Ensure that new development and redevelopment are consistent with the town’s goals for sustainable growth and community character.
 - (2) Minimize visual and functional conflicts between residential and nonresidential uses within and abutting the corridor.
 - (3) Permit uses that promote conversion of existing buildings in a manner that maintains and enhances the visual character and scale of existing development
- B. Boundaries.** Boundaries of the Route 202/33 Corridor Design Overlay District (RCDOD) are depicted on an Overlay Districts Map dated **ADD DATE HERE** on file in the office of the Planning Board, Building Commissioner, and Town Clerk.
- C. Applicability.**
- (1) The provisions of the RCDOD are supplemental to any requirements or restrictions of the underlying zoning districts.
 - (2) All applications for projects within the RCDOD that are subject to Site Plan Review or Special Permit are subject to Design Review.
 - (3) Routine maintenance and repairs that do not alter the exterior appearance of structures are exempt from these provisions.
 - (4) Any lot under one acre with more than one principal structure need not file a Form H plan under the Subdivision Regulations. All other Design Standards herein apply.
 - (5) Design Review is not required when the Planning Board determines that specific actions under Section E do not result in substantial alterations to the form or appearance of a building or site, and when no new or additional Zoning Bylaw requirements apply to the proposed action.
- D. Design Guidelines.** The Planning Board may adopt and amend, by simple majority vote, design guidelines for use in the authorized to adopt and amend Design Guidelines for use in making discretionary decisions involving site plan review, special permits, and waivers of requirements in the underlying districts within the RCDOD.
- E. Design Review.** All new construction, substantial renovations, as defined by the Building Commissioner, and changes in use within the Design Overlay District are subject to design review by the Planning Board. Minor modifications and routine maintenance may be exempt, as determined by the Planning Board.
- F. Design Principles. Design should:**
- (1) Promote pedestrian access and safety by encouraging design strategies to reduce conflicts between drivers and pedestrians;
 - (2) Reduce negative impacts on the natural environment from stormwater overflow and lighting glare or overspill;

- (3) Support a consistent level of design for a complementary mix of uses along the corridor, including residential-only, commercial-only, and a mix of both, depending on the purpose of the subareas along the corridor; and
- (4) Reinforce the identity of the proposed subareas along the corridor while respecting the smaller-scale of the abutting neighborhoods and the central residential area on both sides of Granby Road between Lyman Street /Old Lyman Road and Easy Street/Leaping Well Reservoir.

G. Development Standards

Development standards are mandatory regulatory requirements that must be adhered to.

(1) Site Design.

- (a) The primary building shall have its principal façade and entrance facing the principal street.
- (b) Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
- (c) Sidewalks shall provide a direct connection from the building entrances to the public sidewalk (if applicable), bicycle storage, and parking.
- (d) Curb cuts shall be minimized in width and restricted to one (1) per Assessor's parcel or development (residential, commercial or mixed use). Shared driveways are encouraged. A Special Permit from the Planning Board shall be required for more than one curb cut. The Planning Board may only issue a second curb cut if the applicant can show that there is something unique about the property that would otherwise render flow to and from the property unsafe. If the Board finds that more than one curb cut is necessary for traffic safety purposes, then additional off-site traffic mitigation may be required by the Planning Board to address pedestrian safety within the abutting street network.
- (e) Parking shall be subordinate in design and location to the principal building façade.
- (f) Parking shall be located at the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
- (g) Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than 6 (six) feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.
- (h) The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- (i) Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- (j) Side and rear parking lots shall be screened from adjacent parcels by a landscaped buffer of sufficient width to allow establishment of trees, shrubs, and perennials, but no less than 6' in width. Solid wood fencing may be incorporated into the landscaped buffer as part of visual screening from abutting parcels.
- (k) Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.

- (l)** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way. Screening elements shall incorporate sound control devices or construction that mitigates equipment noise.
- (m)** Dumpsters shall be screened by fencing or plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
- (n)** Stormwater management. The project must include strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Town of South Hadley's MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.
 - a. Prior to the issuance of any site plan approval, special permit, or development permit for any proposed development or redevelopment in the Residential Mixed Use (RMU) district exceeding the 60 percent impervious coverage threshold, a Stormwater Management Permit must be approved by the Planning Board or its designee under this bylaw. The applicant may request, and the South Hadley Planning Board or its designee may grant, a waiver from any information requirements it judges to be unnecessary to the review of a particular plan.
 - b. Upon the request of the Applicant and subject to overall compliance with the requirements of the Stormwater Management Permit, the South Hadley Planning Board or its designee may grant may waive certain requirements of the Stormwater Management Permit in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the RCDOD and the design principles in Section 255-52.D.

(2) Cottage Cluster Development.

- (a)** More than one principal building is allowed on a parcel subject to a Cottage Cluster Development.
- (b)** Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way and the shared driveway for the Cluster Cottage Development.
- (c)** A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other. Paving materials may include pervious surfaces.
- (d)** The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façades shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- (e)** In the RC District, the setback between the driveway and the adjacent properties shall have a landscaped buffer of no less than ten (10) feet.
- (f)** In the RC District, a landscaped buffer between the street and the first cluster of buildings shall be provided.
- (g)** In the RMU District only, the building closest to the lot line may have a commercial use that is allowed within the RMU District. This building shall have a pedestrian entry facing the public

street. The height of that building is subject to the limitations on building heights within the RMU District.

- (h) In the RMU District only, parking may be shared between the commercial use and the cottages.
- (i) Common usable open space shall be provided within the development and may be used for agriculture, recreation, conservation, nature education, or other park purposes, or a combination of such uses. Public easement purposes may also be permitted to traverse portions of the common usable open space. Only structures commonly associated with and incidental to the permitted uses shall be permitted in the common usable open space areas, such as a play structure, garden shed, benches, or similar.

(3) Buildings: Mixed-use development.

- (a) In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
- (b) Entries are to be clearly articulated with projecting canopies or recesses, for convenience, wayfinding, and to activate the street front and pedestrian spaces.
- (c) Retail and commercial entries will face a public sidewalk and are to be primarily transparent to reinforce the public nature of the ground floor uses.
- (d) Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.
- (e) Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- (f) Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- (g) Rooftop mechanical equipment shall be set back from building facades so that it is not visible from street views, screened behind parapets, or enclosed within architectural elements designed as an integral part of the architecture to complement the building's mass and appearance. Screening elements shall incorporate sound control devices or construction that mitigates equipment noise.

(4) Buildings: Two-Family, Three-Family

- (a) A "New England style roof line" with pitched roofs, gable or parapets that have gable fronts are preferred to flat roofs.
- (b) Covered entries are encouraged.
- (c) Visually appealing facades are encouraged and blank walls are to be avoided through the use of windows, trellises, material changes, porches, or other features.
- (d) Reduce massing along the front façade by recessing portions of the building toward the back, and providing a variety of articulated roof forms.

(5) Buildings: Multifamily for more than three-families

- (a) A "New England style roof line" with pitched roofs, gable or parapets that have gable fronts are preferred to flat roofs.
 - (b) The ground level is to support the pedestrian experience. Blank walls are to be avoided through the use of windows, trellises, materials changes, arcades or other features that increase visual interest for people on the street.
 - (c) Projected bays, recesses, and cornices are encouraged at all floor levels. Building facades over 40 feet in length are required to have a change in plane articulated by projecting or recessed bays, balconies, or setbacks.
 - (d) Façade elements shall continue around to all sides of buildings visible from the street and other adjoining/nearby public spaces. Elements can be simplified at the rear of the buildings to clarify a front/back hierarchy.
 - (e) Rooftop mechanical equipment shall be set back from building facades so that it is not visible from street views, screened behind parapets, or enclosed within architectural elements designed as an integral part of the architecture to complement the building's mass and appearance. Screening elements shall incorporate sound control devices or construction that mitigates equipment noise.
 - (f) Distinctive building design that is trademarked or identified with a particular chain, franchise, or corporation and is generic in nature shall be minimized. Buildings shall not be branded using an architectural style of a company, if the Planning Board determines that such style is out of character with the neighborhood.
 - (g) Entries are to be clearly articulated with projecting canopies or recesses, for convenience, wayfinding, and to activate the street front and pedestrian spaces.
- (6) Buildings: Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
- (a) Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - (b) All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - (c) Fire exits serving more than one story shall not be located on either of the street-facing façades.
- (7) Buildings: Infill Lots. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of § 255 Attachment 2 – Dimensional Regulations Schedule. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide consistency along the street.

H. Procedures for Review.

- (1) **Design Review Process.** All projects subject to site plan review and special permit within the RCDD are subject to the following process.

The Applicant shall provide the following additional information as part of the materials required under § 255-128 Application Procedure under Special Permit process and § 255-147 Procedures for review under the Site Plan Review process:

- (a) Statement of design intent. Which is a written narrative describing how the design of the proposed development incorporates the design guidelines in Sections 255-52 D, F, and G.
 1. The narrative shall include the current use of the site and its condition, the proposed use

of the site, and the name of the architect or designer.

2. The narrative shall address the overall design concept:

- a. the relationship of the proposed design to the context of the surrounding Corridor (including the architectural form and character, the natural environment, patterns of vehicular and pedestrian access and circulation);
- b. the proposed development's contribution to an inviting and safe public realm (including lighting, landscape, signage, and ground-level pedestrian experience);
- c. and, the contribution of the architectural design to the Corridor (including the contribution of building form and composition, façade form and composition and articulation, and materials, color, and lighting).

(b) Site plans, elevations, wall section(s), and three-dimensional views of the proposed site. For a project on a site with a grade change of 10% or more, a site section showing the relationship of the building(s) to existing buildings abutting the site shall be required. The relevant design elements specified in Section E(2) shall be identified in these documents.

(c) Palette with samples of materials, proposed color scheme, and cut sheets of lighting fixtures and other architectural elements.

(2) Waivers. Upon the request of the Applicant and subject to consistency with the Design Principles, the Planning Board may waive the requirements of Section 255-52G Development Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the RCDOD and the design principles in Section 255-52D.

**Attachment C: Parcels Proposed for Zoning Amendment
Residential Core (RC)**

Assessor Map_Parcel	Location	Existing Zoning	Proposed Zoning
15_12	2 BENOIT LN	RA1	RC
15_13	355 GRANBY RD	RA1	RC
15_14	366 GRANBY RD	RA1	RC
15_19	GRANBY RD	RA1	RC
15_20	356 GRANBY RD	RA1	RC
15_21	350 GRANBY RD	RA1	RC
15_22	335 GRANBY RD	RA1	RC
15_40	319 GRANBY RD	RA1	RC
15_41	333 GRANBY RD	RA1	RC
15_42	344 GRANBY RD	RA1	RC
15_43	340 GRANBY RD	RA1	RC
15_67	324 GRANBY RD	RA1	RC
15_68	313 GRANBY RD	RA1	RC
15_69	GRANBY RD	RA1	RC
15_70	307 GRANBY RD	RA1	RC
15_71	297 GRANBY RD	RA1/RA2	RC
15_86	295 GRANBY RD	RA1	RC
15_87	316 GRANBY RD	RA1	RC
15_88	306 GRANBY RD	RA1	RC
15_113	CAROL ANN DR	RA1	RC
15_114	GRANBY RD	RA1	RC
15_115	296 GRANBY RD	RA1	RC
15_122	286 GRANBY RD	RA1	RC
15_123	GRANBY RD	RA1	RC
15_124	GRANBY RD	BA	RC
15_125	280 GRANBY RD	RA1	RC
15_155	336 GRANBY RD	RA1	RC
15_169	283 GRANBY RD	RA1	RC
15_175	GRANBY RD	RA1	RC
15_176	GRANBY RD	RA1	RC
29_130	387 GRANBY RD	RA1	RC
29_157	369 GRANBY RD	RA1	RC
29_158	373 GRANBY RD	RA1	RC
29_159	377 GRANBY RD	RA1	RC
29_160	388 GRANBY RD	RA1	RC
29_161	386 GRANBY RD	RA1	RC
29_162	10 OAKWOOD CR	RA1	RC
29_163	OAKWOOD CR	RA1	RC
29_164	372 GRANBY RD	RA1	RC
31_39	434 GRANBY RD	RA1	RC
31_40	418 GRANBY RD	RA1	RC
31_41	412 GRANBY RD	RA1	RC
31_42	402 GRANBY RD	RA1	RC
31_43	394 GRANBY RD	RA1	RC
31_44	7 BRIGHAM RD	RA1	RC
31_59	11 BRIGHAM RD	RA1	RC
31_60	13 BRIGHAM RD	RA1	RC
31_61	17 BRIGHAM RD	RA1	RC
31_80	19 BRIGHAM RD	RA1	RC
32_53	562 GRANBY RD	RA1	RC
32_54	564 GRANBY RD	RA1	RC
32_55	570 GRANBY RD	RA1	RC
32_56	568 GRANBY RD	RA1	RC
32_57	582 GRANBY RD	RA1	RC
32_58	586 GRANBY RD	RA1	RC
32_59	590 GRANBY RD	RA1	RC

**Attachment C: Parcels Proposed for Zoning Amendment
Residential Core (RC)**

32_60	598 GRANBY RD	RA1	RC
32_61	5 HELM ST	RA1	RC
32_63	5 BROOK ST	RA1	RC
34_5	616 GRANBY RD	RA1	RC
34_6	606 GRANBY RD	RA1	RC
34_7	600 GRANBY RD	RA1	RC
34_8	604 GRANBY RD	RA1	RC
34_9	6 HELM ST	RA1	RC

**Attachment C: Parcels Proposed for Zoning Map Amendment
Residential Mixed Use (RMU)**

Assessor Map_Parcel	Location	Existing Zoning	Proposed Zoning
7_20	128 WILLIMANSETT ST	BC	RMU
7_26	157 WILLIMANSETT ST	RA1	RMU
7_27	HOLLYWOOD ST	RA1	RMU
7_46	158 WILLIMANSETT ST	RA1	RMU
7_67	180 WILLIMANSETT ST	BA1	RMU
7_68	2099 MEMORIAL DR	RA1	RMU
7_77	2095 MEMORIAL DR	RA1	RMU
7_78	2097 MEMORIAL DR	RA1	RMU
7_80	138 WILLIMANSETT ST	BC	RMU
7_81	MEMORIAL DR	RA1	RMU
7_82	2093 MEMORIAL DR	RA1	RMU
7_83	2090 MEMORIAL DR	BA1	RMU
7_98	2084 MEMORIAL DR	BA1	RMU
7_99	2089 MEMORIAL DR	RA1	RMU
7_100	2085 MEMORIAL DR	RA1	RMU
7_122	2081 MEMORIAL DR	RA1	RMU
7_123	2078 MEMORIAL DR	RA1	RMU
7_151	22 LORETTA ST	RA1	RMU
7_152	2066 MEMORIAL DR	RA1	RMU
7_153	2073 MEMORIAL DR	RA1	RMU
7_154	2067 MEMORIAL DR	RA1	RMU
8_1	OLD LYMAN RD	BC/RA1	RMU
14_18	44 WILLIMANSETT ST	BC	RMU
14_22	WILLIMANSETT ST	BC	RMU
14_23	98 WILLIMANSETT ST	BC	RMU
14_24	94 WILLIMANSETT ST	BC	RMU
14_25	88 WILLIMANSETT ST	BC	RMU
14_26	95 WILLIMANSETT ST	RA1	RMU
14_27	87 WILLIMANSETT ST	RA1	RMU
14_29	81 WILLIMANSETT ST	RA1	RMU
14_30	75 WILLIMANSETT ST	RA1	RMU
14_39	117 WILLIMANSETT ST	RA1	RMU
14_40	119 WILLIMANSETT ST	BA	RMU
14_41	110 WILLIMANSETT ST	BC	RMU
14_42	118 WILLIMANSETT ST	BC	RMU
14_43	84 WILLIMANSETT ST	BC	RMU
14_44	16 WILLIMANSETT ST	RA1	RMU
14_45	28 WILLIMANSETT ST	BC	RMU
14_48	14 WILLIMANSETT ST	RA1	RMU
14_49	7 WILLIMANSETT ST	RA1	RMU
14_50	20 WILLIMANSETT ST	RA1	RMU
14_51	18 WILLIMANSETT ST	RA1	RMU
14_65	32 WILLIMANSETT ST	BC	RMU
14_66	WILLIMANSETT ST	BC	RMU
15_37	OLD LYMAN RD	RA1	RMU
15_85	281 GRANBY RD	BA	RMU
15_124	GRANBY RD	BA	RMU
15_144	LYMAN TR	RA1	RMU
15_146	30 OLD LYMAN RD	RA1	RMU
15_148	2 WILLIMANSETT ST	BA	RMU
15_149	6 WILLIMANSETT ST	RA1/BA	RMU
15_150	WILLIMANSETT ST	RA1/BA	RMU
15_151	12 WILLIMANSETT ST	RA1	RMU
15_152	35 OLD LYMAN RD	BC	RMU
15_153	OLD LYMAN RD	BC	RMU
15_165	WILLIMANSETT ST	RA1	RMU
15_181	4 WILLIMANSETT ST	RA1/BA	RMU

**Attachment C: Parcels Proposed for Zoning Map Amendment
Residential Mixed Use (RMU)**

15_152_A	WILLIMANSETT ST	RA1	RMU
29_130	387 GRANBY RD	RA1	RMU
29_131	411 GRANBY RD	RA1	RMU
29_132	405 GRANBY RD	RA1	RMU
29_133	403 GRANBY RD	RA1	RMU
31_13	480 GRANBY RD	BA1	RMU
31_14	489 GRANBY RD	RA1/BA1	RMU
31_15	459 GRANBY RD	BA1	RMU
31_16	461 GRANBY RD	BA1	RMU
31_24	415 GRANBY RD	RA1	RMU
31_25	3 SUNSET AV	RA1	RMU
31_26	435 GRANBY RD	RA1	RMU
31_27	437 GRANBY RD	RA1	RMU
31_29	437.5 GRANBY RD	RA1	RMU
31_30	441 GRANBY RD	RA1	RMU
31_31	GRANBY RD	BA1	RMU
31_32	GRANBY RD	BA1	RMU
31_33	483 GRANBY RD	BA1	RMU
31_35	482 GRANBY RD	BA1	RMU
31_36	470 GRANBY RD	BA1	RMU
31_37	460 GRANBY RD	BA1	RMU
31_38	456 GRANBY RD	BA1	RMU
31_89	2 CONTI DR	BA1	RMU
31_102	GRANBY RD	BA1	RMU
31_103	GRANBY RD	BA1	RMU
31_104	1 CONTI DR	BA1	RMU
32_29	545 GRANBY RD	BA1	RMU
32_31	589 GRANBY RD	BA1	RMU
32_32	605 GRANBY RD	BA1	RMU
32_33	575 GRANBY RD	BA1	RMU
32_43	577 GRANBY RD	BA1	RMU
32_46	515 GRANBY RD	BA1	RMU
32_47	507 GRANBY RD	RA1	RMU
32_48	501 GRANBY RD	RA1	RMU
32_50	495 GRANBY RD	RA1	RMU
32_51	504 GRANBY RD	BA1	RMU
32_52	506 GRANBY RD	BA1	RMU
32_75	491 GRANBY RD	BA	RMU
32_76	500 GRANBY RD	BA1	RMU
32_78	187 EAST ST	BA1	RMU
32_94	189 EAST ST	BA1	RMU
32_98	EAST ST	RA1/BA1	RMU
34_3	GRANBY RD	RA1	RMU
34_4	GRANBY RD	RA1	RMU
35_16	629 GRANBY RD	RA1	RMU
35_19	617 GRANBY RD	RA1	RMU
35_20	GRANBY RD	RA1	RMU

APPENDIX D

SOUTH HADLEY PLANNING BOARD HYBRID PUBLIC HEARING:

To consider amendments to Chapter 255 Zoning and Zoning Map relative to properties in proximity to Route 202 (Granby Road) and Route 33 (Memorial Drive/Willimansett Street) to change the existing zoning to one of two new zoning districts identified as Residential Core and Residential Mixed Use. Proposed zoning bylaw changes would add new language to § 255-10 Terms Defined; add new language to § 255-11 Establishment of Districts; add new zoning districts and uses to § 255 Attachment 1 – Use Regulations Schedule; add new zoning districts and uses to § 255 Attachment 2 – Dimensional Regulations Schedule; add new language to § 255-15 Overlay districts; modify language to § 255-31 Flexible development; modify language to § 255-47 Multifamily and multiple dwellings; modify language to § 255-34 Professional business uses; and create a new chapter § 255- XX Route 202/33 Corridor Design Guidelines Overlay District. Proposed Zoning Map changes include property near Route 33 (Memorial Drive/Willimansett Street) at the Chicopee city line northward toward the intersection of Route 202 and 33, including Willimansett Street, then progressing eastward on Route 202 (Granby Road) to the Granby town line, and including the following streets: Yale Street, Dartmouth Street, Columbia Street, Harvard Street, Cornell Street, Oakwood Circle, Brigham Road, McDowell Drive, Forest Drive, Green Acre Road, Ridge Road, Glenn Drive, Karen Drive, Hickory Place, Bengier Avenue, Lois Avenue, Victoria Lane, Sunset Avenue, and East Street. The existing zoning of subject properties are proposed to change from Residence A-1 and Business A to the proposed Residential Core; and Residence A-1, Residence A-2, Business A-1, Business A, and Business C to the proposed Residential Mixed Use.

MEETING MINUTES OF SEPTEMBER 8, 2025

Present (all in-person): Diane Mulvaney, Chair; Nate Therien; Vice-Chair; Brad Hutchison, Clerk; Rob Watchilla, Member; Bob Szklarz, Member Anne Capra, Director of Planning and Conservation; Colleen Canning, Planning/Conservation Coordinator

In-person location: South Hadley Senior Center, 45 Dayton Street, South Hadley MA

Virtual location: Zoom Webinar

74 attendees were present virtually as indicated in the Zoom attendance report (attached) and 68 attendees were present in-person.

Chair Mulvaney the public hearing to order at 6:17 PM and Clerk Hutchison read the public hearing notice out loud as follows:

The Planning Board will hold a hybrid public hearing on Monday, September 8, 2025 at 6:00 PM to consider proposed amendments to the zoning map and zoning bylaw relative to properties in proximity to Route 202 (Granby Road) and Route 33 (Memorial Drive/Willimanett Street) to change the existing zoning to one of two new zoning districts identified as Residential Core and Residential Mixed Use.

Proposed zoning bylaw changes would add new language to § 255-10 Terms Defined; add new language to § 255-11 Establishment of Districts; add new zoning districts and uses to § 255 Attachment 1 – Use Regulations Schedule; add new zoning districts and uses to § 255 Attachment 2 – Dimensional Regulations Schedule; add new language to § 255-15 Overlay districts; modify language to § 255-31 Flexible development; modify language to § 255-47 Multifamily and multiple dwellings; modify language to § 255-34 Professional business uses; and create a new chapter § 255-XX Route 202/33 Corridor Design Guidelines Overlay District.

Proposed Zoning Map changes include property near Route 33 (Memorial Drive/Willimansett Street) at the Chicopee city line northward toward the intersection of Route 202 and 33, including

Willimansett Street, then progressing eastward on Route 202 (Granby Road) to the Granby town line, and including the following streets: Yale Street, Dartmouth Street, Columbia Street, Harvard Street, Cornell Street, Oakwood Circle, Brigham Road, McDowell Drive, Forest Drive, Green Acre Road, Ridge Road, Glenn Drive, Karen Drive, Hickory Place, Bengier Avenue, Lois Avenue, Victoria Lane, Sunset Avenue, and East Street. The existing zoning of subject properties are proposed to change from Residence A-1 and Business A to the proposed Residential Core; and Residence A-1, Residence A-2, Business A-1, Business A, and Business C to the proposed Residential Mixed Use.

The public hearing will be held through hybrid format with in-person attendance to be located in the multipurpose room of the South Hadley Senior Center, 45 Dayton Street South Hadley MA 01075. Virtual attendance will be hosted through the log-in information below:

URL to join: <https://us02web.zoom.us/j/89436769760?pwd=NmdO704KxaoBW1sqUHPi07RcfSoKcN.1>

Or join by phone: +1 (646) 558 8656 Webinar ID: 894 3676 9760 Passcode: 765579

Materials relative to this proposal are on file in the Planning & Conservation Department Office (Room U6) in Town Hall and are posted at www.southhadley.org on the Planning Department page under 'Route 202 & 33 Corridor Re-Zoning' or can be viewed at:

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

Any person interested in, or wishing to be heard, should appear/join the hearing at the time and in the manner designated.

*Brad Hutchison, Clerk
South Hadley Planning Board*

Publication: Friday, August 22, 2025

Friday, August 29, 2025

Director Capra opened the hearing by sharing a presentation and detailing the proposed zoning amendments for Route 202/33 Corridor. Consideration had been ongoing and was assisted through an advisory committee, planning consultants, and public engagement sessions. Two new zoning districts were proposed – Residential Core and Residential Mixed Use. The Residential Core zoning district was now proposed to be expanded into legacy residential neighborhoods off the Corridor. This would bring existing neighborhoods into dimensional conformity, allowing for less burdensome application process for future property modifications. The new zoning categories sought to allow for new use types, promote pedestrian-friendly design, and bring property into dimensional conformity. In response to public concern, fit studies had been provided to envision what future development could look like along the Corridor.

Chair Mulvaney opened the hearing the public comment at 7:05 PM.

Steve Markow, 28 Kenley Gardens, addressed the Board. He felt that style and character, including signage, of new development along with Corridor should allow for local control. He used the Village Commons as an example of successful development. He recommended that transition zoning be implemented to allow existing residential neighborhoods to be buffered from new developments that could include multi-story buildings. He was also concerned for current and potential increased traffic. Director Capra responded that signs were regulated elsewhere under zoning and sign design, such as illumination, was also regulated. She understood traffic was a concern. Member Watchilla noted that design standards allowed the Board to consider existing neighborhood character when reviewing development proposals.

Lynette Marios, 75 Willimasnett Street, addressed the Board. She stated that the last traffic study for the Corridor was performed in the 1990s which determined where turning signals were to be located. She questioned the feasibility of the fit studies provided as the properties used were privately owned. Director Capra responded that no projects were proposed and Chair Mulvaney added that the fit tests were provided in response to public interest in visualizing potential future development. Chair Therien shared that zoning was only intended to offer a framework and opportunity for future development.

Burt Dzidek, 437 Granby Road, addressed the Board. He addressed concerns for increased traffic and development impacts on Wetlands. Director Capra responded that development regulations, such as wetland regulations, still applied.

Donald Sherwood, 63 Mountainview Street, addressed the Board. He identified that Wetlands were located on properties along the corridor, particularly near the Hanger Restaurant at 515 Granby Road. Director Capra responded that development regulations, such as wetland regulations, still applied and zoning only created a framework for development. Donald Sherwood questioned if the schools could accommodate increased attendance. Vice-Chair Therien noted that more residents or students did not necessarily mean that less services would be available.

Joanna Brown, 25 Charon Terrance, addressed the Board. She advocated for the creation of new development opportunities while also protecting residential property value and community character. She cautioned the Board to consider what maximum development impacts could be under the proposed zoning amendments. She identified several existing vacant storefronts regionally and questioned how the zoning amendments would bring commercial growth. She advocated for increased Affordable Housing and identified that the zoning amendments did not have a requirement for such.

Daniel Dodge, 15 Cornell Street, addressed the Board. He was surprised that the proposed Residential Core zoning area had been extended into his neighborhood as it had not been discussed during early conversations. He was opposed to the proposed zoning change that would reduce the dimensional standards and expand uses allowance in his neighborhood. Director Capra stated that the intention of the zoning proposal would lead to the elimination of existing nonconformities.

Angel Dooley, 369 Granby Road, addressed the Board. She identified that her property had been used in the provided fit studies. She supported local businesses in Town and used the Corridor frequently as a walking route. She was concerned that the zoning amendment would lead to increased traffic, and danger to pedestrians. She had purchased her property because it was within a neighborhood of single-family homes and was concerned that zoning amendments could change the character of her neighborhood. She recommended that the Board contact residents prior to using their property for future fit tests as it presented initial concern prior to understanding the intention of the fit tests.

Christine Piquette, 7 Benger Avenue, addressed the Board. She was concerned that the fit tests provided were project development proposals and asked if the Town was pursuing eminent

domain to acquire the properties. Director Capra responded that the Town was not seeking to acquire the properties through eminent domain. Christine Piquette shared that she moved from an urban community to South Hadley and was concerned for increased multifamily development and decrease of local property values. She believed there were adequate vacant commercial properties to support business growth, as well as vacant developable land. She supported cottage cluster developments as proposed.

Jennifer Dziedzic, 5 Glenn Drive, addressed the Board. She identified that much of the land in the proposed zoning amendments was already developed, particularly in the expanded Residential Core area. She inquired what type of development in the expansion area could be feasible. Director Capra responded that current zoning standards created dimensional nonconformities within existing neighborhoods. This could create special permitting requirements for relatively minor property upgrades.

Hal Piligian, 46 Wildwood Lane, addressed the Board. He was concerned that the proposed zoning amendments would lead to increased traffic and loss of community character. He moved into his area to live in a neighborhood with larger lots and single-family homes. He was not supportive of increasing traffic signals along the Corridor. He was particularly concerned for property abutting his own and asked for information on what the most ‘destructive’ land use the zoning amendments could bring. Director Capra responded that a wide spectrum of uses were allowed under current zoning.

Chad Furman, 19 Cornell Street, addressed the Board. He inquired if the goal of the proposed amendments was to support walkability and increase support from MassDOT along the Corridor. Director Capra responded that development design standards would support walkability, and new development would distribute the existing tax burden. Chad Furman acknowledged that the Selectboard recently endorsed the zoning amendments at a meeting. He was generally excited about the proposal and acknowledged the challenges of working and volunteering in local municipal government.

Mike Gwynn, 5 Stewart Street, addressed the Board. He identified that a traffic impact assessment was required when traffic increases were expected. Director Capra replied that traffic studies were associated with applications for development.

Fred Osetek, 110 Pine Grove, addressed the Board. He recommended that Town correspond with MassDOT to make roadway and traffic improvements to the Corridor. He identified the high volume of existing traffic along the Corridor and questioned how walkability could be improved. He found it challenging to cross Route 202 and did not find the existing crosswalks helpful.

Dick Matteson, President of the Pine Grove Condominium Association and resident of 9 Pine Grove, addressed the Board. He identified that several Pine Grove residents were in the audience, and they were thankful for the Board’s efforts. He shared that residents’ primary concern with the Corridor was traffic.

Rita Petithory, 12 Woodbridge Street, addressed the Board. She was concerned about the proposed 10-foot setbacks and questioned how greenspace and climate resiliency could be

integrated into such site design. She was also concerned about the development of single-family homes that were not owner-occupied. Member Watchilla shared his experience recently buying a home and acknowledged that owning a single-family home was unattainable for many people.

Linda Sachs, 193 Woodbridge Street, addressed the Board. She identified that traffic was a consistent concern amongst commentors. She was concerned with the limited availability for plantings and trees given the limited proposed setback requirements. She believed that development standards should be strengthened to support South Hadley's character, such as the requirement for pitched roofs. She supported the implementation of vegetative buffering for new developments.

Martha Terry, 25 Brainard Street and Town Meeting Member, addressed the Board. She had discussed the zoning proposal with residents of Town and people were generally supportive of revitalization, but they also had concerns. She was concerned for proposed building heights and felt the fit tests provided by the Town were not adequate, as they were not photorealistic. In her correspondence to the Board, she provided an example of appropriately scaled development for the Corridor. Director Capra clarified recent revisions to dimensional standard within the draft for unit threshold and site coverage for cottage cluster developments.

Wanye Wetzel, 113 Pine Grove, addressed the Board. He moved into South Hadley from Eastern Massachusetts several years ago. He was concerned for new development and its impact on property values based on his experience living in different communities.

Steve LaPlante, President of the South Hadley/Granby Chamber of Commerce, addressed the Board. He appreciated the previous comments concerning traffic and community character. However, he also knew there were people who wanted to move to South Hadley or open businesses in South Hadley that were unable to do so. The zoning proposal supported strategic residential and business growth. He saw how the proposal would help secure a successful future for South Hadley.

Lillian Krause-Ely, owner of Brighter Beginning Childcare at 411 Granby Road, addressed the Board. She expressed the challenges of operating a small business in Town and the difficulties she had faced when considering selling or repurposing her business property. She also acknowledged the Town's housing shortage which had pushed young families out of Town.

Laurie Casolari, 22 Grandview Street, addressed the Board. She asked for more information on what drove the cost burden of Planning Board applications. Director Capra replied that permitting costs were associated with hiring professional consultation, filing fees and public notification requirements.

Kathy Gallivan, Precinct E Town Meeting Member, addressed the Board. She identified that the Town had had changed a lot over the years and residents wanted their neighborhoods to remain the same. She believed the Corridor was already congested and any meaningful change would take decades.

Tammy Welcome, Dartmouth Street, addressed the Board. She explained that her neighborhood was well established, and the zoning proposal could change that. She shared how traffic along the Corridor made it challenging to exit out of her neighborhood. She understood that the Town was having budget difficulties, but the proposal would change the character of her neighborhood and South Hadley.

Sandra Zieminski, Lyman Terrance, addressed the Board. She identified South Hadley as a bedroom community and believed the zoning proposal could change that character. She did not support dramatic change or alterations to existing neighborhoods.

Member Szklarz noted that the Town was currently in discussions regarding budget shortfalls as the schools and Town departments were struggling to fund level service. New growth would help support the Town.

Clerk Hutchison appreciated comments received and was open to Board discussion regarding revisions to the current proposal.

Kathy Gallivan addressed the Board again. She identified a number of vacant buildings throughout Town, particularly South Hadley Falls, and encouraged support for existing commercial areas.

Vice-Chair Therien was open to discussion and revision of the current proposal. He hoped to attract new people to Town and recognized the current practice was not sustainable.

Bruce Perron, Holyoke Pediatric Associates at 84 Willimansett Street, addressed the Board. He discussed the relationship between the proposed zoning amendments and the existing Big Y Plaza. He questioned how adequate the site was for mixed use developments. However, he appreciated that the proposal supported the Corridor's businesses and sought to soften Corridor's various land uses.

Susan Newton, 25 Jewett Lane, addressed the Board. She identified that zoning regulations often privileged large lots with single family homes, which in turn catered to residents with high income. She recognized that State action may be taken to impose relief from such restrictive zoning. If changes to zoning were not supported, new residents would be unable to move to Town and existing residents would leave.

Brain Morris, 14 McDowell Street, addressed the Board. He was surprised that the Residential Core area had been expanded into his neighborhood. He had lived at his property for a long time and was concerned for increased traffic related to increased development. If the Board found the Special Permitting process onerous, he recommended that the application process should be reviewed rather than pursue zoning map changes. He believed additional discussion was needed before the Board could consider zoning changes in his neighborhood.

Dan Dodge addressed the Board again. He believed more consideration was needed prior to pursuing a zoning change in the expanded Residential Core area. If multiple Residential A-1 lots

were undersized, and were preexisting nonconforming, then the Board could consider amending all property within the Residential A-1 zoning district.

Members needed to continue the hearing to allow for additional discussion and deliberation.

Motion: Clerk Hutchison moved to continue the public hearing to September 15, 2025 at 6:30 PM. Member Szklarz seconded the motion. Five (5) out of five (5) voting members voted in favor of the motion through roll call vote.

The regular meeting reconvened at 9:27 PM.

Respectfully Submitted,
Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
Zoom Attendance List	Attached
In-person attendance list	Attached
9/8/25 - Presentation	Attached
8/25/25 Letter - Bruce Parent, Crossroads Holding LLC	Attached
8/26/25 Letter - Daniel and Cari Dodge, 15 Cornell Street	Attached
8/30/25 email - Brian and Laura Morris, 14 McDowell Drive	Attached
9/4/25 email - Martha Terry, Precinct B Town Meeting member	Attached

Attendee Report

Report generated time 10/3/2025 14:50

Topic	Webinar ID	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views
Planning Board Regular Meeting	864 8672 8408	158	12	21	9

Host Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Colleen Canning# Staff (Town of South Hadley 2)	8/25/2025 18:20	8/25/2025 20:58	158	No

Panelist Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Member Bob Szklarz	8/25/2025 18:20	8/25/2025 20:58	158	Yes
Yes	Director Anne Capra	8/25/2025 18:25	8/25/2025 20:58	153	Yes
Yes	Chair Diane Mulaveny	8/25/2025 18:20	8/25/2025 20:58	158	Yes
Yes	Planning Board (Chris Tucker)	8/25/2025 18:20	8/25/2025 20:58	158	Yes

Attendee Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Susan Newton	8/25/2025 18:20	8/25/2025 20:58	158	Yes
Yes	Jane Smith	8/25/2025 18:48	8/25/2025 19:39	51	Yes
Yes	Neal	8/25/2025 18:25	8/25/2025 20:30	125	Yes
Yes	Nicole	8/25/2025 18:37	8/25/2025 18:51	14	Yes
Yes	Denise Presley	8/25/2025 18:55	8/25/2025 20:57	123	Yes
Yes	Linda Sachs	8/25/2025 18:24	8/25/2025 19:55	91	Yes
Yes	Chris	8/25/2025 18:21	8/25/2025 18:26	6	Yes
Yes	Chris	8/25/2025 18:27	8/25/2025 18:31	4	Yes
Yes	chris	8/25/2025 18:29	8/25/2025 18:36	7	Yes
Yes	chris	8/25/2025 18:34	8/25/2025 19:47	74	Yes
Yes	Owner	8/25/2025 18:31	8/25/2025 20:58	147	Yes
Yes	robert pleasure	8/25/2025 19:19	8/25/2025 20:47	89	Yes
Yes	Daniel Pease	8/25/2025 18:31	8/25/2025 18:32	2	Yes
Yes	Daniel Pease	8/25/2025 18:36	8/25/2025 18:37	1	Yes
Yes	16179212079	8/25/2025 18:35	8/25/2025 18:56	21	Yes
Yes	Marie Rohan	8/25/2025 18:36	8/25/2025 20:03	88	Yes

Planning Board Meeting Attendance Sheet

Meeting Date: 9/8/25

Name	Address/ Affiliation
Donald Sherwood Sr.	63 Mountainview ST
Dick Matteson	9 Pine Grove Drive
Hettie Finkel	450 Amherst Rd
Eli Schwartz	5 Pine Grove Dr.
Cindy Stuch	325 HANBY St
Steve Markow	28 Kenlee Gardens
Margie Rilees	87 Pine Grove DR
Mikie RILEY	" "
Cheryl Webster	Old Syman Rd
Susan Narek	295 Stanley Rd.
Bina Piant	CROSSPOST ROAD, Gldy - Killywarth Ct. 06417
John Reed	CARE 84 Willimansett St
Stuart Demurat	14 Yale St.
Jennifer Gayette	14 Yale St.
Mary E Wilson	71 COLUMBIA St

Planning Board Meeting Attendance Sheet

Meeting Date: 9/8/25

Name	Address/ Affiliation
Lyvette Marcis	75 Williamsett St. So. Hadley
Dorothy Cronin	170 Pine Grove Dr
Ren Mieray	170 Pine Grove Dr
Charles Jones	94 Williamsett St.
Edward Jones	94 Williamsett St.
Steve Debra Curley	57 Mountain View St
Eileen O'Rourke	9 Karin Ln.
Walter Mozgala	133 Burnside St
Paula Benson	310 Amberst Road
Linda Sachs	193 Woodbridge St.
Steven Lapointe	2 Lyma Street
Mary Ann Kusy	563 Granby Rd
Robert Trovitch	85 Pine Grove Dr
David Andrew	36 Woodbridge St
TOM LAKS	30 E. Red Bridge

Planning Board Meeting Attendance Sheet

Meeting Date: 9/8/25

Name	Address/ Affiliation
Deyd L Greenberg	10 YAREN BLVD
CAVA DIMOCK	15 Cypress Drive
Bernie Dziadek	437 Cranby rd
Lori Souder	311 Hadley 1st
Winston Baldwin	U
Lori Eldridge	45 Columbia St.
STEPHEN SMARBSKI	81 PINE GROVE DRIVE S. HADLEY
ADRIAN RAMO SALSOLA	45 DARTMOUTH ST.
Laurie Casolari	22 Grandview St #7
Carol Dandeneau Bobbin	14 West Cornell St.
Bianwe Komve	Cel DARTMOUTH ST.
Peter Milloy	74 Pine Grove Drive
DAISY & MARY WILSON	71 Columbia ST
BRIAN MCCAFERIN	333 GRANBY RD
PAULINE MCCAFERIN	333 GRANBY RD.

Planning Board Meeting Attendance Sheet

Meeting Date: 9/18/25

Name	Address/ Affiliation
Shelley Hayward	86 Ridge Road
Susan Newton	85 JENETT Lane
Wend Hamilton, Chair	77 Hadley St.
Tricia Washington	105 P.G. Drive
Paul Osebet	110 Pine Grove
Fred Gatch	110 Pine Grove Dr.
Brian Dimock	15 Cypress Dr.
Elaine Treba	35 Old Lyman Rd.
Ralph St. Sauveur	39 Ridge Rd.
HOSEA USA SMAROSKI	81 PINE GROVE DR.
Holly DeFalco	186 PINE GROVE DR.
Anna Harper	71 Woodbridge St
JUNE + STEVE CARPENTER	116 BECKMAN LANS
SARAH PARISH	54 Pine Grove Dr.
KLAUDIA ANKIER	54 Pine Grove Dr.

Planning Board Meeting Attendance Sheet

Meeting Date: 9/8/25

Name	Address/ Affiliation
RITA PETITHORY	12 WOODBRIDGE ST.
Joanna Brown	25 Charon Ter
William Kraver Ct	411 Granby Rd. S.Hadley
KATHLEEN F. GALLIVAN	26 Hymen Terrace
PATRICK BROCK	94 PINE GROVE DR

Planning Board Meeting Attendance Sheet

Meeting Date: 9/8/25

Name	Address/ Affiliation
Marilyn Ronger	33 Grandview St Shively Okla
Mimi	12 Woodbridge St
Danny Luis	37 Westbrook Rd

Project website with lots more info:
[Route 202 & 33 Corridor Re-Zoning | South Hadley, MA - Official Website](#)

Routes 202/33 Corridor

Proposed Re-Zoning Public Hearing

September 8, 2025





PLANNING PROCESS

Phase I: Corridor Study - 2020-2021

Phase II: Re-Zoning – July 2024 - Now

Committee Members

- Michael Beauchemin
- Ken LeBlanc
- Dan Luis
- Martha Terry
- Nate Therien

Town Staff

Anne Capra, AICP,
Director, Planning and
Conservation

Consultant Team

- Emily Keys Innes, AICP,**
LEED AP ND, President
- Supriya Kelkar,**
AICP, LEED AP ND
Senior Urban
Planner/Designer



PAST MEETINGS AND WORKSHOPS

#	Format	Topic	Date
1	In-person Workshop	Building and site form and design	September 16, 2024
2	Virtual Workshop	Boundaries and uses	October 16, 2024
3	In-person Workshop	Design guidelines and standards	November 14, 2024
4	In-Person Presentation	Draft zoning and design guidelines	January 16, 2025
5	Planning Board Introduction	Draft Zoning Discussion	March 10, 2025
6	Planning Board	Draft Zoning Discussion	April 14, 2025
7	Planning Board	Design Guidelines Discussion w/ Innes Associates	June 23, 2025
8	Planning Board	Draft Zoning Discussion	July 14, 2025
9	Planning Board	Public Listening Session	July 28, 2025
10	Planning Board	Draft Zoning Discussion	August 11, 2025

DRAFT ZONING RECOMMENDATIONS

1. NEW Zoning Districts

- ▶ Residential Mixed Use (RMU)
- ▶ Residential Core (RC)

2. Allowed Uses for New Zoning Districts – Use Regulations Schedule

3. Dimensional Standards for Parcels in New Zoning Districts – Dimensional Regulations Schedule

4. NEW Design Guidelines Overlay Zoning District – Includes New Zoning Districts



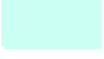

New Zoning Districts

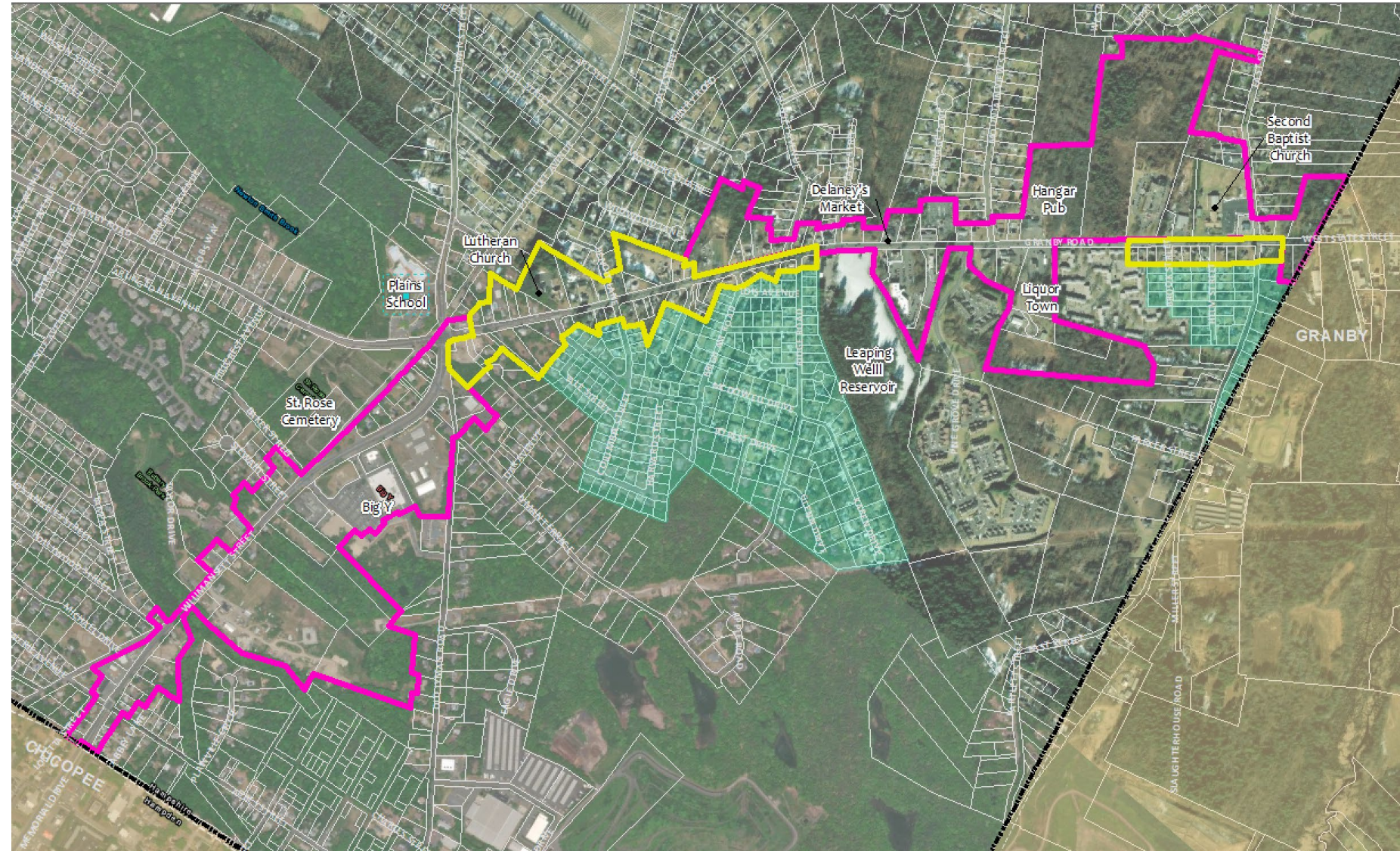
PROPOSED

NEW ZONING DISTRICTS

District Boundaries

Legend

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



NEW ZONING DISTRICTS

Resident Core (RC)

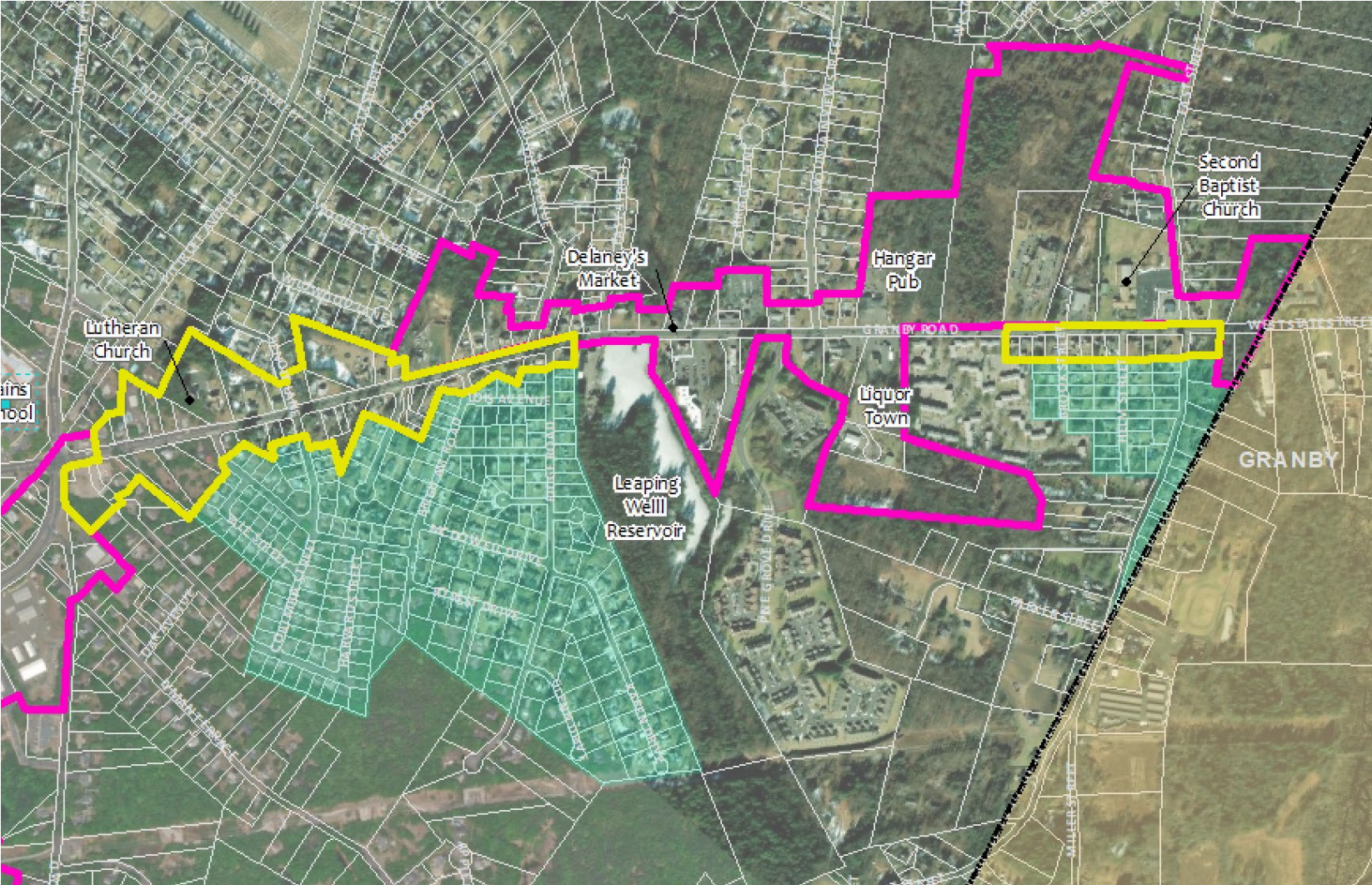
The purpose of this district is to preserve and prioritize the existing residential identity of the neighborhood while introducing a wider variety of housing options.

LEGEND

Parcels

Zoning Districts

RC
Residential Core



NEW ZONING DISTRICTS

Residential Mixed Use (RMU)

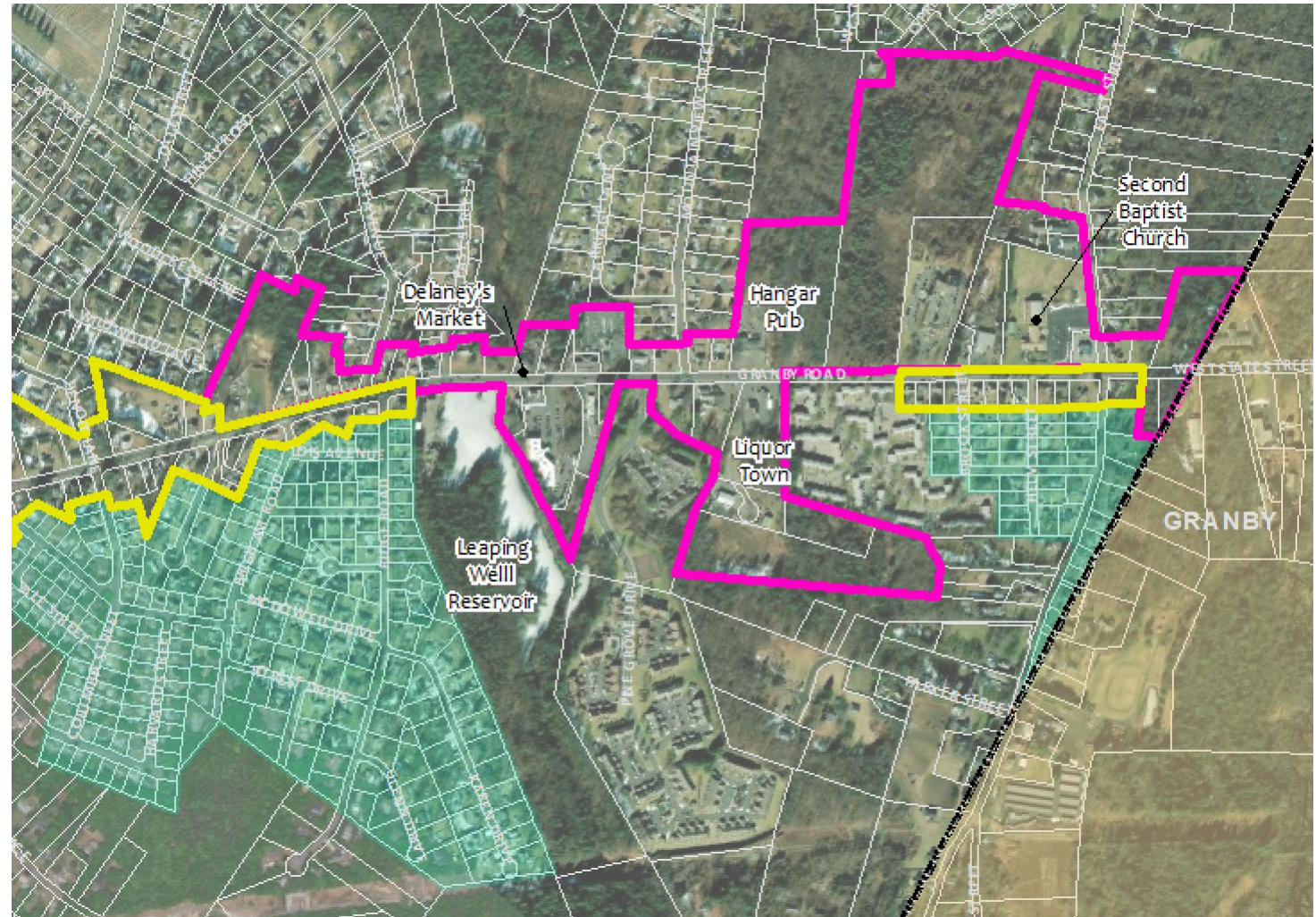
The purpose of this district is to integrate housing with business uses to promote economic growth and support a vibrant and walkable neighborhood.

LEGEND

 Parcels

Zoning Districts

 RMU
Residential Mixed Use



North of Lyman Street Intersection

NEW ZONING DISTRICTS

Residential Mixed Use (RMU)

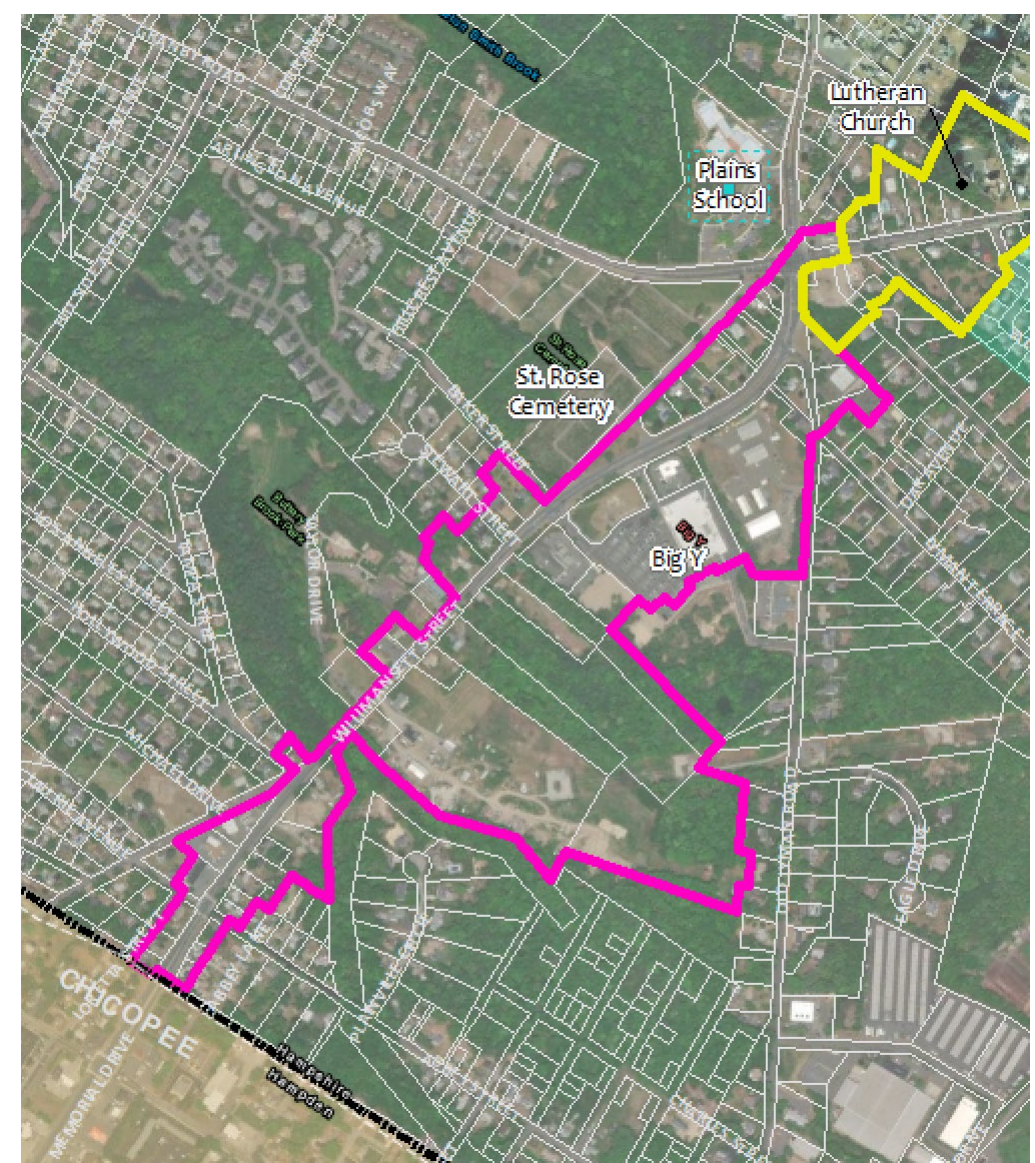
The purpose of this district is to integrate housing with business uses to promote economic growth and support a vibrant and walkable neighborhood.

LEGEND

 Parcels

Zoning Districts

 RMU
Residential Mixed Use



South of Lyman Street Intersection

**ROUTE 202/33
CORRIDOR
REZONING MAP**

**Proposed Changes
8/12/25**

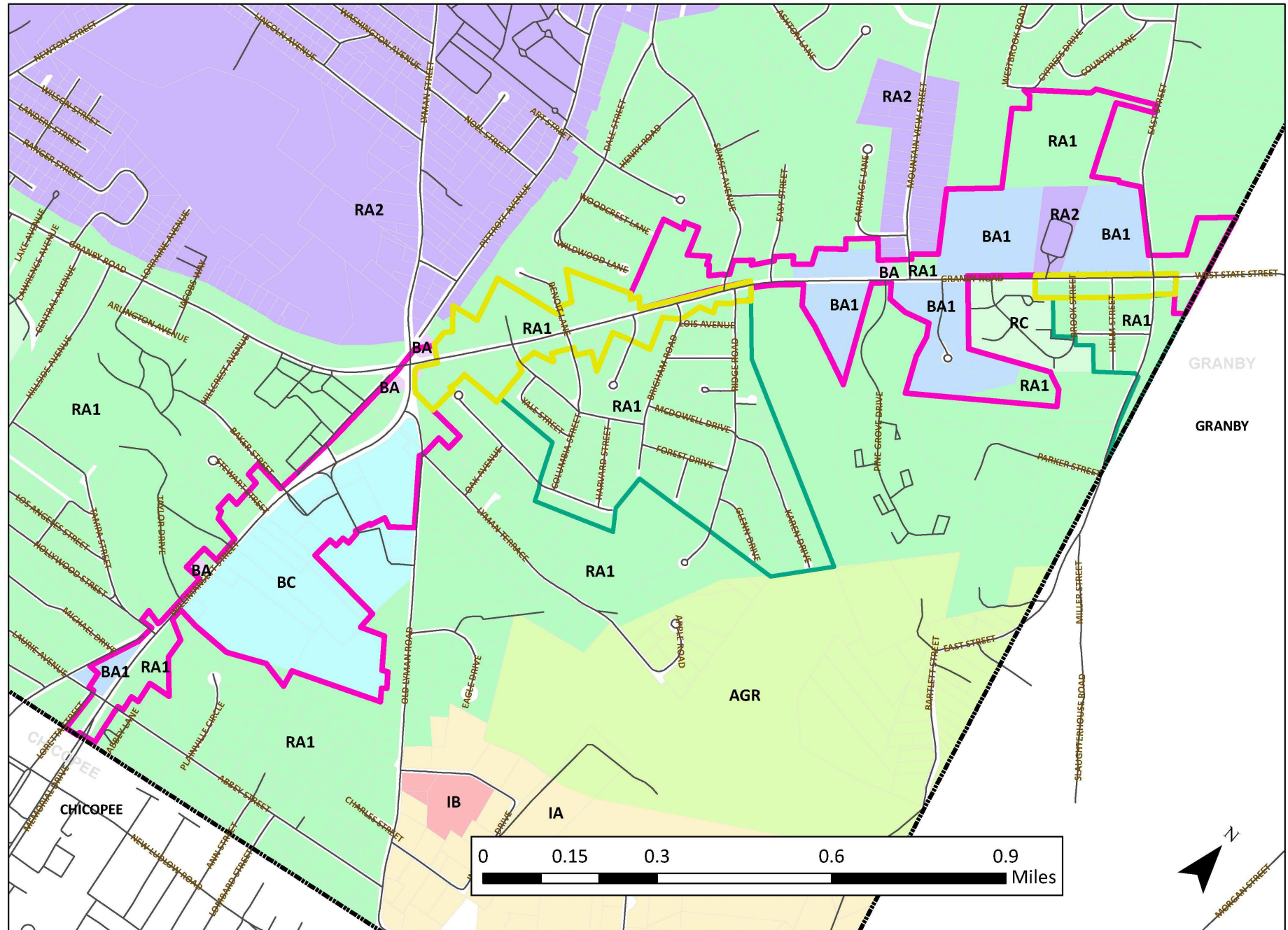
Legend

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

Existing Zoning

ZONE

- RA1
- RA2
- RC
- BA1
- BA
- BC
- AGR
- IA
- IB



Allowed Uses – Use Regulation Schedule

PROPOSED

NEW *Uses* -- Proposed

- **Both Zoning Districts**
 - Cottage Cluster Development
 - Three-family dwellings
- **RMU only**
 - Artistic/ Creative Production
 - Brewery/ Cider/ Distillery/ Winery
 - Co-Working Space
 - Maker Space/ Artisan Space-Studio
 - Small, Medium, Large Retail
 - *Outdoor Display – Accessory Use*
 - Small, Medium, Large, Restaurant
 - *Outdoor Seating – Accessory Use*

NEW Uses -- Proposed

NEW Uses	RC	RMU
Artistic/ Creative Production	N	SP
Brewery/ Cider/ Distillery/ Winery	N	SP
Co-Working Space	N	Y
Maker Space/ Artisan Space-Studio	N	Y
Retail - Small, Medium, Large	N	Y/SPR/SP
Restaurant - Small, Medium, Large	N	Y/SPR/SP
Three-family dwellings	Y	Y
Cottage Cluster Development	SPR	SPR

Cottage Cluster Development - Example



Site: 3 acres
Units: 23
Density: 7.6 units/acre



EXISTING AND PROPOSED USES

Y - Permitted Use

N - Excluded or prohibited use

“-” - Use not applicable to the District

SP - Use permitted 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.

Proposed New Uses 

Use Permissions changed from what exists currently. 

RESIDENTIAL USES	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Use Classifications	A-1	A-2	C	A-1	C	RC	RMU
Single-family dwellings	Y	Y	Y	N	SP	Y	SP
Single-family dwellings – flag lot	SP	SP	N	N	N	SP	N
Conversions of single-family to two-family dwellings	N	SP	N	N	N	Y	Y
Conversions of single-family to three-family dwellings	-	-	-	-	-	SPR	Y
Two-family dwellings (new)	SP	SP	N	N	N	Y	Y
Three-family dwellings	SP	SP	Y	N	N	Y	Y
Multifamily dwellings for more than three families	SP	SP	SPR	N	SP	SPR	SPR
Cottage Cluster Development	-	-	-	-	-	SPR	SPR
Home Occupation I	Y	Y	N	N	N	Y	Y
Home Occupation II	SPR	SPR	N	N	N	SPR	SPR
Mobile homes	SP	SP	N	N	N	N	N
Mobile home parks	N	N	N	N	N	N	N
Continuing care retirement communities	N	SP	N	N	N	N	N
Bed-and-breakfasts	SP	SP	N	N	N	SPR	SPR
Flexible residential developments	SP	SP	SP	N	N	SP	SP
Short-term rental – owner-occupied	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Short-term rental – non-owner-occupied	SP	SP	SP	SP	SP	SP	SP
Accessory dwelling unit – attached	Y	Y	Y	N	N	Y	Y
Accessory dwelling unit – detached	SPR	SPR	SPR	N	N	SPR	SPR

Updated 8/12/25

EXISTING AND PROPOSED USES

Y - Permitted Use

N - Excluded or prohibited use

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Proposed New Uses



Use Permissions changed from what exists currently.



Updated 8/12/25

OPEN SPACE USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Agricultural, horticultural, or floricultural uses on parcels of five acres or more	Y	Y	Y	Y	Y	Y	Y
Agricultural, horticultural, or floricultural uses on parcels of less than five acres	SPR	SPR	SPR	N	SPR	SPR	N
Cemeteries, crematories situated with cemeteries	Y	Y	Y	N	N	N	N
Portable woodworking mills for use on lots of less than five acres	N	N	N	N	N	N	N
Landing strips for private use of owner	N	N	N	N	N	N	N
Stables or riding academies	Y/ SPR	Y/ SPR	N	N	SPR	Y/a/SPR	SPR
Public-private recreation	N	N	N	N	N	N	N
Outdoor recreation facilities	N	N	N	N	N	N	N

PUBLIC AND INSTITUTIONAL USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Town buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Public and private nonprofit educational institutions	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Structures used for religious purposes	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Federal and state government buildings	N	N	N	Y	Y	N	Y
Public playgrounds and parks	Y	Y	Y	Y	Y	Y	Y
Clubs, lodges, social and community center buildings	N	SPR	N	N	SP	SPR	SPR
Hospitals, sanitariums, and charitable services	N	SPR	N	N	N	N	N

EXISTING AND PROPOSED USES

Y - Permitted Use

N - Excluded or prohibited use

"-" - Use not applicable to the District

SP - Use permitted 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.

Proposed New Uses

Use Permissions changed from what exists currently.

BUSINESS USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Drive-in services	N	N	N	SP	N	N	N
Retail sales (S, M, L)	N	N	N	SPR	SPR	N	Y/SPR/SP
Personal, business, and professional services	N	N	N	SPR	SPR	N	Y
Gasoline filling stations	N	N	N	SP	N	N	N
Automotive repair and services	N	N	N	SP	N	N	SP
Open-air parking for 25 vehicles or fewer	N	N	N	N	N	N	N
Public parking areas and garages (unrestricted capacity)	N	N	N	N	N	N	N
New and secondhand car dealers	N	N	N	SP	N	N	SP
Marinas	N	N	N	SPR	N	N	N
Offices	N	N	N	SPR	SPR	N	SPR
Wholesale sales and warehousing	N	N	N	N	SP	N	N
Telephone exchange buildings	N	SPR	N	N	N	N	N
Railroad or bus passenger stations or shelters and rights-of-way	N	SPR	SP	SP	SPR	SPR	SPR
Amusement parks, bowling alleys, roller skating rinks	N	N	N	N	N	N	N
Motels – hotels	N	N	N	N	SP	N	SP
Open air theaters	N	N	N	N	N	N	N
Sale of farm products	SP	N	N	N	SP	SP	SPR
Training or educational institutions operated for profit	N	N	N	SPR	SPR	N	SPR
Professional business	SP	SP	N	SPR	SPR	N	SPR
Restaurants (S, M, L)	N	N	N	SPR	SPR	N	Y/SPR/SP
Restaurants- Outdoor Seating (accessory)	-	-	-	-	-	N	SPR
Adult entertainment uses	N	N	N	SP	N	N	N

Updated 8/12/25

EXISTING AND PROPOSED USES

KEY

Y - Permitted Use

N - Excluded or prohibited use

"-" - Use not applicable to the District

SP - Use permitted 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.

Proposed New Uses 

Use Permissions changed from what exists currently. 

BUSINESS USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Flea markets	N	N	N	SP	N	N	SP
Commercial kennels	N	N	N	SP	N	N	N
Medical marijuana off-site dispensaries	N	N	N	N	N	N	N
Marijuana retailer	N	N	N	SP/P	SP/P	N	N
Marijuana testing facility	N	N	N	SP/P	SP/P	N	N
Solar photovoltaic, large-scale	SPR/SP	SPR/SP	SPR/SP	SPR	SPR	SP	SP
Solar photovoltaic, medium-scale	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SP	SP
Solar photovoltaic, small-scale	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SP	SP
Co-Working Space	-	-	-	-	-	N	Y
Maker Space/ Artisan Space-Studio	-	-	-	-	-	N	Y
Brewery/ Cidery/ Distillery/ Winery	-	-	-	-	-	N	SP
Retail - Outdoor Display	-	-	-	-	-	N	SP
Artistic/ Creative Production	-	-	-	-	-	N	SP

Updated 8/12/25

Dimensional Standards – Dimensional Regulations Schedule

PROPOSED

Dimensional Standards

Residential Core (RC)

Zoning District	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
Residential Core (RC)	10,000	75	30	60	20	10	20	3	35
RC – Cottage Cluster	20,000	100	30	60	20	10	20	1.5	20

Dimensional Standards

Residential Mixed-Use (RMU)

Zoning District	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
Residential Mixed Use (RMU)	20,000	100	30	80 ¹	10	10	20	3	35
RMU – Cottage Cluster	20,000	100	30	80 ¹	10	10	20	1.5	20
RMU – Multi-family	20,000	100	30	80 ¹	10	10	20	3	45
RMU – Mixed Use	20,000	100	30	80 ¹	10	10	20		55 ²

² 45' and 60' are the current heights allowed in Business A-1 and Business C Districts, respectively.

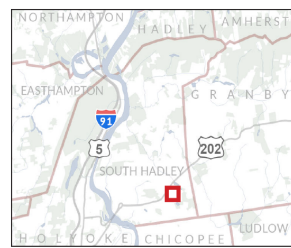
Dimensional Standards

Existing Zoning Districts

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback			Maximum Height	
					Front	Side	Rear	Stories	Feet
Residence A-1	22,500	125	30	60%	40	20	25	3	35
Residence C	87,120	NONE	20	50%	30	50	50	3	35
Business A	10,000	50	75	85%	10	6	10	3	45
Business A-1	25,000	125	30	80%	0	15	50	3	45
Business C	20,000	100	50	80%	10	15	50	4	60

DRAFT ZONING RECOMMENDATIONS

Existing Frontages



South Hadley
Massachusetts

Frontage Measurements

LEGEND

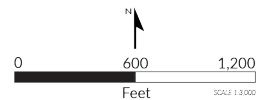
- Buildings
- Frontage Lines
- Parcels
- Study Area

Frontage in Feet

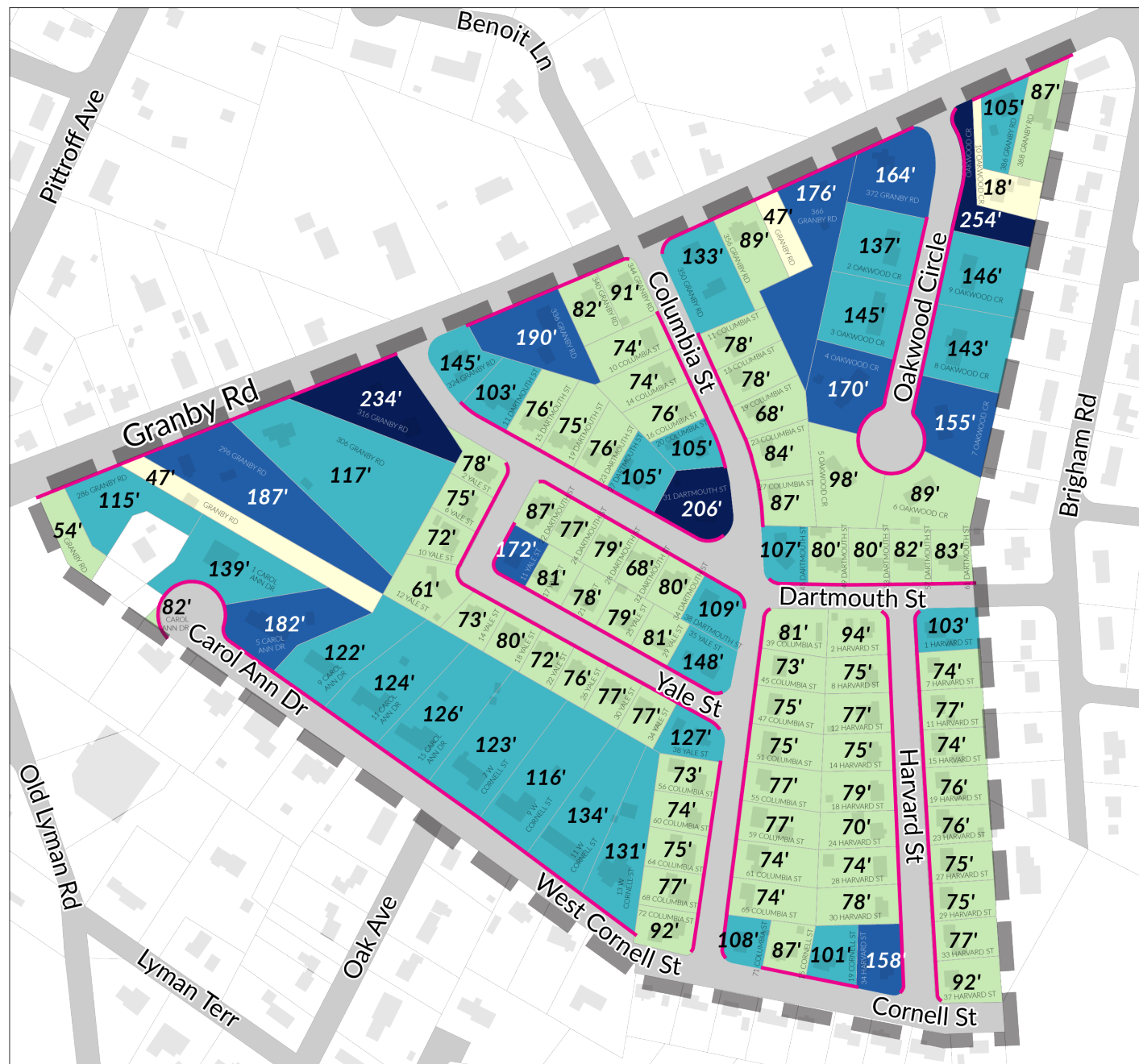
- <50
- >50 - 100
- >100 - 150
- >150 - 200
- >200 - 254

Median Frontage

Carol Ann Dr	125 ft
Columbia St	76 ft
Cornell St	119 ft
Darmouth St	80 ft
Granby Rd	114 ft
Harvard St	76 ft
Oakwood Cr	144 ft
Yale St	78 ft
Study Area	80 ft



This map was produced on January 2025 by Innes Associates for the Town of South Hadley using data from South Hadley and MassGIS. "Library of Geographic Information (MassGIS) Commonwealth of Massachusetts, Executive Office of Technology and Security Services"



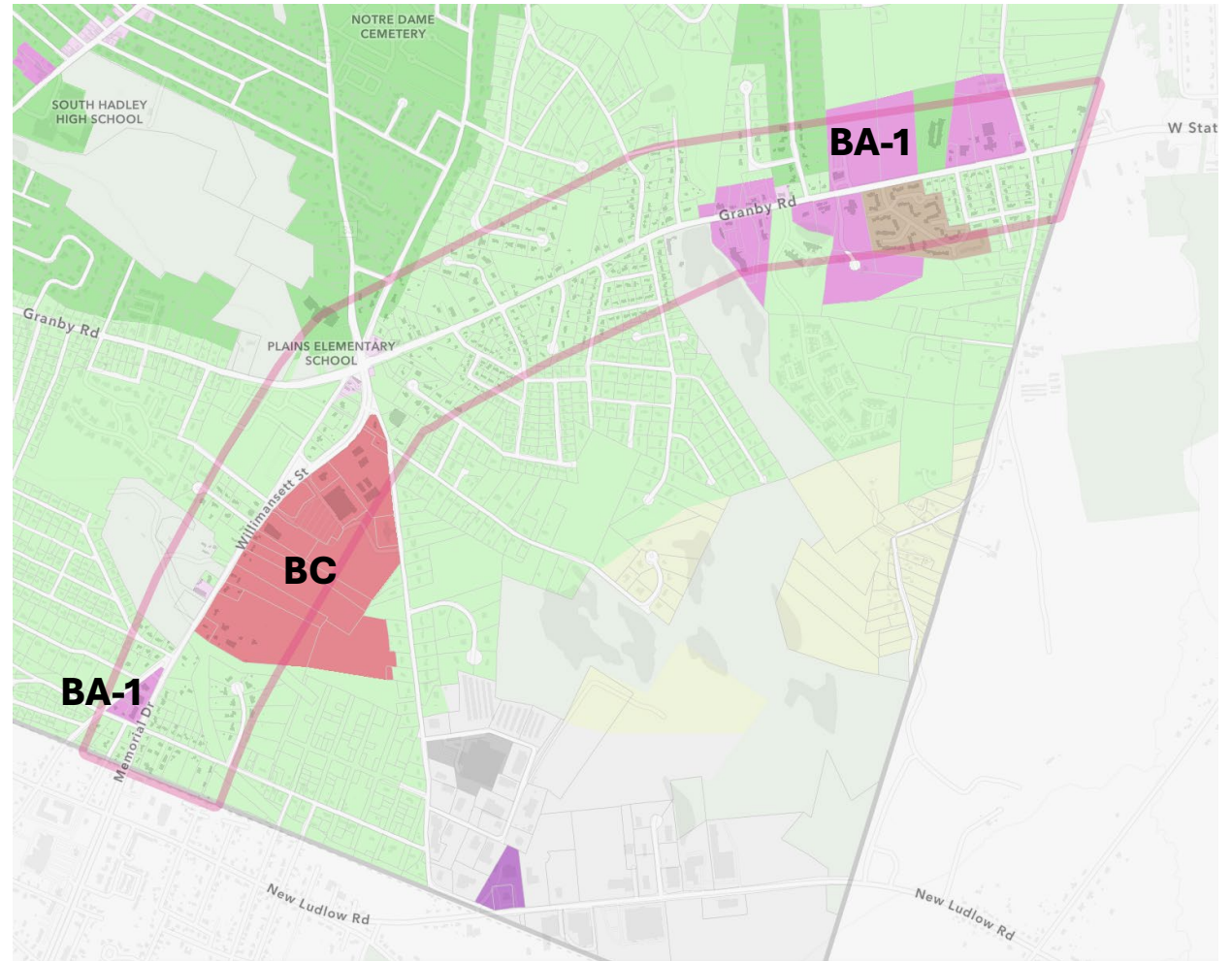
DRAFT ZONING RECOMMENDATIONS

Existing Allowed Height

- **BC**
 - Maximum Height 60' (any use)
- **BA-1**
 - Maximum Height 45'
- **BA**
 - Maximum Height 45'

The height limitations for buildings on less than one-acre parcels shall be “2” stories and “35” feet.

- **RC**
 - Maximum Height 35'
- **RA-1**
 - Maximum Height 25', 35' or 60' depending upon use.
- **RA-2**
 - Maximum Height 25', 35', 55' or 60' depending upon use.



Design Review Overlay Zoning District

PROPOSED

Route 202/33 Corridor Design Review Overlay Zoning District

§ 255-15. Overlay districts

ADD F. Route 202/33 Corridor Design Review Overlay District

The Design Guidelines Overlay District is established to enhance the Route 202/33 corridor by promoting a walkable, pedestrian-and bicycle-friendly environment, mixed-use, and residential environment with diverse housing options.

Development Standards versus Design Guidelines

Development Standards are **mandatory regulatory requirements** that must be adhered to.

Design Guidelines are a set of **advisory recommendations** on how to apply design principles for a positive user experience.

Design Review Overlay District

§ 255-52 F. Design Principles

- (1) **Promote pedestrian access and safety** by encouraging design strategies to reduce conflicts between drivers and pedestrians;
- (2) **Reduce negative impacts on the natural environment** from stormwater overflow and lighting glare or overspill;
- (3) **Support a consistent level of design** for a complementary mix of uses along the corridor, including residential-only, commercial-only, and a mix of both, depending on the purpose of the subareas along the corridor; and
- (4) **Reinforce the identity** of the proposed subareas along the corridor while respecting the smaller-scale of the abutting neighborhoods and the central residential area on both sides of Granby Road between Lyman Street /Old Lyman Road and Easy Street/Leaping Well Reservoir.

Design Review Overlay District

§ 255-52 G. Development Standards

- (1) Site Design
- (2) Cluster Cottage Development
- (3) Buildings: Mixed-use development
- (4) Buildings: Corner Lots
- (5) Buildings: Infill Lots

Focus on:

- ▶ Access and Circulation (people, vehicles, bicycles)
- ▶ Stormwater Management
- ▶ Building placement and massing
- ▶ Lighting
- ▶ Landscaping

DESIGN GUIDELINES

Route 202/33 Corridor Design Review Overlay Zoning District

Design Guidelines

- Adopted by the Planning Board after the Overlay Zoning District is adopted by Town Meeting
- Overlay Zoning District enables Planning Board to adopt design guidelines
- DRAFT Design Guidelines:

<https://www.southhadley.org/DocumentCenter/View/14182/Route-20233-Design-Guidelines---Draft-61723>



Route 202/33 Proposed Rezoning

Fit Studies

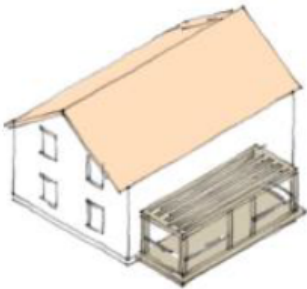
Example Development Schematics

September 8, 2025

<https://www.southhadley.org/DocumentCenter/View/14350/Fit-Studies---9825>



Figure 3. Building Types for the RC District



Cottage

1.5 Story

1 unit



Single Family (detached) or Townhouse (attached)

2 Story

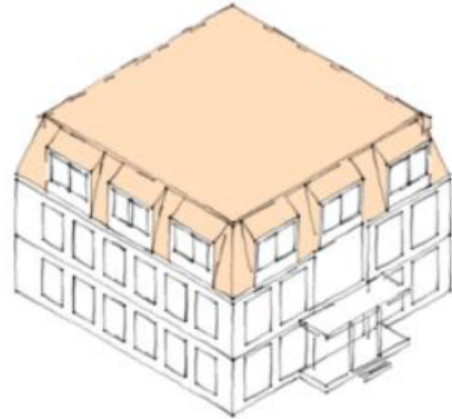
1 unit



Duplex

2 Story

2 unit

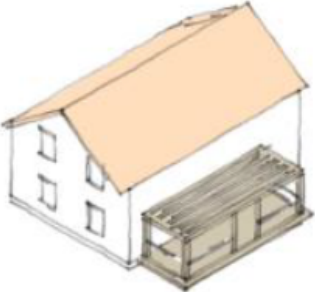


Triplex

3 Story

3 unit

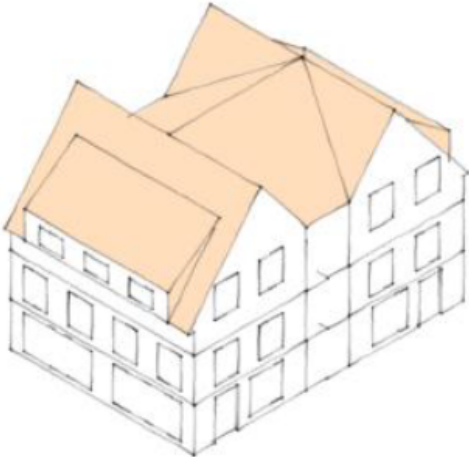
Figure 4. Building Types for the RMU District



Cottage

1.5 Story

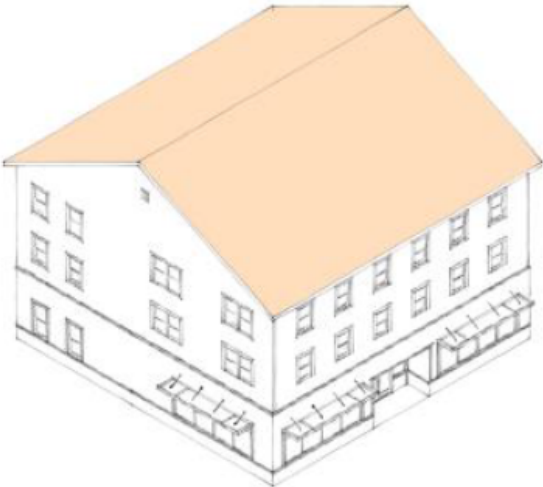
1 unit



Multifamily Mixed-Use

3 Story (45ft)

4 unit



Multifamily Mixed- Use

3 Story (50ft)

12 unit



RESIDENTIAL MIXED USE





1

RESIDENTIAL MIXED USE





RESIDENTIAL CORE



2

RESIDENTIAL CORE



3

RESIDENTIAL CORE



RESIDENTIAL MIXED USE

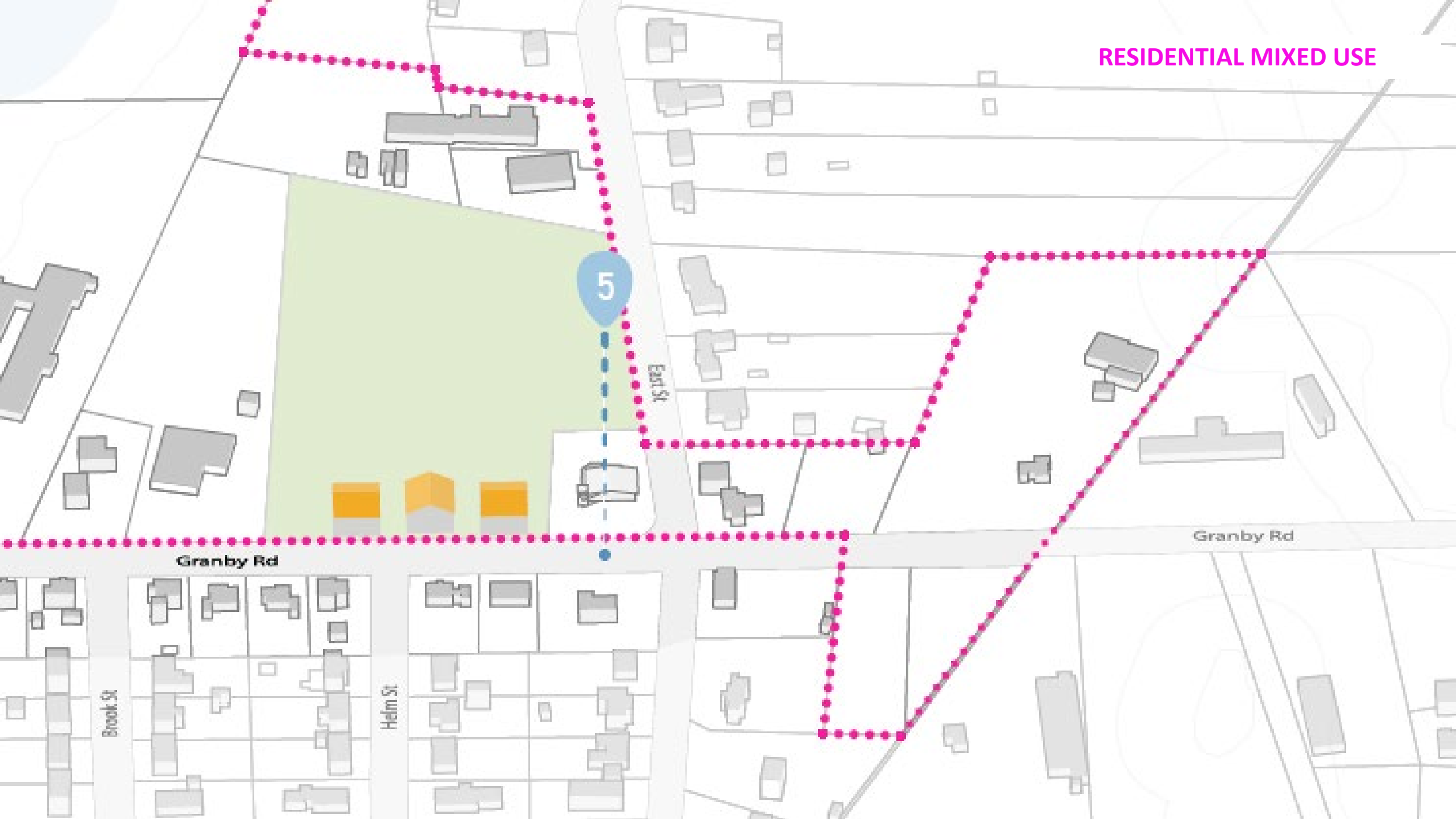


4

RESIDENTIAL MIXED USE



RESIDENTIAL MIXED USE



5

East St

Granby Rd

Granby Rd

Brook St

Helm St

5

RESIDENTIAL MIXED USE



Zoning Amendments – Other Changes for Clarity

PROPOSED

ZONING RECOMMENDATIONS

OTHER CHANGES

§ 255-31. Flexible development

MODIFY B. Applicability

Three family dwellings and Cottage Cluster Developments in the RC and RMU Districts shall not be subject to the requirements within this § 255-31.

ZONING RECOMMENDATIONS

OTHER CHANGES

§ 255-47. Multifamily and multiple dwellings

MODIFY E. Exceptions

(3) Three-family dwellings and Cottage Cluster Development within the Residential Core and the Residential Mixed Use District shall not be subject to the density or open space restrictions within this § 255-47.

ZONING RECOMMENDATIONS

OTHER CHANGES

§ 255-34. Professional business uses.

ADD H.

Within the Residential Mixed Use District, site plan review rather than a special permit shall be required for applicants wishing to operate a qualifying professional business. In granting site plan approval for a professional business, the Planning Board may subject the approval upon conditions and restrictions as required for professional business special permits.

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,








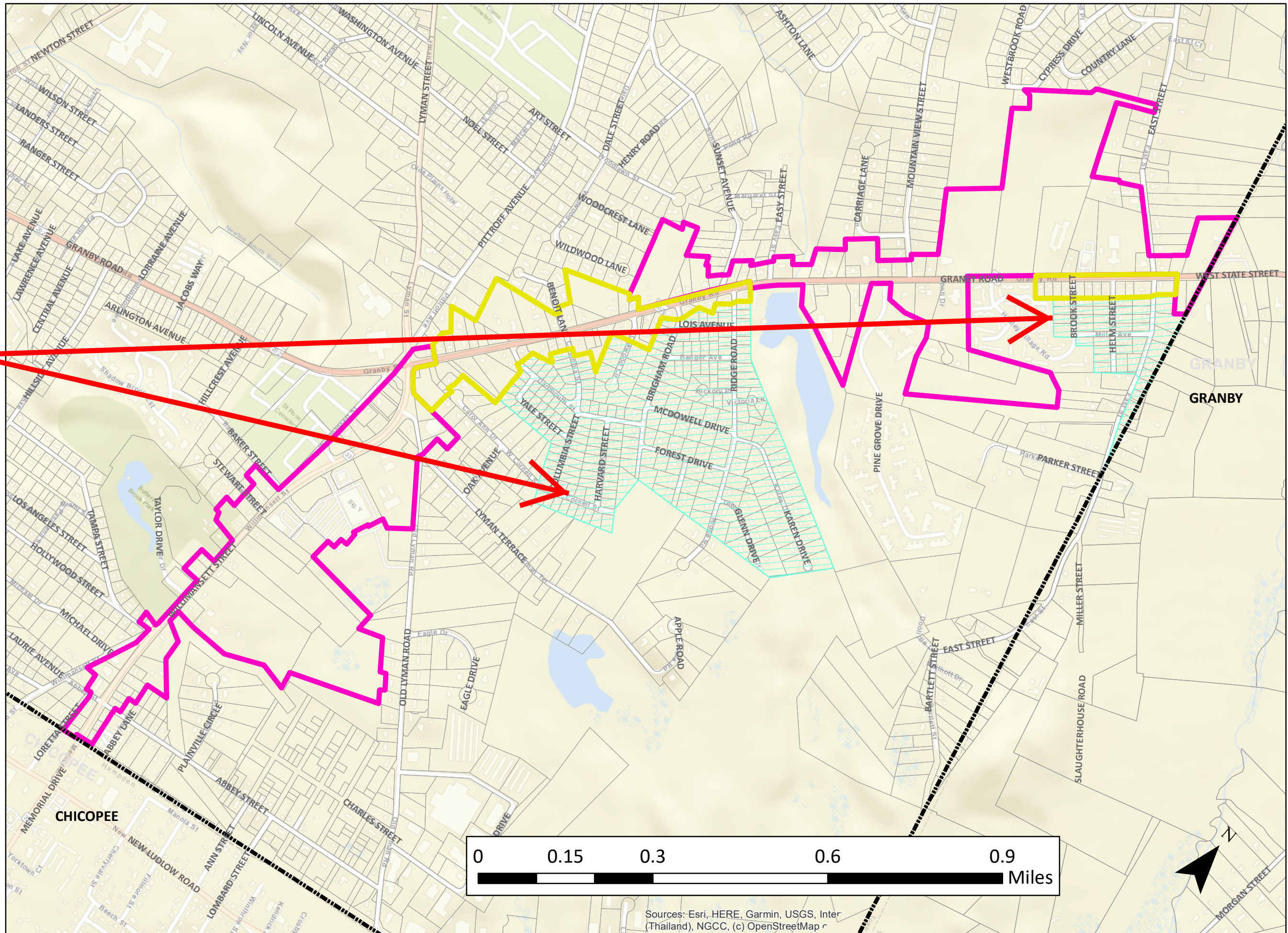
Daniel T. Dodge
Cari M. Dodge

**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.

SOUTH HADLEY CODE

Use Regulations Schedule (continued)

Use Classifications	Districts												
	Residence				Agric.	Business				Industrial			Water Supply Protection Overlay
	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 (unrestricted 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		

SOUTH HADLEY CODE

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.

SOUTH HADLEY CODE

- 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



**SOUTH HADLEY PLANNING BOARD HYBRID PUBLIC HEARING
CONTINUATION:**

To consider amendments to Chapter 255 Zoning and Zoning Map relative to properties in proximity to Route 202 (Granby Road) and Route 33 (Memorial Drive/Willimansett Street) to change the existing zoning to one of two new zoning districts identified as Residential Core and Residential Mixed Use. Proposed zoning bylaw changes would add new language to § 255-10 Terms Defined; add new language to § 255-11 Establishment of Districts; add new zoning districts and uses to § 255 Attachment 1 – Use Regulations Schedule; add new zoning districts and uses to § 255 Attachment 2 – Dimensional Regulations Schedule; add new language to § 255-15 Overlay districts; modify language to § 255-31 Flexible development; modify language to § 255-47 Multifamily and multiple dwellings; modify language to § 255-34 Professional business uses; and create a new chapter § 255- XX Route 202/33 Corridor Design Guidelines Overlay District. Proposed Zoning Map changes include property near Route 33 (Memorial Drive/Willimansett Street) at the Chicopee city line northward toward the intersection of Route 202 and 33, including Willimansett Street, then progressing eastward on Route 202 (Granby Road) to the Granby town line, and including the following streets: Yale Street, Dartmouth Street, Columbia Street, Harvard Street, Cornell Street, Oakwood Circle, Brigham Road, McDowell Drive, Forest Drive, Green Acre Road, Ridge Road, Glenn Drive, Karen Drive, Hickory Place, Bengier Avenue, Lois Avenue, Victoria Lane, Sunset Avenue, and East Street. The existing zoning of subject properties are proposed to change from Residence A-1 and Business A to the proposed Residential Core; and Residence A-1, Residence A-2, Business A-1, Business A, and Business C to the proposed Residential Mixed Use.

MEETING MINUTES OF SEPTEMBER 15, 2025

Present (all in-person): Diane Mulvaney, Chair; Nate Therien; Vice-Chair; Brad Hutchison, Clerk; Bob Szklarz, Member Anne Capra, Director of Planning and Conservation; Colleen Canning, Planning/Conservation Coordinator

In-person location: South Hadley Senior Center, 45 Dayton Street, South Hadley MA

Virtual location: Zoom Webinar

14 attendees were present virtually as indicated in the Zoom attendance report (attached) and 11 attendees were present in-person.

Chair Mulvaney the public hearing back into order at 6:17 PM.

Director Capra explained that the public hearing to consider zoning amendments for the Routes 202/33 Corridor had been continued to allow public comments from the previous hearing to be considered and incorporated into a revised proposal. She would present the revisions during tonight's hearing but first wanted to invite the Town's Associate Assessor to discuss the process for assessing property for taxation and the tax impacts of new growth.

Melissa Couture-Rimbold, Associate Assessor, displayed documents (attached) which detailed the Town's budget and tax assessment history. She explained that municipalities were limited in their ability increase local taxation by 2 ½ % plus new growth. New growth could be defined as any new property or improvement that was not taxed during the previous evaluation. All new growth was important to capture as budgetary increases were not only related to inflation, but also related to increased municipal services.

Joanna Brown, 25 Charron Terrace, addressed the Board. She asked Associate Assessor Couture-Rimbold for more information on South Hadley's tax rate and local tax adoptions. Associate Assessor Couture-Rimbold explained that South Hadley had a single-tax rate, and did not share an opinion whether single-tax rate or split-tax rate was preferred as she only had experience working in a community with a single tax rate. She clarified that South Hadley had accepted local adoption for meals and room tax.

Tammy Welcome, 61 Dartmouth Street, addressed the Board. She acknowledged that new construction could expand tax revenue but was concerned for negative impacts to existing residential neighborhoods, and the potential for those neighborhoods to disappear. She identified her neighborhood as working class and was concerned for potential home value impacts. Associate Assessor Couture-Rimbold explained that, in her capacity as the Town Assessor, she did not have an opinion on the proposed zoning amendments. Property value assessments were based on market data, and she was unable to predict what might happen in future markets. In her observational experience, there was little development interest in small lot redevelopment as it was not cost effective. Development had community impacts, but without new growth the Town was unable to expand their tax base.

Vice-Chair Therien asked for information on the impact of commercial development on the tax rate. Associate Assessor Couture-Rimbold explained that business taxpayers did not require the same level of Town services as residential taxpayers, such as the cost of educating a child through the South Hadley public school system.

Director Capra shared a presentation (attached) which overviewed the proposed zoning amendments and recent changes to respond to public comment and concern during the previous hearing date. The proposed zoning map changes had been reduced to remove the expanded Residential Core neighborhoods. An additional parcel on Willimansett Street had also been removed from the boundary as the property was in negotiation for sale. Director Capra discussed the proposed dimensional standards and explained that setbacks were based on the location of the right-of-way, not the edge of curb. Proposed building heights were reduced and the definition of height was re-defined to better accommodate peaked rooflines. Some revision to the bylaw also included clarifying language from Town Counsel. Design Guidelines had been updated to capture public concern for screening and greenspace. Chair Mulvaney considered if fencing standards should be referenced in the zoning amendment proposal, but Director Capra recommended it as it was referenced elsewhere in the zoning bylaw.

Vice-Chair Therien recognized that much of the changes reflected public comments and concern. He found the explanation for setback standard helpful. He identified that increasing setback standards could challenge site development that encouraged parking behind buildings and instead encourage parking along road frontage.

Clerk Hutchison discussed the proposed edits to the dimensional regulation schedule. He explained that certain commercial uses necessitated taller ceilings, which allowed for natural lighting and made the space more adaptable for reuse. He recommended removing the Special Permit requirement allowing Affordable Housing Developments, that satisfied unit thresholds, to construct an additional story over baseline requirements. Clerk Hutchison continued by

addressing comments regarding inclusionary zoning and explained that implementation was often limited to developments with high unit thresholds and placement on the housing inventory was expensive for developers. He also identified some challenges in developing multi-storied housing with peaked roofs as current energy code often necessitated HVAC equipment to be located on the roof. Lastly, Member Hutchison elaborated on the Board's intentions in expanding the Residential Core district into legacy neighborhoods. The amendments sought to account for historical zoning changes which created dimensional nonconformities throughout the neighborhood and the amendments would have brought those lots back into conformity. Nonconforming lots and/or structures often required special permit permits or variances for additions and similar building improvements which could be a burdensome process for homeowners.

Member Szklarz identified the challenges in communicating and engaging in discussions around zoning. He understood that some members of the public were concerned with the proposed zoning amendments and the potential for change to neighborhood identity. However, he identified several uses that were currently allowable under different zoning districts, both along the Corridor and within the legacy neighborhoods associated with the expanded Residential Core district, which included three-family homes and 60-foot tall buildings. These uses were in the current zoning but were not being utilized. He shared his own professional challenges in finding commercial office space in South Hadley, which required him to find property outside of Town.

Lucia Foley, Shadowbrook Estates, addressed the Board. She shared her experience moving to South Hadley when her condominium community was newly built. While there was early tension between new and legacy residents, her condominium community eventually became seen as part of the community. She supported the proposed zoning amendments and advocated for improved walkability throughout the Corridor.

Ray Warren, 377 and 388 Granby Road, addressed the Board. He asked for information on the maximum number of new living units the zoning proposal could enable. He addressed concerns for existing infrastructure and its ability to accommodate additional residents. Director Capa stated that functional development limitations under zoning were addressed through building and impervious surface coverage limitations. Any application for new development reviewed by the Planning Board required inter-department review for comment and further development requirements.

Brenda Warren, 377 and 388 Graby Road, addressed the Board. She identified the amount of existing undeveloped land and vacant storefronts, and questioned why there was currently no commercial development interest. She added that her son was unable to afford to live in South Hadley but he would not be interested in living on the Corridor in the style of housing presented in the provided photo-simulations.

Taylor Warren, 380 Granby Road, addressed the Board. She rented from her parents, the two previous commentators, and she shared her reasons for staying in South Hadley were for the community and small-town culture. She kept horses and was concerned about how the proposal could negatively impact on the existing community.

Joanna Brown addressed the Board again. She detailed the experience of someone she knew who moved to a community which enabled increased development through zoning, and how the community impacts were significant and led to increased traffic and development of tall buildings. She recommended that Board consider the worst-case scenario if the proposed zoning amendments were adopted.

Linda Sachs, 193 Woodbridge Street, asked what the cost would be to upgrade the Town's infrastructure to accommodate new development. Director Capra believed the question could be best answered by the Selectboard. She added that the Selectboard recently unanimously voted to endorse the Corridor re-zoning. After some discussion on the language of the Selectboard's endorsement, Linda Sachs acknowledged that the recent revisions to the re-zoning proposal were an improvement.

Ken Shwartz, 135 Old Lyman Road, addressed the Board. He recently moved to South Hadley and had a child. He shared his experience working as teacher for a regional community and the poor reputation that had developed around South Hadley Schools. The local school budget was continually cut, leading South Hadley teachers to relocate to other school districts. He did not want to send his child to South Hadley schools as the outlook was grim, with the possibility of removal of all extracurricular activities. He generally supported the amendment proposal, but questioned if it could adequately improve the Town's current circumstance.

Ken LeBlanc, 88 Park Street, addressed the Board. As was questioned during a previous comment, he explained that new development required applicants to pay impact fees to tie into existing infrastructure, such as water and sewer.

Tammy Welcome addressed the Board again. She questioned what long-term planning could be done to help the Town and shared her interest in helping to find a solution. Vice-Chair Therien shared that positions were open on the Master Plan Implementation Committee and for Planning Board Associate Member.

Sandra Zieminski, Lyman Terrace, addressed the Board. She considered if a split tax rate would be beneficial, rather than keeping the current single tax rate. While she understood the Town was experiencing financial difficulties, she identified the burden that tax increases were to property owners. Associate Assessor Couture-Rimbold explained that changing the tax rate structure would not change the amount of taxes collected, it would only alter the share paid by commercial versus residential taxpayers.

Patrick Tracey, 84 Bardwell Street, addressed the Board. He recently moved to Town and lived in South Hadley Falls. He acknowledged some challenges with redevelopment in South Hadley Falls and questioned if a vacant property tax could be applied to unoccupied properties to support increasing housing stock. While he did not live along the Corridor, he liked living in South Hadley and supported development that would improve the Town. Associate Assessor Couture-Rimbold stated that a property could not be taxed greater than fair market value, but vacant properties needed to be registered with the Building Commissioner which generate a fee.

The Board needed to decide if the proposed zoning amendments should be forwarded to the Selectboard to be considered for the upcoming Special Town Meeting warrant.

Motion: Clerk Hutchison moved to accept the proposed zoning and zoning map as revised during the hearing for submission to the Selectboard for placement on the November 5, 2025 Special Fall Town Meeting Warrant. Vice-Chair Therien seconded the motion. Four (4) out of four (4) members present voted in favor of the motion through roll call vote.

Motion: Vice-Chair Therien moved to close the public hearing. Clerk Hutchison seconded the motion. Four (4) out of four (4) members present voted in favor of the motion through roll call vote.

The regular meeting reconvened at 9:06 PM.

Respectfully Submitted,
Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
Zoom Attendance List	Attached
In-person attendance list	Attached
9/15/2025 – Property Assessment Presentation	Attached
9/15/2025 – Zoning Presentation	Attached
9/8/25 Letter - Steve LePlante, President of the South Hadley/Granby Chamber of Commerce	Attached
9/9/2025 Letter – Linda Sachs, 193 Woodbridge Street	Attached
9/11/25 email - Ryan Kile, 23 Colombia Street	Attached
9/11/25 Letter - Marie Rohan, 16 S Sycamore Knolls	Attached
9/12/25 letter - Brain Morris, 14 McDowell Drive	Attached
9/13/25 & 9/15/2025 email - Martha Terry, 25 Brainard Street	Attached
9/14/25 & 9/15/25 -Daniel and Cari Dodge, 15 Cornell Street	Attached

Attendee Report

Report generated 10/3/2025 14:05

Topic	Webinar ID	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concu	Enable Registration
Planning Board	899 5985 6807	167	15	24	16	No

Host Details						
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Town of South Hadley 2	9/15/2025 18:22	9/15/2025 21:09	167	No	United States

Panelist Details						
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Director Anne Capra	9/15/2025 18:23	9/15/2025 21:09	167	Yes	United States
Yes	Chair Diane Mulvaney	9/15/2025 18:23	9/15/2025 20:01	99	Yes	United States
Yes	Member Bob Szklarz	9/15/2025 18:28	9/15/2025 21:09	161	Yes	United States
Yes	Planning Board (Daniel Pease)	9/15/2025 18:22	9/15/2025 21:09	167	Yes	United States
Yes	Melissa Couture Ribold	9/15/2025 18:52	9/15/2025 21:09	137	Yes	United States

Attendee Details						
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Linda Young	9/15/2025 18:28	9/15/2025 21:09	161	Yes	United States
Yes	Kevin Schwartz	9/15/2025 18:42	9/15/2025 18:48	6	Yes	United States
Yes	Kevin Schwartz	9/15/2025 18:46	9/15/2025 19:26	40	Yes	United States
Yes	Lisa Wong	9/15/2025 18:32	9/15/2025 19:06	34	Yes	United States
Yes	Lucia Foley	9/15/2025 18:35	9/15/2025 18:46	11	Yes	United States
Yes	Lucia Foley	9/15/2025 18:46	9/15/2025 21:09	143	Yes	United States
Yes	Eric Jimmo	9/15/2025 18:23	9/15/2025 21:09	167	Yes	United States
Yes	Mark Reed	9/15/2025 18:29	9/15/2025 18:51	22	Yes	United States
Yes	Gena Lomelin	9/15/2025 18:43	9/15/2025 20:00	77	Yes	United States
Yes	Susan Newton	9/15/2025 18:26	9/15/2025 21:09	164	Yes	United States
Yes	Marie Rohan	9/15/2025 18:40	9/15/2025 21:02	142	Yes	United States
Yes	Ashley C	9/15/2025 18:45	9/15/2025 18:57	12	Yes	United States
Yes	Ann Stockton	9/15/2025 18:22	9/15/2025 21:06	164	Yes	United States
Yes	jamie	9/15/2025 18:31	9/15/2025 18:32	2	Yes	United States
Yes	jamie	9/15/2025 18:37	9/15/2025 21:09	152	Yes	United States
Yes	Brian	9/15/2025 18:24	9/15/2025 21:09	165	Yes	United States
Yes	Presley Law iPad 3	9/15/2025 18:26	9/15/2025 21:07	162	Yes	United States
Yes	Melissa Couture Ribold	9/15/2025 18:24	9/15/2025 18:52	29	Yes	United States

Planning Board Meeting Attendance Sheet

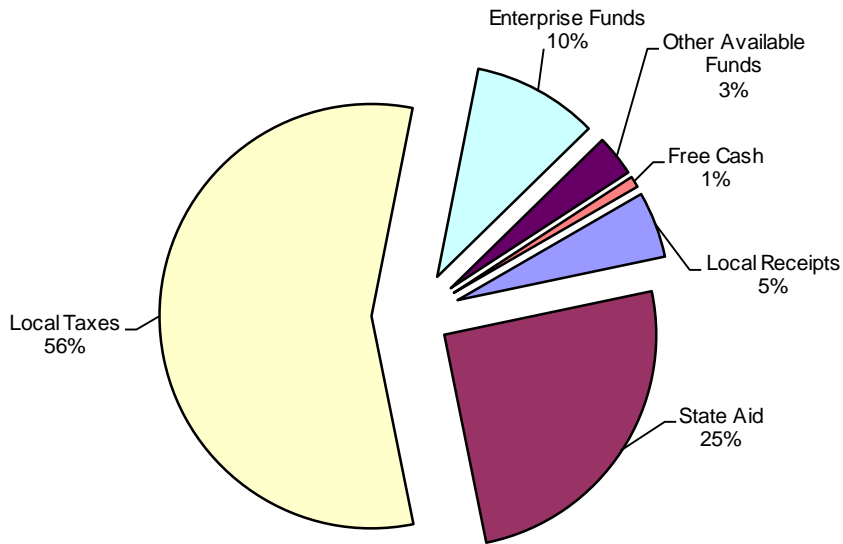
Meeting Date: 9/15/25

Name	Address/ Affiliation
Joanna Brown	25 Charan Ter
Jared Bernier	11 Columbia St
Pat Tracy	84 Bardwell St
Ken Cobble	88 Park St
Brenda Warran	45 Woodlawn St
Ray Wanda	45 Woodlawn St
Taylor Warren	387 Granby Rd
Matty Sullivan	26 Hyman Ter.
Kevin Schwartz	135 Old Lyman Rd.
Daine Lewis	37 Westbrook Rd
Kohl Hamilton-Jean	77 Hadley St.

Pie Chart of Allocations

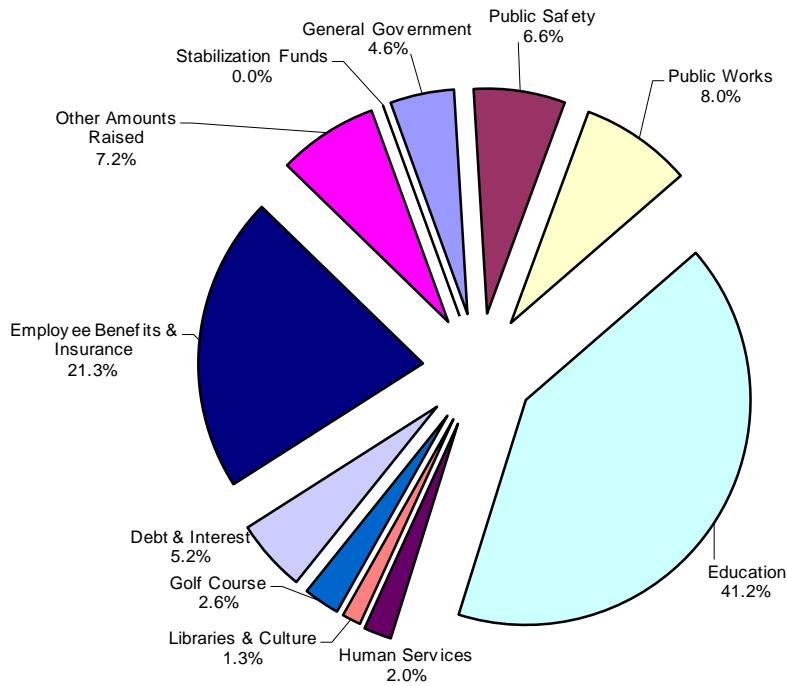
FY 2026 Budget

Where the Money Comes From



TOTAL RECOMMENDED BUDGET
\$62,568,383
For Fiscal Year June 30, 2026

Where the Money Goes



Proposition 2 ½

Proposition 2 ½ was enacted in 1980 by voter initiative and became effective for fiscal 1982.

Massachusetts community's tax levy is subject to the limitations of Proposition 2 ½. The tax levy is the amount of revenue a community can raise from real estate and personal property taxes. This is usually the largest funding source of revenue for municipalities.

Proposition 2 ½ provided for two limitations on local property taxes.

The first is **the levy limit**. The levy limit is the maximum a community can raise by taxation in a given fiscal year. The tax levy is increased automatically each year by 2 ½% over the previous year's limit. A community is also able to increase the levy limit by reflecting new growth (the amount of new taxes created from growth).

New growth is the increase in assessed value due to construction converted into tax dollars utilizing the prior year's tax rate. Allowable new growth under this provision includes:

Properties that have increased in assessed valuation since the prior year due to development or other construction changes:

- New subdivision parcels and condominium conversions
- Exempt real property returned to the tax roll
- New personal property items and accounts

As the assessor prepares valuations for approval, they would also track any valuation changes by property for reporting of new growth. New growth and prior year abatements are reported on form LA-13 along with a detailed spreadsheet for substantiation.

The levy limit can also be permanently increased by the community by having a successful vote for overrides.

The second limitation provided for under Proposition 2 ½ is **the levy ceiling**. The levy ceiling is the amount equal to 2 ½% of the total value of taxable real and personal property. This is equal to a tax rate of \$25.00 per thousand.

A community can levy taxes in excess of its levy limit or levy ceiling by voting a debt exclusion or capital outlay expenditure exclusion. These are both temporary increases which are added to the levy limit or levy ceiling. A debt exclusion temporarily raises the levy (limit or ceiling) for the life of the debt only. The amount for the [payment of the capital project cost is added to the levy (limit or ceiling) for the year in which the project is being undertaken. Voter approval is required for both types of exclusions with very limited exceptions. If there are either or both exclusions, they are added to the levy to determine the maximum allowable levy.

A community can choose to set its levy at or below its levy limit. When it is set below the limit, the difference between the actual levy and the levy limit is known as excess levy capacity. This amount must be reported along with the classification options that were adopted.

**Levy Limit
Fiscal Year 2025**

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2024 LEVY LIMIT

A. FY 2023 Levy Limit	30,927,233	
A1. Amended FY 2023 Growth	0	
B. ADD (IA + IA1)*2.5%	773,181	
C. ADD FY 2024 New Growth	490,540	
C1. ADD FY 2024 New Growth Adjustment	0	
D. ADD FY 2024 Override	0	
E. FY 2024 Subtotal	32,190,954	
F. FY 2024 Levy Ceiling	57,651,609	I. 32,190,954
		FY 2024 Levy Limit

II. TO CALCULATE THE FY 2025 LEVY LIMIT

A. FY 2024 Levy Limit from I	32,190,954	
A1. Amended FY 2024 Growth	0	
B. ADD (IIA + IIA1)*2.5%	804,774	
C. ADD FY 2025 New Growth	195,994	
C1. ADD FY 2025 New Growth Adjustment	0	
D. ADD FY 2025 Override	0	
E. ADD FY 2025 Subtotal	33,191,722	
F. FY 2025 Levy Ceiling	61,196,501	II. 33,191,722
		FY 2025 Levy Limit

III. TO CALCULATE THE FY 2025 MAXIMUM ALLOWABLE LEVY

A. FY 2025 Levy Limit from II.	33,191,722	
B. FY 2025 Debt Exclusion(s)	1,038,883	
C. FY 2025 Capital Expenditure Exclusion(s)	0	
D. FY 2025 Stabilization Fund Override	0	
E. FY 2025 Other Adjustment :	0	
F. FY 2025 Water/Sewer	0	
G. FY 2025 Maximum Allowable Levy	34,230,605	

Signatures

Board of Assessors

Kevin E. Taugher, Board of Assessors , South Hadley , ktaugher@shadleyma.org 413-538-5017 | 12/2/2024 10:59 AM

Thomas Reidy, Board of Assessors , South Hadley , boa@southhadleyma.gov 413-538-5017 | 12/2/2024 9:08 AM

Evelyn Masson, Board of Assessors , South Hadley , boa@southhadleyma.gov 413-538-5017 | 12/2/2024 4:31 PM

CHAPTER 3

PROPOSITION 2½ MODULE

1.0 OVERVIEW AND DEFINITIONS

1.1 Introduction

Proposition 2½ is a voter initiative law that limits the property tax levy of cities and towns enacted in the 1980 state election.¹ It took effect in fiscal year 1982.

1.2 Definitions

1.2.1 Levy

The property tax levy is the revenue a community raises through real and personal property taxes each fiscal year when it sets its tax rate. The property tax levy is usually the largest source of revenue cities and towns have to fund their annual budgets.

1.2.2 Levy Limit

The levy limit is the maximum dollar amount a city or town can levy in a given fiscal year. It defines the maximum amount of property tax revenue a community will ordinarily have to support its annual budget and is the primary limitation established by Proposition 2½.

1.2.3 Levy Ceiling

The levy ceiling is the maximum amount the levy limit may be in a given fiscal year. It is a constraint on the size of the annual levy limit and is a secondary limitation established by Proposition 2½.

1.3 Application of Proposition 2½ Limits

- The property tax levy cannot exceed the levy limit for the fiscal year.
- The levy limit cannot exceed the levy ceiling for the fiscal year.

1.4 Department of Revenue's Role

The Department of Revenue (DOR) determines the annual levy limit and ceiling for each city or town and ensures the tax levy fixed by the setting of the tax rate complies with Proposition 2½.²

2.0 ANNUAL LEVY LIMIT

2.1 Definition

The levy limit is the maximum dollar amount a city or town can ordinarily levy in any given fiscal year.³

2.2 Calculation

2.2.1 Levy Limit Base

The levy limit for any given fiscal year is based on the previous year’s levy limit and therefore, is an historic figure. The prior year's limit, not the actual levy, is the base for calculating the levy limit.

2.2.2 Annual Increases

The previous year's levy limit increases annually by two factors:

- Automatic 2.5 percent.
- New growth.

2.2.3 Preliminary Levy Limit

The formula for calculating the preliminary levy limit for any given fiscal year is the prior year's levy limit, plus 2.5 percent of that limit, plus new growth.

<p><u>Annual Levy Limit Formula</u></p> <p>Prior FY Levy Limit</p> <p>+</p> <p>[.025 x Prior FY Levy Limit] + New Growth</p>

This subtotal is then compared to the levy ceiling to determine the final levy limit for the fiscal year. See Section 4.3 below.

3.0 NEW GROWTH FACTOR

3.1 Definition

New growth is a dollar increase in the annual levy limit that reflects additions to the community’s tax base since last fiscal year. Proposition 2½ annually increases the levy limit so that cities and towns can raise additional taxes to meet service demands due to new development.

3.2 Calculation

The formula for calculating the new growth factor for any given fiscal year is the previous year’s tax rate multiplied by allowable increases in the current year's assessed valuations of real estate parcels and personal property items over the prior year's assessed valuations.⁴

<p><u>New Growth Factor Formula</u></p> <p>Prior FY Tax Rate</p> <p>X</p> <p>[Current FY Assessed Valuation – Prior FY Assessed Valuation of Parcel/Item]</p>

3.2.1 Allowable Valuation Increases

Valuation increases included in the formula come from three categories of growth in a community's tax base.

3.2.1.1 Construction Activity

The first category includes properties that have increased in assessed valuation since last fiscal year because of development and other construction activity on the site. Most of a community's new growth usually comes from this category.

Examples

Parcel A was assessed as a vacant house lot for \$50,000 last year. A new house was built on Parcel A and this year it is assessed for \$250,000, an increase of \$200,000. The \$200,000 in added value to the community's tax base due to the construction activity is included in the calculation of the new growth factor.

Parcel B is a single-family home that was assessed for \$200,000 last year. An addition was built to the house and this year, Parcel B will be assessed for \$225,000, an increase of \$25,000. The \$25,000 in added value to the community's tax base due to the construction activity is included in the calculation of the new growth factor.

3.2.1.2 Previously Exempt Real/New Personal Property

The second category includes property not taxable the previous year, such as exempt real property returned to the tax roll and new taxable personal property.

Examples

Parcel C was owned by a private college and was exempt from taxation last year. The college sold the parcel to a developer and it is returning to the tax roll this year with an assessed valuation of \$100,000. The \$100,000 in added value to the community's tax base is included in the calculation of the new growth factor.

Business D relocated to the community since last year. It owns taxable personal property that is assessed for the first time this year with an assessed value of \$20,000. The \$20,000 in added value to the community's tax base is included in the calculation of the new growth factor.

3.2.1.3 Subdivisions/Condominium Conversions

The third category includes real property that is subdivided or converted to condominiums and taxed as separate parcels for the first time.

Example

Parcel E is 20-acre site of vacant land that was assessed as a single parcel for \$1,000,000 last year. Since then, a subdivision plan has been approved for the site. The plan creates 10, 2-acre house lots that will be assessed as 10 separate parcels this year. The total valuation of the 10 lots is \$1,100,000, a \$100,000 net increase in the assessed valuation of the community. The \$100,000 in added value to the community's tax base due to the subdivision and taxation of the land as separate parcels is included in the calculation of the new growth factor.

3.2.2 Excluded Valuation Increases/Decreases**3.2.2.1 Revaluation Increases**

The increased assessed valuation of property due to higher market value is not included in the new growth formula. To be included, the increase in assessed valuation has to result from a change in the physical condition, taxable status or taxable unit of a property.

Example

Parcel F is a single-family house that was valued at \$300,000 last year. No construction activity took place on the site, but the parcel will be assessed for \$350,000 this year due to a revaluation. The additional \$50,000 in assessed valuation is not included in the new growth formula, even though it increases the total valuation of the community's tax base.

3.2.2.2 Valuation Losses

The new growth factor is not adjusted by decreases in the tax base due to fire, demolition or other valuation losses.

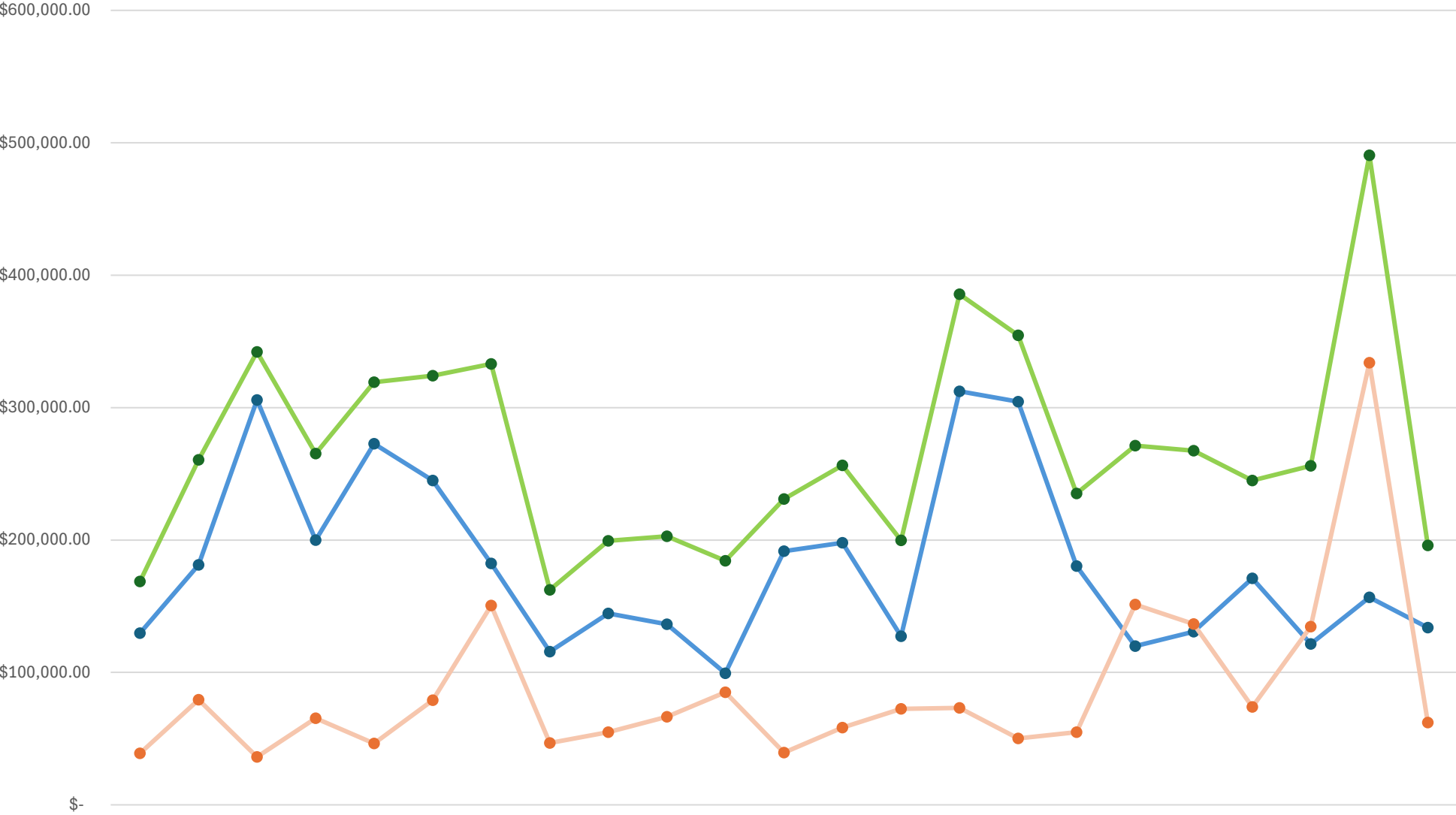
3.3 Annual Reporting

The new growth factor is calculated after the assessors have set all assessed values for the year and can compare them to the prior year's assessed values. The assessors report new growth to the DOR on Form LA-13, "Tax Base Levy Growth," as part of the tax rate setting process.

4.0 ANNUAL LEVY CEILING**4.1 Definition**

The levy ceiling is the maximum dollar amount the levy limit may be in any given fiscal year.

New Growth History



● Residential New Growth Dollars Applied to the Levy Limit

● Commercial, Industrial, Personal New Growth Dollars Applied to the Levy Limit

● Total New Growth Dollars Applied to Levy Limit

DOR Code	Municipality	Fiscal Year	Residential New Growth Value	Residential New Growth Applied to the Levy Limit	Total New Growth Value	Total New Growth Applied to Levy Limit	Res New Growth as a % of Total New Growth	Prior Year's Levy Limit	Total New Growth Applied to Limit as a % of PY Levy Limit
275	South Hadley	2003	\$ 7,261,200.00	\$ 129,685.00	\$ 9,442,716.00	\$ 168,646.00	76.90 %	\$ 14,196,604.00	1.19 %
275	South Hadley	2004	\$ 10,413,600.00	\$ 181,197.00	\$ 14,978,126.00	\$ 260,620.00	69.53 %	\$ 14,720,165.00	1.77 %
275	South Hadley	2005	\$ 21,298,100.00	\$ 305,841.00	\$ 23,818,743.00	\$ 342,037.00	89.42 %	\$ 15,348,789.00	2.23 %
275	South Hadley	2006	\$ 13,576,715.00	\$ 199,849.00	\$ 18,026,927.00	\$ 265,355.00	75.31 %	\$ 16,074,546.00	1.65 %
275	South Hadley	2007	\$ 21,496,610.00	\$ 272,792.00	\$ 25,152,901.00	\$ 319,190.00	85.46 %	\$ 16,741,765.00	1.91 %
275	South Hadley	2008	\$ 20,675,600.00	\$ 245,006.00	\$ 27,349,277.00	\$ 324,089.00	75.60 %	\$ 17,479,543.00	1.85 %
275	South Hadley	2009	\$ 14,866,230.00	\$ 182,260.00	\$ 27,153,567.00	\$ 332,903.00	54.75 %	\$ 18,240,621.00	1.83 %
275	South Hadley	2010	\$ 9,206,000.00	\$ 115,627.00	\$ 12,927,826.00	\$ 162,373.00	71.21 %	\$ 19,029,540.00	0.85 %
275	South Hadley	2011	\$ 10,327,100.00	\$ 144,476.00	\$ 14,251,977.00	\$ 199,385.00	72.46 %	\$ 19,667,652.00	1.01 %
275	South Hadley	2012	\$ 9,495,720.00	\$ 136,359.00	\$ 14,129,918.00	\$ 202,906.00	67.20 %	\$ 20,358,728.00	1.00 %
275	South Hadley	2013	\$ 6,747,310.00	\$ 99,388.00	\$ 12,513,787.00	\$ 184,329.00	53.92 %	\$ 21,084,627.00	0.87 %
275	South Hadley	2014	\$ 12,844,300.00	\$ 191,509.00	\$ 15,495,812.00	\$ 231,043.00	82.89 %	\$ 21,796,072.00	1.06 %
275	South Hadley	2015	\$ 12,066,300.00	\$ 198,008.00	\$ 15,619,852.00	\$ 256,322.00	77.25 %	\$ 22,572,017.00	1.14 %
275	South Hadley	2016	\$ 7,455,900.00	\$ 127,347.00	\$ 11,698,520.00	\$ 199,811.00	63.73 %	\$ 23,392,639.00	0.85 %
275	South Hadley	2017	\$ 17,787,300.00	\$ 312,345.00	\$ 21,960,184.00	\$ 385,621.00	81.00 %	\$ 24,177,266.00	1.59 %
275	South Hadley	2018	\$ 17,075,500.00	\$ 304,456.00	\$ 19,887,486.00	\$ 354,593.00	85.86 %	\$ 25,167,319.00	1.41 %
275	South Hadley	2019	\$ 10,227,500.00	\$ 180,413.00	\$ 13,334,348.00	\$ 235,218.00	76.70 %	\$ 26,151,095.00	0.90 %
275	South Hadley	2020	\$ 6,756,900.00	\$ 119,935.00	\$ 15,281,389.00	\$ 271,245.00	44.22 %	\$ 27,040,090.00	1.00 %
275	South Hadley	2021	\$ 7,441,900.00	\$ 130,829.00	\$ 15,213,789.00	\$ 267,459.00	48.92 %	\$ 27,987,337.00	0.96 %
275	South Hadley	2022	\$ 9,930,700.00	\$ 171,007.00	\$ 14,229,645.00	\$ 245,035.00	69.79 %	\$ 28,954,479.00	0.85 %
275	South Hadley	2023	\$ 7,390,100.00	\$ 121,567.00	\$ 15,567,004.00	\$ 256,077.00	47.47 %	\$ 29,923,079.00	0.86 %
275	South Hadley	2024	\$ 10,163,100.00	\$ 156,715.00	\$ 31,811,958.00	\$ 490,540.00	31.95 %	\$ 30,927,233.00	1.59 %
275	South Hadley	2025	\$ 9,286,300.00	\$ 133,816.00	\$ 13,601,198.00	\$ 195,994.00	68.28 %	\$ 32,190,954.00	0.61 %
275	South Hadley	2026							

Parcel ID / PP Act #	Loc ID / PP Bus Name	Street #	Street Alpha	Street Name	Class	Optional Flag / Code	Reason for Growth	Amount of Growth Residential	Amount of Growth Open Space	Amount of Growth Commercial / Personal	Amount of Growth Industrial	Amount of Growth Chapter	Amount of Growth Open Space Chapter	R E V	Property Class	New Growth Valuation
2A-10	M_110323_885339	15		Ludlow Rd	104		new shed, patio	800							SINGLE FAMILY (101)	7,166,100
2A-12	M_110367_885319	3		Grace St	101		new deck, detached garage	4,800							CONDOMINIUM (102)	1,873,900
2A-25	M_110316_885248	5		Ralph Av	101		new deck	1,900							TWO & THREE FAMILY (104 & 105)	19,300
4B-38	M_108894_885794	31		Canal St	101		new storage, patio	1,800							MULTI - FAMILY (111-125)	0
5A-6	M_109387_885920	37		Bardwell St	104		attic space finished	7,600							VACANT LAND (130-132 & 106)	149,400
5A-37	M_109322_885923	38		Bardwell St	104		new shed	800							ALL OTHERS (103, 109, 012-018, 140)	70,000
5B-32	M_109793_885742	64		Bridge St	101		addition -partial completion	13,700							TOTAL RESIDENTIAL	9,278,700
5D-86	M_109790_885492	122		Main St	101		new deck, patio	2,200							OPEN SPACE	0
6-28	M_110723_885879	39		Hillside Av	101		new storage area	2,500							OPEN SPACE - CHAPTER 61, 61A, 61B	0
6-178	M_110886_885448	70		Laurie Av	101		enlarge open porch	900							TOTAL OPEN SPACE	0
6C-18	M_110404_885528	50		Spring St	101		whole hse reno, add bathroom	35,300							COMMERCIAL	597,500
6C-31	M_110324_885394	16		Ludlow Rd	101		new patio, shed	4,400							COMMERCIAL - CHAPTER 61, 61A, 61B	7,600
7-50	M_111290_885695	6		Hollywood St	101		new inground pool	8,900							TOTAL COMMERCIAL	605,100
7-62	M_111205_885645	16		Michael Dr	101		new bdrm, bath, expnd fin bsmnt	35,100							INDUSTRIAL	2,900
7-63	M_111244_885647	12		Michael Dr	101		new patio, new gazebo	3,500							PERSONAL PROPERTY	3,714,498
7-65	M_111320_885651	4		Michael Dr	101		new patio	1,300							TOTAL REAL & PERSONAL	13,601,198
7-66	M_111359_885657	165		Willimansett St	101		new shed	600								
7-88	M_111103_885547	27		Michael Dr	101		1 story addition	20,600								
7-123	M_111423_885456	2078		Memorial Dr	342		addtn, conv to office-partial			85,000						
7-163	M_111336_885445	204		Willimansett St	101		new patio	2,600								
7-176	M_111741_885763	8		Plainville Cr	101		new porch, new deck w/storage	23,500								
7-179	M_111806_885626	2		Plainville Cr	101		new shed	800								
8-7	M_112209_885929	160		Old Lyman Rd	401		3 new signs				2,900					
13-85	M_112139_886930	63		Brigham Rd	101		new patio	1,000								
14-2	M_111068_886484	186		Granby Rd	101		new patio x2	3,700								
14-10	M_111136_886449	2		Hillcrest Av	101		addition,new porch-partial com	54,600								
15-38	M_111408_887029	38		Pittroff Av	101		new patio	900								
15-129	M_111910_886700	14		W Cornell St	101		conv porch to encl, add deck	7,400								
15-178	M_111722_886717	8		Carol Ann Dr	101		new shed, patio	3,500								
15-183	M_111274_886946	6		Lyman St	101		new shed, ig pool,patio,canopy	26,700								
16-47	M_110543_886430	99		Granby Rd	101		new patio	1,900								
16-99	M_110668_886366	1		Hillside Av	101		fin 2nd floor, add bdrm, bath	13,400								
16-163	M_110751_886128	22		Hillside Av	101		conv porch to encl, new patio	11,000								
16-176	M_110684_885981	31		Hillside Av	101		new patio	1,500								
16-185-39C	M_110503_886084	20		Lawrence Av	102		conv open porch to scrn porch	300								
16-185-44	M_110503_886084	20		Lawrence Av	102		new partial finished basement	4,600								
17-34	M_110263_886757	14		Hunter Tr	101		new shed	700								
17-106	M_110615_886552	13		Pine Hill Rd	101		new deck	2,700								
18-35	M_109592_886474	21		Summit St	101		house renovations due to fire	41,200								
18-39	M_109521_886425	37		Prospect St	104		small open porch	200								
18-73	M_109697_886488	35		Summit St	101		new deck, open porch	3,200								
19-1	M_109222_887143	36		Highland Av	101		new deck	900								
19-2	M_109264_887146	38		Highland Av	101		new storage area	700								
19-46	M_110073_886812	152		Newton St	316		new sheds			5,100						
19-72	M_109597_886628	8		Young Cr	101		addition with bedroom and bath	49,200								
19-78	M_109224_886560	33		Lathrop St	101		new deck	500								
19-95	M_109300_887135	40		Highland Av	101		new patio	800								
19-108	M_109421_886991	13		Magnolia Tr	101		new patios	2,000								
19-123	M_109659_886843	28		Kimberly Dr	101		addition with bedroom and bath	40,600								
19-161	M_109067_886843	25		Applewood tr	101		new patio	1,200								
19-165	M_109486_887068	5		Scott Hollow Dr	101		new patio	7,100								
19-168	M_109603_887095	10		Scott Hollow Dr	101		new patio	3,100								
19-178	M_109603_887095	18		Wood Av	101		new deck	1,000								
20-28	M_109103_886378	16		Lathrop St	101		new finished bsmnt with bath	27,000								
20D-41	M_108929_885985	15		Taylor St	101		new shed, deck	1,200								
21-79	M_109106_887131	30		Highland Av	101		new deck	1,600								
21-91	M_109095_887025	67		Chestnut Hill Rd	101		new patio	3,000								
23-12	M_108828_887892	1		Valley View Dr	101		new deck, patio	9,700								
23-30-8	M_108641_887302	8		Strong Farm Ln	102		new finished bsmnt, new patio	15,200								
23-30-10	M_108641_887302	10		Strong Farm Ln	102		new finished bsmnt with bath	47,600								

Note: It is imperative that the growth for each use code (Class) be placed in the appropriate "Amount of Growth" category. Any error can result in the Growth either not being counted at all or counted but in an incorrect category.

IF THERE IS A PROBLEM WITH THE TEMPLATE COMPUTING THE TOTAL GROWTH V. THEN THERE MAY BE A PROBLEM WITH THE CLASS CODE FORMATTING.

Note: In LA13 template, the class code must be 3 digits and it must be formatted as text:

1. Copy column F (Class) into a new Excel file
2. Select column F (in the new worksheet) and click on the "Data Tab and select "Text to Columns"
3. Select "Delimited" and click on "Next"
4. Select "Tab" and click on Next
5. Select "Text" and click on Finish
6. Then copy the finished class column (without the header) back into use "Paste Special" and click on "Values"
7. You should check the mixed use classes to make sure the leading "0" If the leading "0" is missing you can now manually add it.

Parcel ID / PP Act #	Loc ID / PP Bus Name	Street #	Street Alpha	Street Name	Class	Optional Flag / Code	Reason for Growth	Amount of Growth Residential	Amount of Growth Open Space	Amount of Growth Commercial / Personal	Amount of Growth Industrial	Amount of Growth Chapter	Amount of Growth Open Space Chapter	R E V	Property Class	New Growth Valuation
52-135	M_111541_891387	72		Woodbridge Tr	101		new garage, patio, ig pool	37,600								
52-181	M_111627_891094	53		Woodbridge St	101		new enclosed porch	7,800								
52-214	M_111692_890740	13		Silver St	101		convert attic to living	7,800								
52-215	M_111660_890739	11		Silver St	101		new deck	1,500								
52-224	M_111304_890849	1		N Sycamore Kn	101		new shed	600								
52-231	M_111187_890866	15		Sycamore Kn	101		new shed	1,000								
53-20	M_109360_890980	246		Ferry St	101		conv mix use to residential	196,500								
53-22	M_109747_890930	196		Ferry St	101		new addition - partial comp	9,100								
53-39	M_111010_890963	21		N Sycamore Kn	101		addtn-2 bdrm, 5 bath,deck,patio	270,800								
53-40	M_111005_890915	25		N Sycamore Kn	101		addition completed	192,000								
55-5	M_109182_893638	525		Hadley St	109		bath house conv to residence	70,000								
56-60	M_111581_892390	5		Camp Perkins Rd	101		convert encl porch to living	6,700								
56-73	M_111424_892167	140		Woodbridge St	101		conv porch to encl, new patio	8,300								
56-139	M_111424_892167	229		Pearl St	101		new construction - partial comp	24,700								
58-21-3	M_113181_893178	3		Skinnerwoods Wy	102		new construction - complete	544,900								
58-21-4	M_113181_893178	4		Skinnerwoods Wy	102		new construction-partial compl	46,600								
58-21-6	M_113181_893178	6		Skinnerwoods Wy	102		new construction-partial compl	518,300								
58-21-8	M_113181_893178	8		Skinnerwoods Wy	102		new construction - complete	545,400								
58-21-9	M_113181_893178	9		Skinnerwoods Wy	102		new construction - completed	78,600								
58-40	M_112951_892942	512		Amherst Rd	101		new shed, patio	5,100								
58-42	M_112913_892922	508		Amherst Rd	101		new finished basement area	3,400								
58-135	M_112913_892922	10		Lithia Spring Rd	101		new construction - completed	92,900								
58-139	M_112123_892718	35		Old County Rd	130		new parcel	123,500								
129	Alphabet Soup Preschool	5		Ferry St	502		new items - air purifiers			6,400						
192	ATI Physical Therapy	84		Willimansett St	501		new items-fridge, comp, furnitu			7,798						
1400	Baltazar Dental	7		Hadley St	501		new items-dental chair, camera,			4,357						
285	Big Y	44		Willimansett St	502		new items - multiserries			71,124						
592	Chep USA	620		New Ludlow Rd	501		new items - pallets			19,565						
460	Center Redevelopment	17		College St	502		new items-calc, cutting tool			333						
1724/1725	Comcast of Mass II Inc			South Hadley	502		new items - machinery & equip			396,988						
578	Cumberland Farms Inc	507		Newton St	502		new items - pizza warmer			2,258						
790	Edward Jones & Co	79		Lyman St	501		new items- router			534						
250	Berrs & Story	646		Newton St	501		new items -copier, fridge, sign			5,167						
1236	IGM @ Ledges	18		Mulligan Dr	502		new items-sprayer, jacbsn GP400			93,430						
1560	James Levine & Assoc	9		College St	502		new items - laptops			9,140						
97	McKenna Equip & Repair	262		Old Lyman Rd	502		new items-bosch scan tl, washer			11,750						
1920	Ochoa Day Spa	15		College St	502		new items - computers			1,285						
2217	Riverboat Vlge Assoc	173		Riverboat Village Rd	501		new items - snow blower			2,443						
2340	So Hadley Dental Assoc	15		Dayton St	502		new items-xray sens,dental unit			21,217						
2102	Q	178		Woodbridge St	501		new items - sewing machine			3,500						
2380	VCA Animal Hospital	511		Newton St	502		new items-co2 module, monitor			6,440						
2650	Waste Management	600		New Ludlow Rd	502		new items-drive cam, scrubber			14,935						
3886	Wild Fancy Design	33		Boynton Av	501		new items-computer, water pump			820						
389	Bitcoin	483		Granby Rd	501		new items - machinery			7,250						
1752	Your Everlasting Solution	460		Granby Rd	501		new account-inactive to active			60,900						
845	Falls Driving School	138		College St	501		new account-inactive to active			5,405						
990	ace Notes Music Therapy	174		Brainard St	501		new account-inactive to active			5,415						
1210	Ideal Accessories	358		Newton St	501		new account-inactive to active			5,026						
102	Language Barrier	5		Lawrence Av	501		new account-inactive to active			11,578						
1592	Lucchesi Brothers	6		Upper River Rd	501		new account-inactive to active			5,591						
62	Matt's Handyman	25		Sunset Av	501		new account-inactive to active			9,946						
630	Downey, Pieciak & Fitz	488		Newton St	502		new account-inactive to active			6,388						
780	Pionner Valley Roofing	29		Wood Av	501		new account-inactive to active			5,416						
2897	Wagga Tail Boutique	327		River Rd	501		new account-inactive to active			6,270						
1541	Amazon	50		College St	501		new account			9,940						
1029	St Clair ABA LLC	27		E Red Bridge Ln	501		new account			5,379						
1031	Dish Wireless			Hadley St	501		new account			101,379						
1801	Delaney's Market	459		Granby Rd	501		new account			268,000						
1809	Love Leaf Farm	169		Granby Rd	501		new account			5,042						
1810	MinMin Kitchen	532		Newton St	502		new account			11,407						
6482	MEP Services LLC	213		N Main St	501		new account			6,875						
6483	Nicholls Home Improv	38.5		N Main St	501		new account			6,655						
767	NE Wetland Plants	531		Hadley St	502		new account			113,700						
1396	Jay's CNC and Die Shop	3		Main St	501		new account			160,000						
240/245	Eversource Gas			South Hadley	504					1,353,016						

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

Routes 202/33 Corridor Proposed Re-Zoning Public Hearing Continuance

September 15, 2025



DRAFT ZONING RECOMMENDATIONS

1. NEW Zoning Districts

- ▶ Residential Mixed Use (RMU)
- ▶ Residential Core (RC)

2. Allowed Uses for New Zoning Districts – Use Regulations Schedule

3. Dimensional Standards for Parcels in New Zoning Districts – Dimensional Regulations Schedule

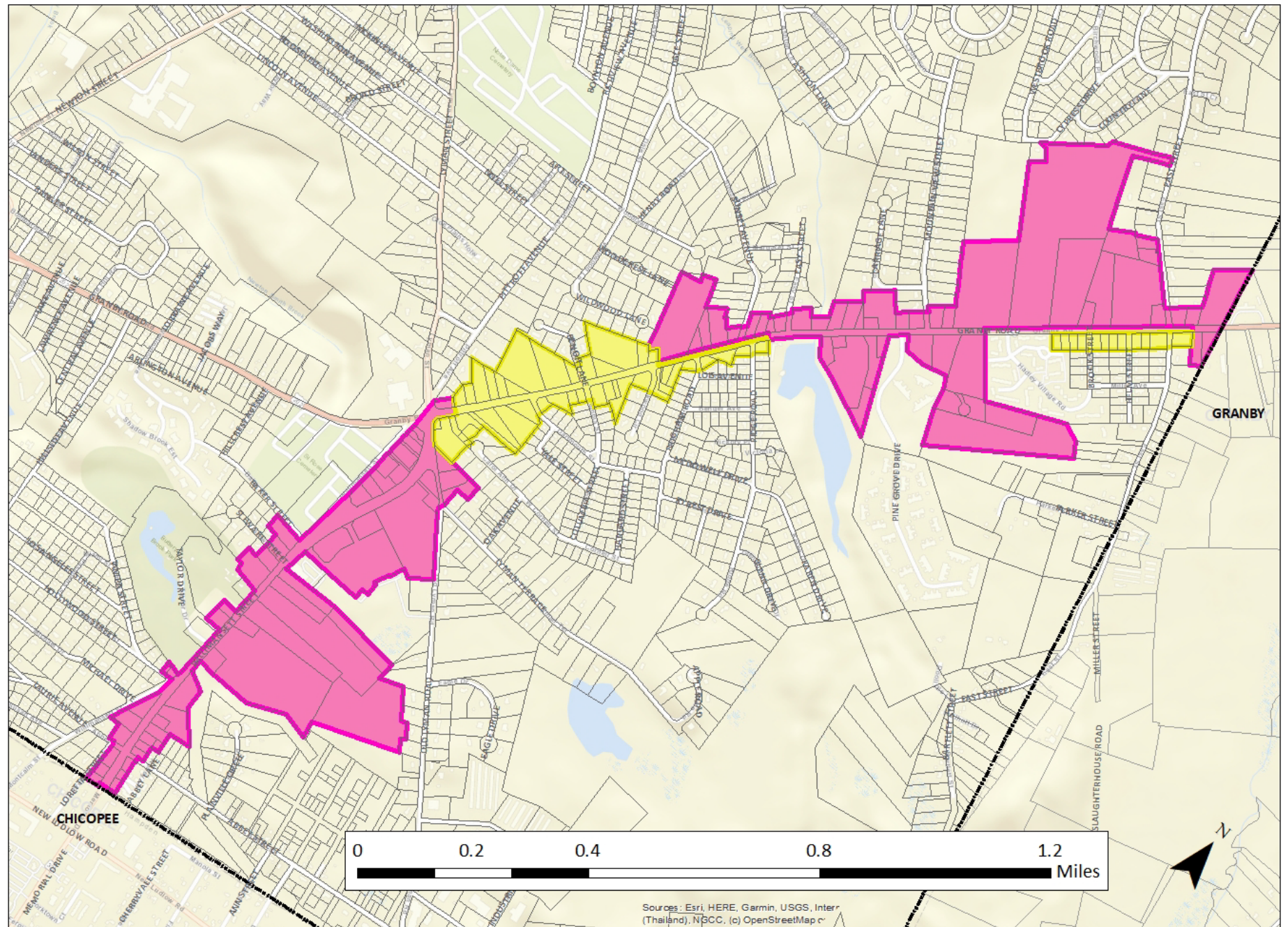
4. NEW Design Guidelines Overlay Zoning District – Includes New Zoning Districts

ROUTE 202/33
CORRIDOR
REZONING MAP

REVISION
Proposed Changes
9/12/25

Legend

- Parcels
- Residential Core
- Residential Mixed Use





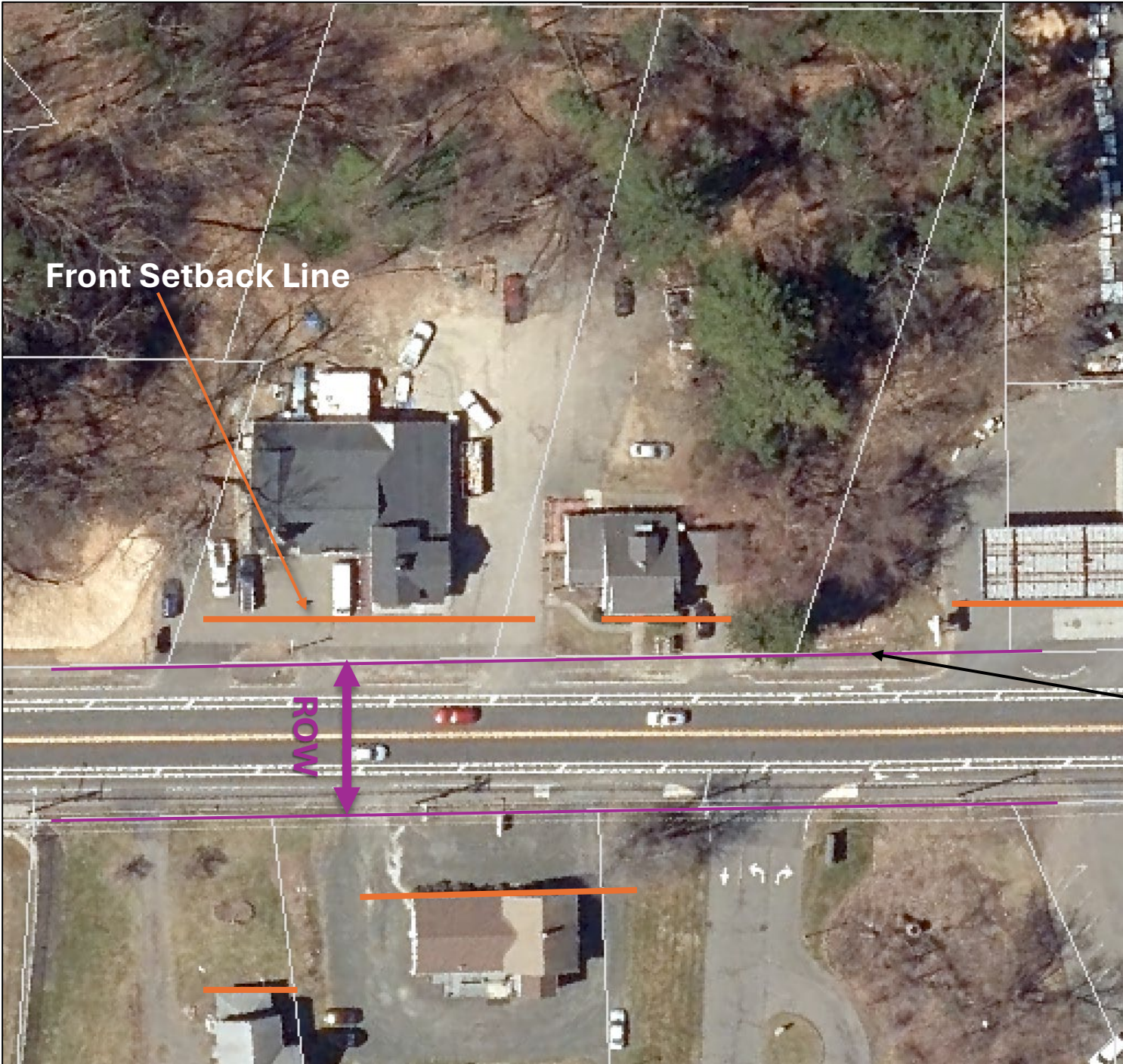
ROW: Right-of-Way

- A legal term that means the right of passage over land.
- Applies to the legal width of a roadway
- Often used in describing a legally granted right of passage over another person's land for some specific use or passage, i.e. utilities such as utility poles and wires for

Granby Road/Route 202 & Willimansett Street/Route 33

ROW includes:

- Travel Lanes between curbs
- Bike lanes
- Road shoulder – paved or grass
- Sidewalk



Front Setback Line

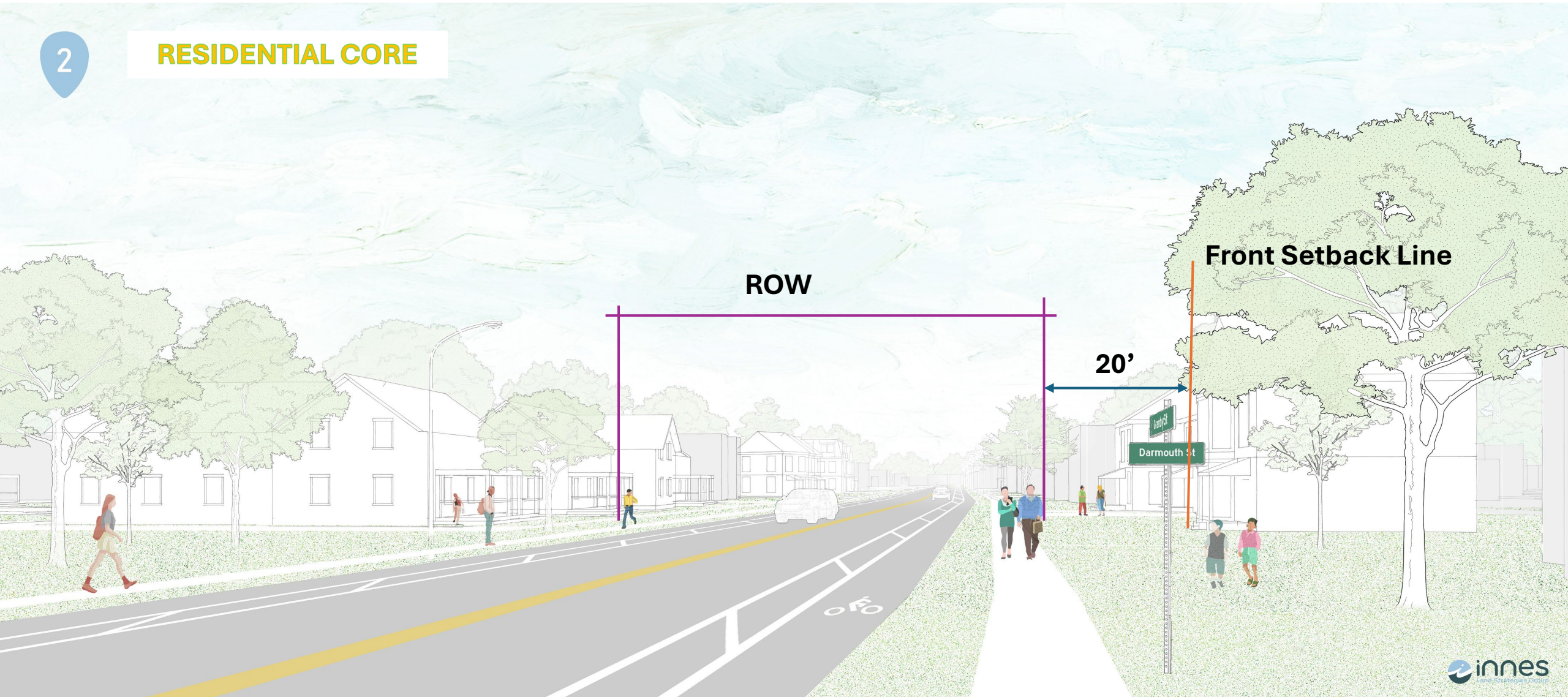
Front Building Setback

- Measured from the *edge of the ROW* to the front of the building

Parcel Front boundary begins at ROW edge

2

RESIDENTIAL CORE



Dimensional Standards

Residential Core (RC)

Zoning District	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
Residential Core (RC)	10,000	75	30	60	20	10	20	3	35
RC – Cottage Cluster	20,000	100	30	60	20	10	20	1.5	20

Dimensional Standards -- Proposed Changes

Residential Mixed-Use (RMU)

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Minimum Yard Setback (feet)			Maximum Height ²	
					Front	Side	Rear	Stories	Feet
Residential Mixed Use (RMU)									
Basic Requirements				80 ¹					
Principal Uses	20,000	100	30 ³		10	10	20	3	35
Accessory Uses	-	-	15		10	10	20	3	35
RMU – Cottage Cluster									
Basic Requirements				80 ¹					
Principal Uses	20,000	100	30 ³		10	10	20	1.5	20
Accessory Uses	-	-	15		10	10	20	1	17
RMU – Multi-family									
Basic Requirements				80 ¹					
Principal Uses	20,000	100	30 ³		10	10	20	3 ⁴	40-45
Accessory Uses	-	-	15		10	10	20	3 ⁴	35
RMU – Mixed Use									
Basic Requirements				80 ¹					
Principal Uses	20,000	100	30 ³		10	10	20	3 ⁴	40-55
Accessory Uses	-	-	15		10	10	20	3 ⁴	40-55

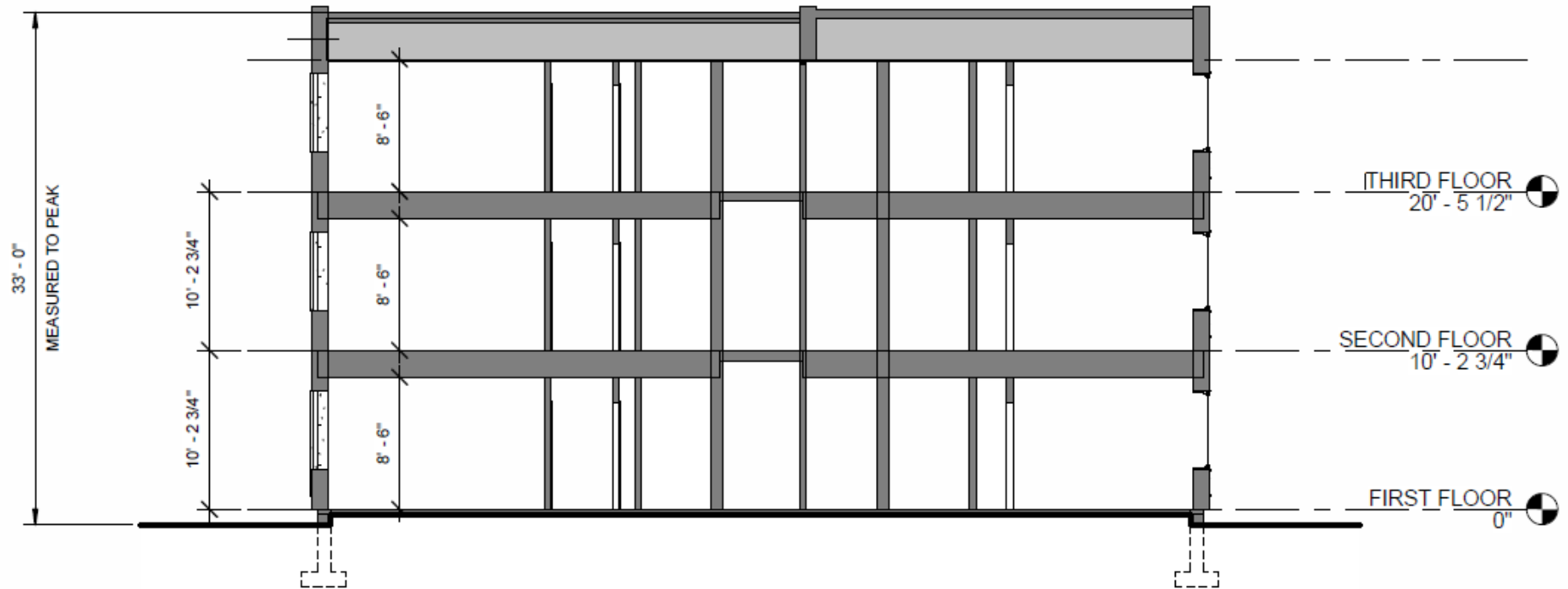
¹ Any project >60% impervious coverage requires Stormwater Management Permit, regardless of amount of disturbance.

³ Total building coverage, including accessory structures, not exceed 30%.

⁴ Projects with >50% Affordable Housing, max height 4 stories



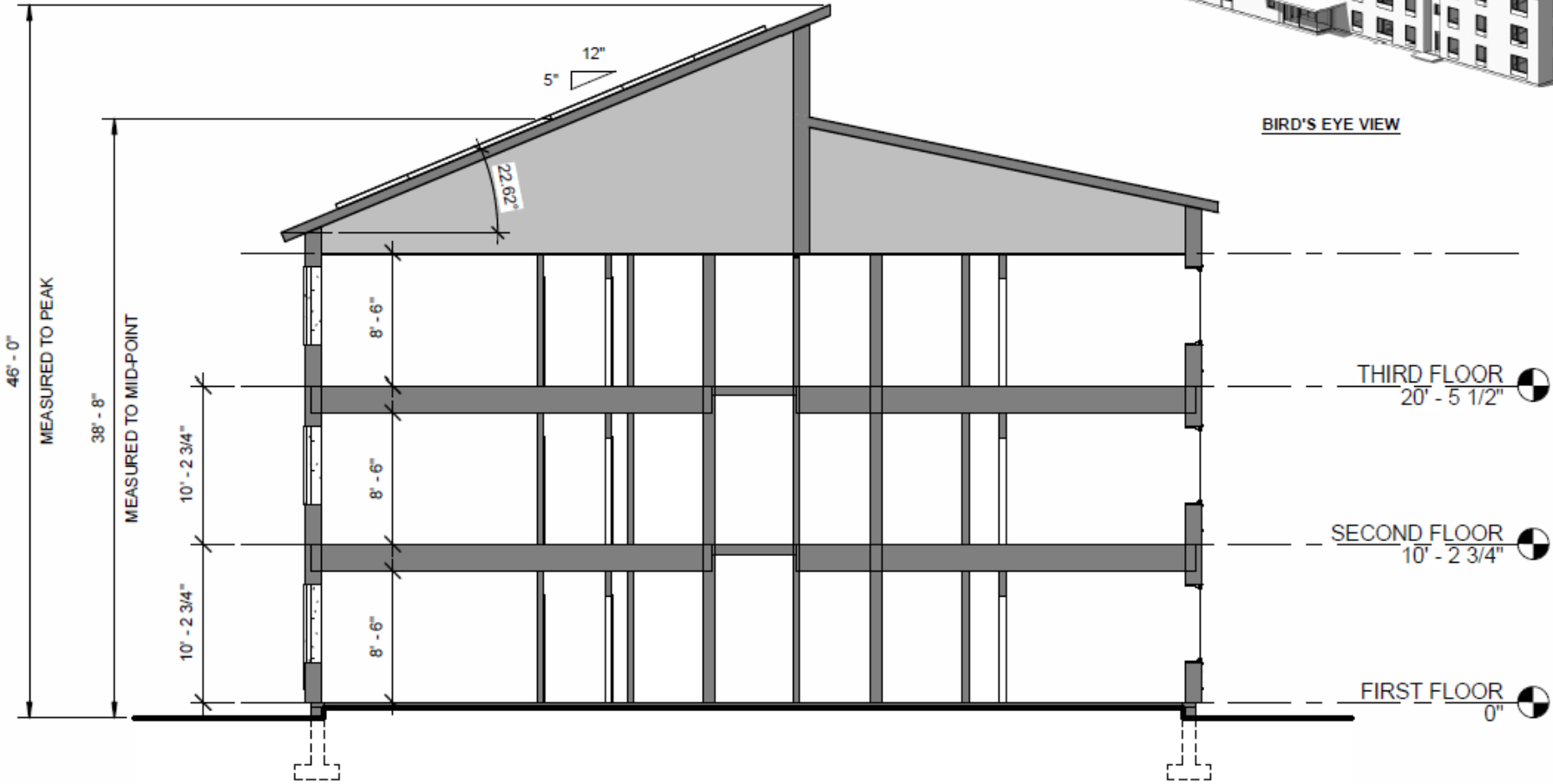
BIRD'S EYE VIEW



1 CROSS SECTION OF A 3-STORY MULTI-FAMILY BUILDING - FLAT ROOF
1/8" = 1'-0"



BIRD'S EYE VIEW



1 CROSS SECTION OF A 3-STORY MULTI-FAMILY BUILDING
 1/8" = 1'-0"

Building Coverage & Impervious Coverage

Will parcels be fully covered with buildings and parking lots with the proposed dimensional standards?

Will allowing larger buildings and smaller front setbacks will prevent trees and green spaces from being incorporated into projects?



LOT	Zoning	Type	U/acre	Lot Size (sqft)	Min Lot Size (sqft)	Units	Building Footprint	Building Coverage %	Max Building Coverage %	Residential Parking	Commercial Parking	Impervious Coverage %	Max Impervious Coverage %
N13	RC	Cottage	7.61	131,631.46	10,000	23	19,320	15%	30%	35		25%	60%

Residential Mixed Use



LOT	Zoning	Type	U/acre	Lot Size (sqft)	Min Lot Size (sqft)	Units	Building Footprint	Building Coverage %	Max Building Coverage %	Residential Parking	Commercial Parking	Impervious Coverage %	Max Impervious Coverage %
N2	RMU	MU 50ft	6.73	310,613.98	20,000	48	31,344	10%	30%	72	125	36%	80%

Development Standards - Landscaping

PROPOSED 255-52 Route 202/33 Corridor Design Guidelines Overlay District

Add – Streetscape vegetation requirement??

Example:

Plant or retain existing trees within the front setback, consistent with the ecological landscaping and sustainable design principles as outlined in the Route 202/33 Corridor Design Guidelines.

QUESTIONS & COMMENTS



RE: Speech
South Hadley Planning Board Meeting
September 8, 2025

Hello!

My name is Steven Laplante, 2 Lyman Street.

For those who do not know me, I'm the current President of the South Hadley Granby Chamber of Chamber of Commerce. Thank you to Anne Capra, and the Members of the Planning Board for allowing me the opportunity to say a few words this evening.

I'm here on behalf of the Chamber's Board of Directors to speak in support of the proposed zoning changes that are currently under review.

I want to begin by saying that I understand the concerns being raised, especially about traffic, and preserving the character of our neighborhoods. These are valid and important issues. But I also believe that thoughtful, well-planned zoning changes are not only necessary, they are essential to our community's long-term success and sustainability.

The fact is: people want to live here.....and that's a good thing, something we should all be very proud of! It means we're doing something right. But if we don't plan for growth now, we'll face even greater pressure later — with skyrocketing housing costs, and development under outdated zoning rules that do not reflect today's vision and needs!

Zoning changes are a tool, and not a threat. They give us the ability to guide growth intentionally, to decide *where* and *how* new development should happen, and to make room for more diverse housing options, businesses, and services.

As for traffic, sure, it's a challenge. But avoiding zoning changes won't solve it. By encouraging smart, mixed-use development closer to where people work, shop, and attend services needed for daily living, we can reduce commuting times!

Running a town takes money. And that money has to come from somewhere.

When residents drive out of town to shop, dine, or work elsewhere.....when businesses choose neighboring towns because we've made it too hard to grow or operate here.....we lose. We lose jobs, we lose investment, and most

importantly, we lose revenue that could be funding better schools, better infrastructure and better services right here at home.

Zoning changes are one of the options we have to stop that leakage.

They allow us to: Attract and retain local businesses, support small business growth, and encourage housing options, so people live, work, and spend their money in town, and keep property tax burdens from falling entirely on homeowners by expanding the commercial tax base.

Zoning doesn't mean building recklessly. It means building strategically, in ways that support our local economy, and keep dollars circulating in our own community.

If we want our town to be vibrant, competitive, and financially stable, then we need to make room for smart growth. And that starts with updating our zoning to reflect the economic realities we face.

Let's give people more reasons to live, shop, work, and invest right here, and not in the next towns over.

Let's move forward with confidence, with open minds, and with trust in the leaders we've elected to guide the way. Together, we can ensure our town thrives.....not just today, but for generations to come.

Thank you!



Steven Laplante
2025 President
South Hadley Granby Chamber of Commerce

September 9, 2025

Linda Sachs
193 Woodbridge St.
South Hadley, MA

Planning Board Members
Planning Director Anne Capra
Town of South Hadley
116 Main Street
South Hadley, MA 01075

Re: 202/33 Rezoning Recommendations

Dear Planning Board Members and Planning Director Anne Capra:

Thank you for your efforts to harmonize and improve the zoning of the 202/33 corridor.

I support the stated goals of the rezoning: 1) enabling small scale economic development while maintaining community character; 2) supporting residents' quality of life; 3) creating a pedestrian and bicycle friendly environment.

I would like to suggest a few changes to the draft recommendations relating to the Residential Mixed Use Zone to help achieve these goals.

First, I urge you to increase the setbacks to at least 20 feet in the Residential Mixed Use Zone, the same as in the Residential Core. I understand that where there are sidewalks, the setback would be measured from the sidewalk and not the curb. But even that is not enough space and there are many areas along the corridor with no sidewalks.

Economic development is going to worsen the traffic on 202/33. Heavy traffic plus walkers and bicyclist is an unsafe mix. Commercial buildings set back only 10 feet will increase the danger. With only a 10 foot setback, there will be no shade for walkers or bicyclists, nor room to plant trees. Increasing the setback would enhance safety and comfort for pedestrians and create a more visually appealing corridor. I can't think of a reason not to do it.

While the proposed Supplemental Regulations/Development Standards for Multi-Family housing (of more than 3 families) require that rooftop mechanical equipment have screening for sound control, or construction that mitigates equipment noise, there is no such requirement for commercial or residential mixed use buildings that abut homes. This requirement ought to be extended to those buildings and also to ground level mechanical equipment. Why subject a homeowner to preventable noise pollution?

The Supplemental Regulations/ Development Standards also state that for Multi-family buildings, "A "New England style roof line" with pitched roofs, gables or parapets is preferred to flat roofs.

Why not make this roof style mandatory? A preference can be ignored by a builder.

For commercial and residential mixed use buildings there is not even a stated preference regarding flat roofs. So a 45 or 55 foot tall commercial building could have a flat roof and construction of concrete and glass.

I urge you to strengthen the Standards, incorporating some of the elements from the unenforceable Guidelines. Without stronger Standards, the proposed development will not achieve what the Planning Board Chair said it would do when she spoke to the Select Board on September 2nd – support the town goal of maintaining community character.

Lastly, the Supplemental Regulations require that surface parking next to a public sidewalk be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than 6 (six) feet..."

Why not extend this to side and back parking lots of large commercial and residential mixed use buildings that abut people's residential properties? I think homeowners deserve the same consideration and buffer that you seem to be offering to pedestrians.

Thank you.

Linda Sachs

Route 202&33 corridor

Ryan Kile <rkile33@gmail.com>
To: shplanboard@southhadleyma.gov

Wed, Sep 10, 2025 at 3:14 AM

Good Morning,

I was not able to attend the Planning Board meeting on 9/8/25. I live at 23 Columbia st. This new planning is going to change the complete dynamics of the neighborhood I bought into on March 2025. I do not approve this change and I would like to be heard on this matter.

This is a family neighborhood and your planning is not taking into account the children or families in this neighborhood. This appears to be offering financial investors an opportunity rather so than an improvement for the town of South Hadley.

Please contact me to discuss this further.

Best,
Ryan Kile
Sent from my iPhone

Route 202 & 33 Corridor Re-Zoning

Dan <danobac16@gmail.com>

Thu, Sep 11, 2025 at 11:17 AM

To: "acapra@southhadleyma.gov" <acapra@southhadleyma.gov>, "ccanning@southhadleyma.gov" <ccanning@southhadleyma.gov>, shplanboard@southhadleyma.gov, selectboard@southhadleyma.gov, "jcyr@southhadleyma.gov" <jcyr@southhadleyma.gov>, ncasolari@southhadley.gov, "cconstant@southhadleyma.gov" <cconstant@southhadleyma.gov>, "amiles@southhadleyma.gov" <amiles@southhadleyma.gov>, "rsweeney@southhadleyma.gov" <rsweeney@southhadleyma.gov>, "lwong@southhadleyma.gov" <lwong@southhadleyma.gov>, "kmaher@southhadleyma.gov" <kmaher@southhadleyma.gov>
Cc: Cari Dodge <cmd450@gmail.com>

Daniel T. Dodge & Cari M. Dodge

15 Cornell St South Hadley, MA 01075

Danobac16@gmail.com

413-218-7344

September 11, 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: Strong Opposition to Residential Core Expansion into our College Streets Neighborhood – September 15th Hearing

Dear Town Planner and Planning Board Members,

Thank you for your time and for holding the continued Zoning Amendment hearing on Monday, September 15, 2025. I am writing to you today to expand upon the points I plan to make during my three minutes of testimony at the upcoming hearing.

During the September 8th hearing, you heard significant community pushback on the proposed zoning amendment, and I urge you to take this feedback to heart. This is especially critical regarding the proposed Residential Core Expansion into our college streets neighborhood. The purpose of our current Residence A-1 district is to "allow residential and compatible uses, including new development that is in character with existing single-family housing." Our neighborhood was established and has been developed under this exact principle.

Our community predates any zoning bylaws and, as Anne Capra noted, is pre-existing non-conforming. Despite this, everything fits together nicely. Changing this zone to the so-called Residential Core District, which is, as you know, simply the Planning Board's new name for the Residential B zone, is damaging to our community. It's notable that your exhibits for this amendment omitted the Residential B Bulk Area Requirements. This omission prevented a direct, side-by-side comparison that would have clearly shown the similarities between the zones.

I must ask: if the board is truly a "caring board," as one member stated, why was there no community dialogue on this for three years? Why was our neighborhood only included in this amendment in June or July? And why were we not given the same respect for community review and guidance as other areas? The sudden inclusion of our neighborhood has forced our

community into a defensive position with no time to act. You've heard our concerns; now, please do the right thing and remove the Residential Core Expansion from the zoning amendment.

Being a former Town of South Hadley, MA Planning Board member and given my 37 years of experience in national and local real estate development, including building single-family homes, group homes, cluster developments, industrial, and government facilities, I have a strong understanding of the potential impacts of loose zoning bylaws. My last 10 years have been spent working on a much smaller scale, right here in South Hadley, and I know all too well how damaging poor zoning can be and how developers can exploit these loopholes.

Please consider removing the Expanded Core Residential Zone from this application. A spot-zoned Residential B character does not fit within our community.

I look forward to speaking with you on Monday the 15th.

Sincerely,

Daniel Dodge
Cari Dodge

On Tue, Aug 26, 2025 at 9:22 AM Dan <danobac16@gmail.com> wrote:

[Quoted text hidden]



I am a town meeting member and live at 16 s sycamore knolls.

I actively participated in almost all of the planning group exercises. I looked at the town and the rezoning of its 202 and 33 with other town citizens. We listened to each other and discussed our ideas.

I zoomed in to a recent select board meeting and heard about the budget

crisis. I listened to plans for action. Including the urgent need to pass these proposed zoning changes.

I did not hear about finishing incomplete projects like plans for the falls redevelopment or a target date for completing the library project, or when the collapsed brick building will be removed.

I have read comments on line about what ever is being built next door to Rocky's. The comments are not very welcoming or positive.



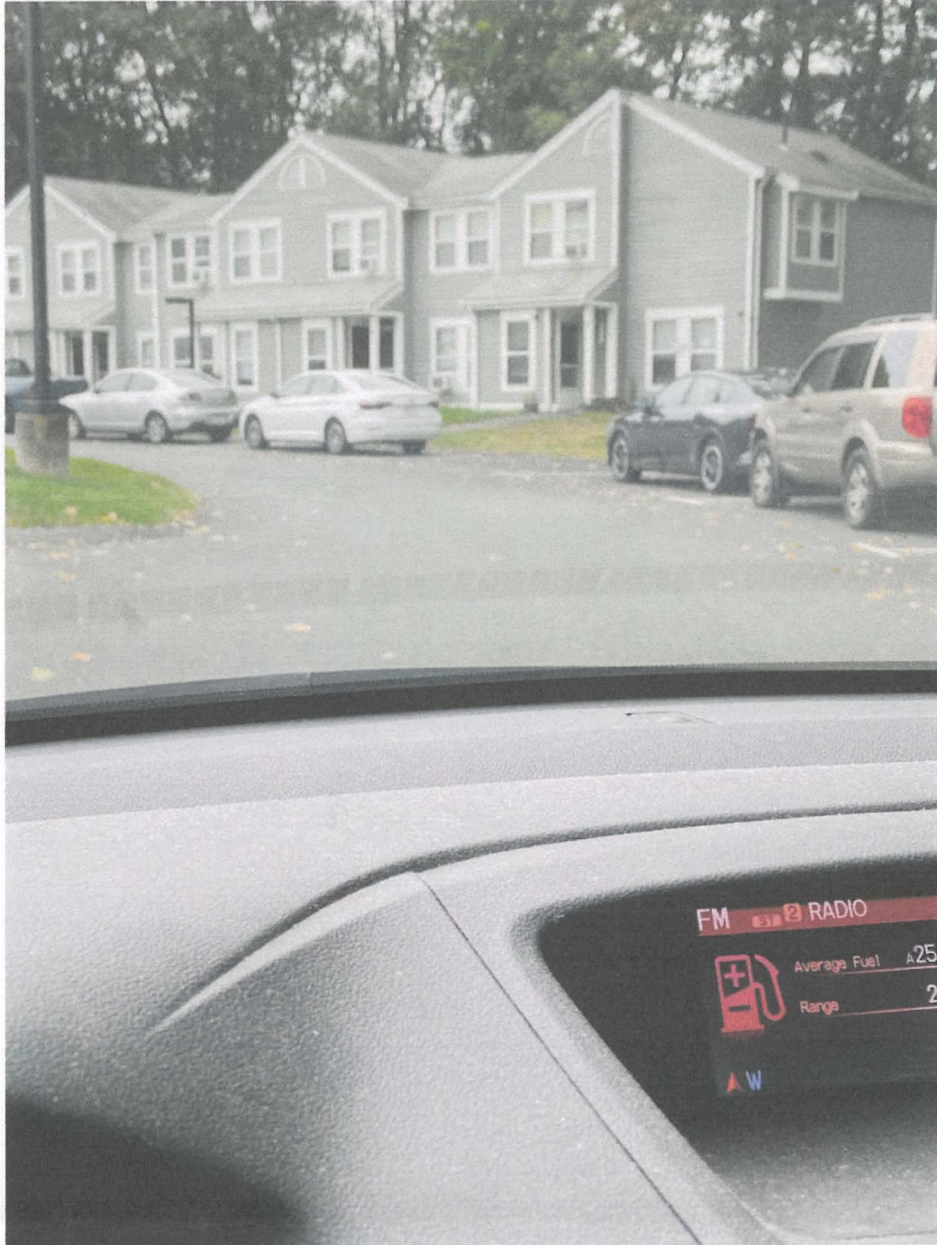
Changing zoning is one small but important step in making the town attractive to new comers who hopefully would contribute to improved financials. Some pieces that might contribute to fiscal stability are not in the towns control...the ones that are or seem to be to be: include looking at the contract with ledges management and the suggestions made by the current consultant to increase cash flow...improved bus service; families currently need more than one car to access anything, finally , stability in the management of the school system.

Yes these new zoning guidelines are important. However, it is hard to appreciate some of the proposals.

I share three photos to capture my concerns, one from the Mount Holyoke campus to show how a tall building might overshadow a smaller one, i.e. a 55 foot building next to an established home; Riverboat Village-the design is in keeping with the look of South Hadley. The set backs are wide, and there are green spaces and more than one play area, I looked at Loomis communities villas **the newer ones** have minimal frontage but are not facing high use roads.

I believe the town is not sure of its identity and is trying to be all things to all people. This usually doesn't work, As the people said at the planning board meeting last night, they moved to South Hadley to be part of a community. To risk destroying affordable housing, heritage homes, in the hope of attracting business in the future is asking a lot of people.

Also I recommend, if you haven't already, taking a look at the city of Holyoke's office of planning and development. The city merged several related departments under one roof-planning and Development, it seems to consolidate the staff who manage similar issues. I especially like the approach to engaging the city in planning,



Marie Rohan

Members of the South Hadley Planning Board,

I write to you an additional time before reaching out to the Precinct E Town Meeting Members as well as my many neighbors that live in proximity. I can appreciate the work you have done regarding the Route 202 & 33 Corridor; however, by including the neighborhood to the south of Granby Road at such a late time was an overreach in a transparent process that I have been in support of up to this change.

After the September 8th, 2025 meeting, I felt that more research was necessary to understand the change in zoning that is being presented including the reasoning that was offered. The facts that I found were presented in the “Hybrid” Meeting from August 11, 2025, where this area was first presented. It was presented by Anne Capra as an opportunity to satisfy the Town Meeting members with the “affordable” housing that has been requested. At the same time, it was mentioned that perhaps this area since it had not been discussed would be more appropriate for a “Phase Two” project rather than being rolled out during this phase. Discussion ensued which since the meeting was hybrid had absolutely no input from any residents including the property owners of this neighborhood. Of course, why would there be since the agenda for that meeting held an “Open Comment Period” first with “Item 4: Discussion of Route 202/33 Corridor” to follow later in the meeting and a vote to change the zoning map despite as accurately predicted “possible resident backlash” from this late change. All voted in favor. Much was discussed and I do appreciate the thought process that took place even though at times it felt like I was listening to an elected board discuss how to sell the residents on this instead of being openly honest. That honesty being as initially stated; this change to a single-family neighborhood would allow an area to be developed that would allow for more affordable housing within this plan.

I have researched the SouthHadley.org website at nauseum and I have found out more about planning within South Hadley than I ever imagined. This helped me understand the “proposed benefits” to accepting this change; however, I have seen many neighbors directly near me on McDowell, Hickory, and the likes put decent sized additions on and have renovations to update. Perhaps, special permits have been needed but I applaud the use of these special permits and at a cost of a small percentage of building costs these days, I’m in favor of keeping them. It honestly hasn’t seemed to hinder the additions or renovations in the neighborhood, and I feel it allows the town the ability to review, reflect, and alter if need be.

Ultimately, my concern over the past four weeks has shifted and that is that there are many reasons this change would be detrimental to the neighborhood (traffic, infrastructure, safety, property values, spot-zoning, etc.) and those far out way the positives presented.

The shifted reasoning from I'm not a fan to **REJECTING** this proposal so strongly is because the following is true.

The planning board started the Route 202/33 Corridor project approximately five years ago and the only instance that I can find this neighborhood mentioned was within the Final Report from 2022 in the Westover Airforce Base "Airport Proximity and Developmental Potential" portion. All maps, discussions, surveys, and illustrations include property directly on the main corridors and these neighborhoods shaded out. Perhaps there was internal or live discussions regarding this area but from witnessing the entire meeting from August 11th, 2025, it was apparent this neighborhood was **NEVER** a priority. This fact has not allowed any of the property owners time to reflect, converse, and/or weigh-in on all changes whether positive or negative. The rush to add this neighborhood within a **one month's time frame over a five-year period** is a tragic blow to this plan and I believe that it might be the blow that if continued halts this plan from moving forward in town meeting or otherwise. The property owners, towns people, and constituents all had the right to discuss this plan change prior to the August 11th meeting and vote, just as every other part of the plan had been previously discussed in many open forums. So, what is the remedy?

The remedy to this issue is exactly as Ms. Capra stated in her response to my original email on Aug 26th, ***"However, I expect after the 9/8 public hearing to have the proposed "expanded residential core" areas REMOVED from the rezoning proposal."*** This unfortunately never happened as the meeting was continued to September 15th, 2025.

Therefore, on September 15th, please remove this proposal and continue it to "Phase Two" when all those who wish to be heard would have time to make informed arguments and gather all relevant thoughts regarding the positives and negatives and the board could then be properly informed prior to a vote.

Thank you for your time and please consider the above. I believe the proposal from July 28th, 2025, along with the minor changes from August 11th to residences before the reservoir and at the East Street intersection were acceptable minor changes as some were requested from property owners like Pine Grove, Hadley Village and one even in Granby is strong, fair, transparent, and well thought-out. I would support that proposal based on the process.

Brian Morris 14 McDowell Drive, South Hadley, MA 01075

Fwd: message for Members of the Planning Board of South Hadley

Anne Capra <acapra@southhadleyma.gov>

Sat, Sep 13, 2025 at 7:30 AM

To: Nate Therien <natetherien@gmail.com>, Rob Watchilla <rwatchilla@gmail.com>, Brad Hutchison <bhutchison@shadleyma.org>, Brad Hutchison <BHutchison@kuhnriddle.com>, John Parenteau <jparenteau428@gmail.com>, Robert Szklarz <bszklarz@colonialinnovation.com>, Diane Mulvaney <dsmulvaney@shadleyma.org>, Colleen Canning <ccanning@southhadleyma.gov>

FYI, late addition, will be included in "additional correspondence" on Monday.

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

From: **Martha Terry** <marthatterry25@gmail.com>

Date: Fri, Sep 12, 2025 at 8:42 PM

Subject: message for Members of the Planning Board of South Hadley

To: Anne Capra <acapra@southhadleyma.gov>

To the Members of the South Hadley Planning Board:

Economic and residential growth can be achieved with reasonable, less extreme, and "softened" aspects of the proposed Rezoning of Routes 202/33.

1. Maximum heights in the RMU zones should be 35 feet or 3 1/2 stories, as originally agreed upon in the January 2022 Routes 202/33 study. (The 45 feet that appears in that study, I believe, was favored by no one. I am unsure how that height was included.) Thirty five feet is consistent with the buildings of the Town Commons that front onto the town green/town common.

That height is in line with the small town character of the town, and buildings of this height, would not tower over existing homes along Routes 202/33.

2. Buildings in the RMU, whether residential or mixed use, that include 50% or more Affordable Housing, should receive a one story bonus to bring the max height of such buildings to 45 feet.

That is in line with the 4 story, 45 foot tall, Affordable Housing building currently under construction in the Woodlawn Plaza. I believe that citizens will welcome the Affordable Housing

bonus of one extra story, and a maximum of 45 feet height, so that the town can move towards its 10% quota of Affordable Housing.

3. The Residential Core designation should be restricted only to the areas directly fronting on Routes 202/33. It should not extend into any of the side streets.

Citizens expressed outrage at such an intrusion at the September 8th public hearing.

4. Setbacks for any and all buildings along Routes 202/33 should be a minimum of 20 feet to ensure a wide enough green space to encompass an abundance of trees and bushes.

I believe that the Planning Board needs to listen intently to the expressed desires of the citizens to tone down elements of the proposed rezoning for Routes 202/33. The town can enjoy both economic and residential growth with an acceptable, moderate proposal.

I believe I can support this article at the November 5th Town Meeting if the above concerns are incorporated into the proposal.

Thank you.

Martha Terry, Town Meeting Member Precinct B

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WARNING: FRAUD ALERT REGARDING FAKE APPLICATION FEE REQUESTS

The Town of South Hadley has been made aware of a fraudulent scheme targeting applicants with fake requests for application fee payments. An outside entity is sending detailed emails with subjects like "Settlement of Invoice for Application Review [property] Development," which then provide instructions for wiring payments.

These emails and invoices are NOT from the Town of South Hadley. All application fees are handled in person at Town Hall. **Do not pay any invoices or respond to these fraudulent emails.**

If you have received a suspicious email or have any questions about application fees, please contact the Planning & Conservation Department directly.

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

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

Fwd: message for members of the Planning Board

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

Mon, Sep 15, 2025 at 10:15 AM

Please add to the Boards correspondence.

WARNING: FRAUD ALERT REGARDING FAKE APPLICATION FEE REQUESTS

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----- Forwarded message -----
From: **Martha Terry** <marthaterry25@gmail.com>
Date: Sat, Sep 13, 2025 at 6:41 PM
Subject: message for members of the Planning Board
To: Anne Capra <acapra@southhadleyma.gov>

Dear Members of the Planning Board,

I believe that the Residential Core should not be extended to side streets from the Routes 202/33 corridor.

I would like the Planning Board to research all zoning tools that might offer relief to owners of nonconforming lots so that they may add onto their houses (extend the preexisting nonconformities, that is, no new nonconformities) without the burden of applying for a special permit.

Thank you.

Martha Terry, Town Meeting Member Precinct B

Route 202 & 33 Corridor Re-Zoning

Dan <danobac16@gmail.com>

Sun, Sep 14, 2025 at 9:45 AM

To: Anne Capra <acapra@southhadleyma.gov>, ccanning@southhadleyma.gov, shplanboard@southhadleyma.gov, selectboard@southhadleyma.gov, jcyr@southhadleyma.gov, ncasolari@southhadley.gov, cconstant@southhadleyma.gov, amiles@southhadleyma.gov, rsweeney@southhadleyma.gov, lwong@southhadleyma.gov, kmaher@southhadleyma.gov
Cc: Cari Dodge <cmd450@gmail.com>, Dan <danobac16@gmail.com>

Subject: Last Call: Planning Board Meeting on Monday

Good morning,

This is my last community email on the zoning amendment. I sincerely hope that during Monday's continued Planning Board Meeting, the board will do the right thing and remove the Expanded Residential Core and reduce the Building Heights on the newly allowed uses along the Route 33/202 amendment back to what was discussed in the 2020 community meetings.

I honestly believe the amendment could pass and earn much more support with just these two modifications.

Thank you, and I pray for a positive outcome for our community.

Daniel Dodge

Cari Dodge

[15 Cornell St, South Hadley, MA 01075](#)

Danobac16@gmail.com

413-218-7344

[Quoted text hidden]

Route 202 & 33 Corridor Re-Zoning

Dan <danobac16@gmail.com>

Mon, Sep 15, 2025 at 12:21 PM

To: Anne Capra <acapra@southhadleyma.gov>, ccanning@southhadleyma.gov, shplanboard@southhadleyma.gov, selectboard@southhadleyma.gov, jcyr@southhadleyma.gov, ncasolari@southhadley.gov, cconstant@southhadleyma.gov, amiles@southhadleyma.gov, rsweeney@southhadleyma.gov, lwong@southhadleyma.gov, kmaher@southhadleyma.gov
Cc: Cari Dodge <cmd450@gmail.com>, Dan <danobac16@gmail.com>

Good afternoon, members of the South Hadley Planning Board.

We are writing to express our support for the proposed Route 33/202 corridor zoning amendment as revised on the attached. We believe the Planning Board has put forth a well-considered revision and compromise, and we hope it will be approved at tonight's meeting.

Thank you for your time and consideration.

Sincerely,

Daniel Dodge
Cari Dodge

[Quoted text hidden]

 **Background Materials 9.15.25.pdf**
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