

# Background Materials – November 10, 2025 – Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 11/7/25

Meeting will be live streamed on [Cable Access Channel 15](#).

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## AGENDA ITEM #1 Open comment Period

This 10-minute period is set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/23, posted on the Town of South Hadley Planning and Conservation Department webpage here:

<https://www.southhadley.org/DocumentCenter/View/11705/Policy-on-Open-Comment-Period---As-Adopted-2023-09-11>

**Action Needed:** Allow members of the public to offer comments to the Board.

## AGENDA ITEM #2 Minutes

Planning and Conservation Coordinator Colleen Canning will forward minutes separately.

**Action Needed:** Vote to approve the minutes.

## AGENDA ITEM #3 Correspondence

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

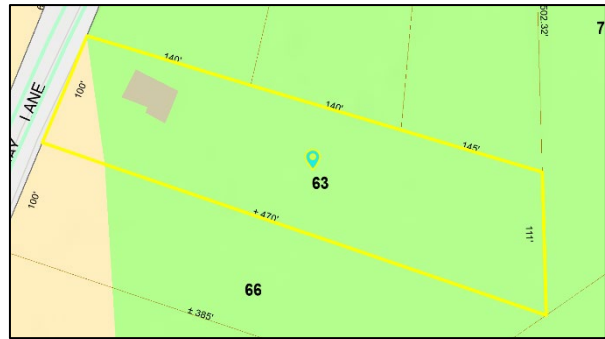
**Action Needed:** No action needed.

## 6:30PM Public Hearing

### AGENDA ITEM #4 11 Brockway Lane – Detached ADU – Site Plan Review

Application online: <https://www.southhadley.org/1506/Brockway-Lane-11---ADU>

The application is for a 749 SF detached ADU. The site is a single-family home on a 1-acre parcel at 11 Brockway Lane. The zoning is mixed: Agricultural (AG) along the road frontage, and RA1 over the rest of the property. As such, the parcel is a preexisting nonconforming lot because it does not meet the 150' frontage requirement for the AG district.



The applicable ADU Bylaw is the amendment to 255-50 Accessory Dwelling Units that was adopted at May 2025 Town Meeting. The bylaw has not been codified in Ecode yet (Town Clerk only does this once per year) but it can be viewed within the Planning Board Report to Town Meeting: [Article-19-ADU-Bylaw-Amendment-Report-to-Town-Meeting---Revised-42925](#)

#### Standards for Review:

##### 1. Preexisting Nonconforming Lot

Per 255-50(C)(5)(b) a Protected Use ADU shall be exempt from any required finding under MGL c.40A sec. 6, which means that as a preexisting nonconforming lot, they are not required to seek a Special Permit and a finding from the Board that the expansion or alteration will not be substantially more detrimental than the existing nonconforming use to the neighborhood in which it is located.

##### 2. ADU Maximum size - 900 SF or ½ Gross Floor Area

The GFA of the existing single-family dwelling is 2,256 SF. The proposed ADU is 749 SF and therefore meets this standard.

3. Zoning Dimensional Standards – The ADU will be located in the RA1 portion of the site and therefore the RA1 setback standards for an accessory structure (most permissive): side setback (20') and rear setback (10'). The site plan indicates that the minimum side setback for the ADU is 20.5' and it is several hundred feet from the rear parcel boundary. Therefore, this standard is met.

Separation between the ADU and the principal dwelling is indicated on the plan to be 10.5'. There are no standards within the zoning bylaw regarding separation of a principal and accessory structure.

Therefore, this is a matter left to the Building Commissioner to determine compliance with the Building Code. I recommend a condition of the Site Plan Approval that the ADU must comply with all applicable Building and Fire Codes.

4. Off-Street Parking – The project involves relocating the existing driveway to the south with one curb cut on Brockway Lane, a 12' wide driveway, one parking space off of it in front of the ADU, and three spaces off the driveway at the rear of the ADU. Both the principal dwelling and the ADU will share the one driveway and parking areas.

#### Department Comments

Conservation Commission, R. Cornell: Conservation Commission issued an Order of Conditions #288-501 on 10/1/25 for the site plan as submitted.

DPW, J. Broderick: DPW has no concerns with this ADU. Sanitary sewer option is to tie in the ADU service line to the house number 11 service line which goes out to Ferry Street with a clean out brought Planning Board Meeting – November 10, 2025 – Background Materials

to the final grade surface. We will require a new service tie in fee of \$1200 plus trench, permit and inspection for a total of \$1,310.

FD2 Water, T. Cauley: No concerns from the Water Department with this ADU. I spoke with the contractor and they will be sharing the existing water service. My only suggestion to him was to install a curb stop (water shut off) between the 2 buildings in case of an emergency and the ADU needed to be shut off. This will prevent us from having to shut the water off to the entire property.

Historical Commission, B. Judge: The Historical Commission has no comments.

Public Health, S. Hart: If rental: <https://www.mass.gov/doc/105-cmr-410-minimum-standards-of-fitness-for-human-habitation-state-sanitary-code-chapter-ii/download>

FD2, Captain O’Neill: The site plan as submitted provide sufficient access. (In person meeting 10/16/25)

**Action Needed:** Discuss the site plan, ask questions.

**Recommended Motion:** *I move to issue Site Plan approval for the detached ADU at 11 Brockway Lane as submitted with the condition that the ADU must comply with all State and local building and fire codes, and no more than one driveway curb cut is permitted on the site.*

## 6:30PM Public Hearing

### AGENDA ITEM #5 136 East Street – Flexible Residential Development – Special Permit and Stormwater Permit Public Hearing

Application online: <https://www.southhadley.org/1512/East-Street-136---Flexible-Development>

Applicable Bylaws and Regulations for Planning Board Review:

- **Chapter 200 Stormwater Management** [Town of South Hadley, MA Stormwater Management](#)
- **255-31 Flexible Development** [Town of South Hadley, MA Supplemental District Regulations](#)
- **Article IX Special Permits** [Town of South Hadley, MA Special Permits](#)

### **Summary**

The subject property is 8.9 acres in the RA1 zoning district. The proposed development is a Flexible Development for a 14-unit condominium development for persons age 55 and older, in two single-family and six duplex housing units. Housing is clustered to the front of the parcel. The application states “85% of the site’s 8.9-acre tract will be retained as common open space owned and managed by an association of the owners of the dwellings...nearly 3 acres of the common open space...will be upland suitable for appropriate use by residents...”. Application narrative p.14 states that the open space set aside will be 7.59 acres. A portion of the site is comprised of wetlands, and a NOI has been filed with the Conservation Commission.

The site will be serviced by FD2 public water, Town sewer, and SHELD. The proposed Flexible Development includes multiple buildings on a parcel for dwelling purposes and will require Form H approval under the Subdivision Regulations, which will be filed after the Special Permit application is approved.

### **Common Open Space Requirement 255-31(K)**

See sheet ORV and C-4.

Minimum of 30% as “usable open space” required. Wetlands may be part of the usable open space, but no more than 50% of the open space can be wetlands. Applicant calculates:

Open space containing wetlands 2.9804

Open Space containing uplands 2.9804

Total open space = 5.9608 acres

Therefore, required open space = 8.9 acres x30% = 2.67 acres

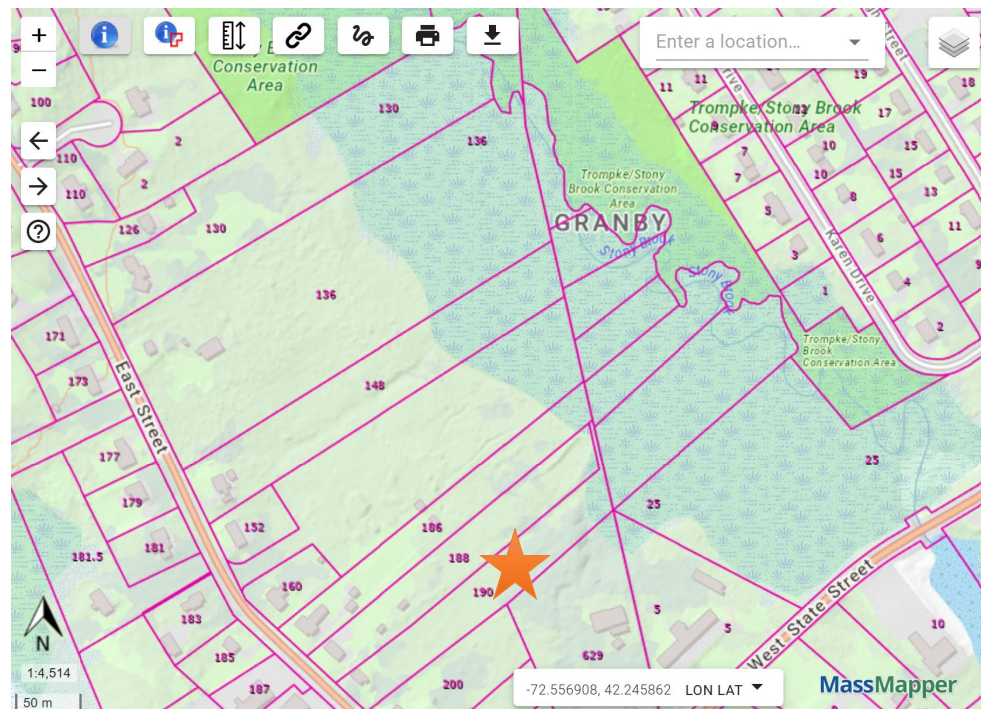
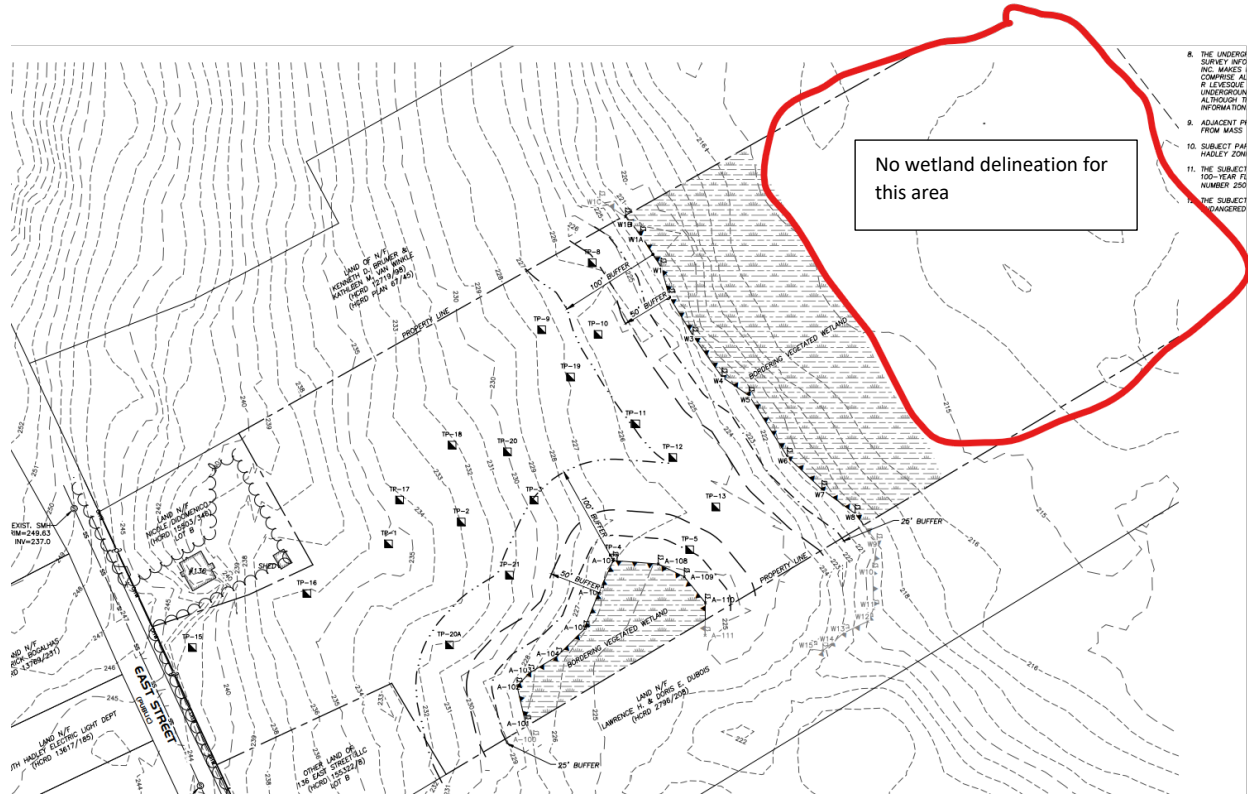
Applicant proposes 5.9608 acres = 67% of site

\*Site plans for the Flexible Development as well as the NOI filed with the Conservation do not show a flagged delineation for the wetland’s east boundary. It is not clear how the total amount of wetlands in the open space has been calculated. This needs clarification. At this time the requested density bonus for additional open space cannot be verified.

See application narrative p. 15 – Adds further confusion describing “the protected open space to consist of 4.6163 acres of wetland and 2.9804 acres of upland. The required amount of “Common Open Space” will consist of 2.9804 acres of wetland and 2.9804 acres of upland.”

They state that the surface detention pond will be in the open space and a portion of the subsurface infiltration basin too. It seems they then subtract the surface basin from the open space area calculation because it is not allowed per 255-31(K).

See MassMapper image below showing wetlands covering the eastern half of the site.



Use of Common Open Space – 255-31(K) further articulates common open space shall be used for “agriculture, natural education, recreation, conservation, historic, park purposes or Planning Board Meeting – November 10, 2025 – Background Materials

combination”. The application narrative p.15 says the common open space is intended to be used as a combination of conservation, buffers, and walking areas. However, plans do not show “walking areas” and because the wetland spans the entire site east to west behind the housing units, a boardwalk would be required for users to cross this area during most times of the year. Conservation is an allowed use of common open space however.

Ownership of the common open space is proposed to be a Homeowner’s Association. A condition of the Special Permit should be a permanent deed restriction for the open space set aside. Clarification as to the location of proposed “walking areas” needs to be addressed within the restriction, which should be approved by the Director of Planning prior to recording.

### **Flexible Development Density Standards per 255-31**

See application narrative page 14 and plan sheets OVR and C-4. They have chosen to utilize the preset method for calculating allowed number of units. The site meets the minimum tract size of 5 acres.

Note: When calculating unit count, the number is rounded down to the nearest whole number, not up.

Base number of housing units per acre - RA1 is 1.2 multiplied by the gross acreage of 8.9 acres = 10.68

Density Bonus for 55+ community of 25% =  $10 \times 25\% = 2.5$

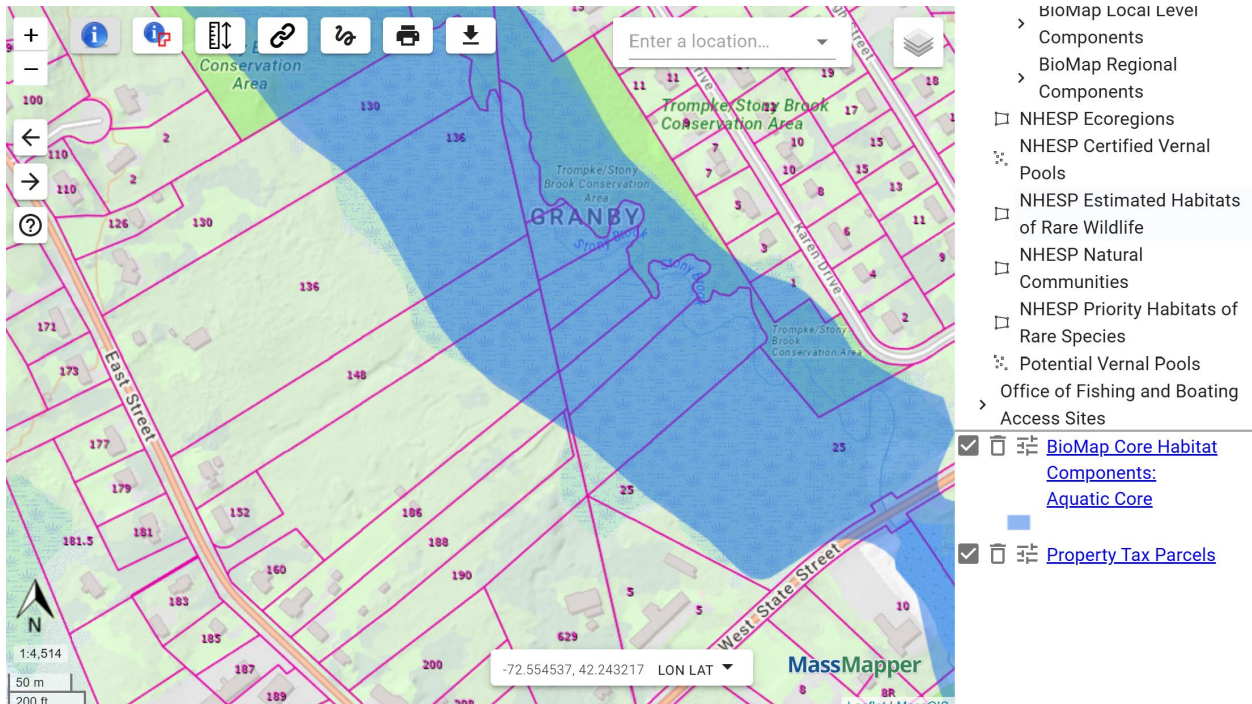
Total unit count = 13.18 or **13**

Additional Open Space Bonus – see Common Open Space above.

The applicant has requested 1 unit for each 10% above the required 30%, and therefore claim they are eligible for an additional 3 units. The total wetland area within the proposed common open space is not verified at this time and therefore the density bonus calculation cannot be verified. ***Until additional information on the extent of wetlands on the property is submitted, I recommend the Board deny the additional open space housing density bonus. Allowable unit count at this time is 13.***

### **Landscaping Plan (sheet C-7)**

The application lacks a description of the site’s relationship to the surrounding landscape. A Flexible Development should absolutely honor the ecological context of a site. The site is within the watershed to Stoney Brook, and contains Riverfront Resource Area and wetlands associated with this ecologically sensitive water resource area. The east boundary of the site is near the Town’s Trompke/Stoney Brook Conservation Area. The site is also mapped as BioMap Core Aquatic Habitat signaling its ecological significance not only locally but regionally as a perennial tributary to the Connecticut River.



The applicant has also provided this map in their application with the Certified Abutters List.

The paltry landscaping plan includes walling the site off with long rows of 100+ arbor vitae. I recommend that the landscaping plan require increased diversity in plant species and follow the 10-20-30 rule for tree diversity for new plantings. Plantings must be comprised of no more than 10% of any one species, 20% of any one genus, or 30% of any one plant family. The applicant should be referred to our current draft Tree and Shrub Guide: [southhadley.org/DocumentCenter/View/14315/Recommended-Tree-and-Shrub-Planting-Guide---August-2025](https://southhadley.org/DocumentCenter/View/14315/Recommended-Tree-and-Shrub-Planting-Guide---August-2025)

### **Subdivision Regulation Waiver Requests**

As noted above, the application comes under the jurisdiction of the Subdivision Regulations for Multiple Buildings on a Parcel for Dwelling Purposes and will require a Form H plan approval.

They have requested two waivers:

**#1 Paved roadway width of 24-32':** They have proposed a 22' roadway width. In the Board's proposed amendments to the Subdivision Regulations that are under review currently, this standard for Type I Residential Subdivisions is reduced to 22'. *I recommend the Board grant this waiver allowing a 22' roadway width. Fire District 2 also supports this.*

**#2 Sidewalk Construction:** The Subdivision Regulations require 4' sidewalks on both sides of the street. They are requesting to not construct any sidewalks. There is no sidewalk on East Street and this is proposed as a deadend residential subdivision that will generate approximately 56 weekday trips (per the traffic analysis submitted with the application). *The Board should discuss this request.*

### **Peer Review Report**

Our peer review consultant, BETA, has been completed their review of the stormwater report and application: <https://www.southhadley.org/DocumentCenter/View/14490/Peer-Review-Report---136-East-Street-BETA-1152025>

We are currently awaiting a response from the applicant as to whether or not they will have a response prior to the 11/10/25 meeting. I anticipate that we will have the peer review discussion with our consultant present a continuation of the public hearing at a future date TBD. **There are a number of revisions to the plan and stormwater system needed.**

### **Questions/Comments**

1. Provide clarification on how the total wetland area within the common open space was calculated given that the east boundary of the wetland is not flagged and therefore appears not to have been delineated. The wetland area within the common open space cannot be more than 50%. At this time the requested density bonus for additional open space cannot be verified. See Common Open Space above.

2. A. Capra comment submitted to RLA 10/17/25 – No response to date:

The Stormwater Report has conflicting information I wanted to get clarity on. The application form states that the site is 387,684 SF (8.9 acres) but then in the Report on p.2-2 it says 9.9 acres. Further, throughout the Report, the subwatershed is drawn as including the two small lots that were carved off through ANRs earlier this year (Lots A and B). That also accounts for the 9.9 acre description of the site. Could you please clarify why land outside of the SITE proposed for the DEVELOPMENT is being used in the assessment of soils and stormwater management for this application?

3. Need clarification on how housing will be restricted to age 55 and over, monitored for compliance, and term of this restriction.

### **Department Comments**

BOH – The Public Health Director had scheduled with the applicant to observe perc tests. No further feedback yet. The peer review report did indicate the 3’ separation to groundwater is not met in the submitted plans (Comment SW12).

FD2, Captain O’Neill - After reviewing the plans for this development, the following comments are what we have concerns or want to make sure happens prior to this being moved forward. The width of the road to be 22 feet wide. Two hydrants to be located within this development, 1 in the beginning on right and one at the end where turnaround is. Adequate signage for the street. Each duplex will be required to have basement to roof peak fire wall separation of no less than two hours. Designated turn around areas to be marked with signage or markings in road designating Fire Lane. Also requesting the interior layouts of all proposed buildings.

Police, Chief Gundersen – No concerns with this proposal.

Conservation – The project has filed a Notice of Intent with the Conservation Commission and is currently under review. They previously filed a wetland delineation in July 2025 which was approved, per peer review. Only the west boundary of the wetland was flagged and approved.

The east boundary of the wetland was not flagged not part of the delineation approval. [136 East St | South Hadley, MA - Official Website](#)

DPW, J. Broderick, DPW Director – No concerns.

**Action Needed:** Allow applicant to present the project, ask questions, allow public comment, continue public hearing to allow applicant to respond to peer review report and other questions as noted above.

## 6:30 PM Public Hearing Continuation

### AGENDA ITEM #6 506 Granby Road – Multifamily Development – Site Plan Review and Stormwater Management Permit

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

#### **New Materials**

- Memo Conti Drive Subdivision Status, RLA - [Memo-RE-Conti-Drive-Subdivision-History-Access-Rights-102825](#)
- MTC Legal Opinion Response: [southhadleyma.gov Mail - Conti Drive](#)
- Peer Review Report: [Peer-Review-Report---BETA--10172025](#)

#### **Public Hearing Status**

The public hearing was opened on 10/6/25, and continued to 10/20/25. Member Rob Watchilla was absent from the hearing on 10/6/25, and then recused himself on 10/20 stating that RLA has an application before him in the Town he works in and felt his participation was a conflict of interest. Therefore, because there is no Associate Planning Board member, this application requires a minimum of three (3) of the four Board members voting in favor of the Site Plan Review and Stormwater Management Permit for each to be approved.

#### **Status of Review**

##### **1. Applicable Zoning Bylaw Section for Multifamily Standards**

Attorney Mead has affirmed that the new Bus A-1 zoning amendment supercedes 255-47 for multifamily projects within the Bus A-1 zoning district. Therefore, we are proceeding under the standards as outlined in the Bus A-1 multifamily zoning amendment.

##### **2. Parking Standards**

The project is collection of duplex housing units that together are form a multifamily development. The Board needs to decide if the duplex parking standard of 2 spaces per unit applies or the multifamily standard of 1.5 spaces per dwelling unit.

##### **3. Conti Drive Subdivision Status**

The subdivision status of Conti Drive is under question, and therefore whether or not the proposed significant alterations to the roadway to essentially enable access and development of the proposed development require an amendment to the Definitive Subdivision Plan for Conti Drive. The applicant submitted the memo below on 10/28/25 stating their position which

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was reviewed by Town Counsel. In summary, Attorney Winer has advised that the proposed alterations of Conti Drive are significant and require an amendment to the Definitive Subdivision Plan for Conti Drive. Such approvals cannot be granted under Site Plan Review and thus the applicant is advised to file for a subdivision amendment as soon as possible.

- Memo Conti Drive Subdivision Status, RLA - [Memo-RE-Conti-Drive-Subdivision-History-Access-Rights-102825](#)
- MTC Legal Opinion Response: [southhadleyma.gov Mail - Conti Drive](#)

#### **4. Assessment of Conti Drive Culvert**

The applicant stated at the 10/20/25 public hearing that their subcontractor Fletcher Drain and Sewer attempted to perform a camera inspection of the culvert but were unable because the twin pipe culvert is full of sediment. RLA was advised to contact Conservation Administrator Cornell to discuss permitting needs for cleaning out the culvert so that it could be assessed. The applicant has not contacted the Administrator; she has sent two emails attempting to coordinate this work.

The applicant has submitted an NOI to the Conservation Commission for the proposed 14-unit development. That public hearing is continued until 11/19/25.

#### **5. Response to Peer Review Report (dated 10/17/25)**

The applicant has not provided a response to the peer review report. The applicant was instructed to submit their response to the Director of Planning and Conservation so that she may coordinate distribution for further review.

#### **6. Open Space Calculation and Drawing**

A drawing showing the area calculated for the required open space in the Bus A-1 district, along with the calculations and a narrative describing the uses for that area, and maintenance of such was requested. No response to date.

#### **7. Trash and Snow Removal**

A plan for where and how trash would be stored, and the plan for snow removal was requested. No response to date.

**Action Needed:** I recommend making a decision regarding the applicable parking standard and continuing the public hearing until 11/24/25 due to the lack of response on outstanding information and responses.

## AGENDA ITEM #7 Discussion of November 5 Special Town Meeting

The rezoning of the Routes 202/33 corridor passed at Town Meeting:

Article 9: Route 202/33 Corridor Zoning Bylaw 70 YES, 28 NO

Article 10: Route 202/33 Corridor Zoning Map 73 YES, 20 NO, 1 ABSTAIN

Results by Article, Precinct and Name:

[2025 11 05 STM Results By Precinct](#)

### Next Steps:

The bylaw and map will be sent to the Attorney General for review and approval. This process typically takes approximately 90 days. Once approval is issued, the Town Clerk advertises the bylaw and map amendments and they become effective.

Once that happens, the Board will need to finalize and adopt the Route 202/33 Corridor Design Guidelines which are currently in draft format: [PowerPoint Presentation](#)

**Action Needed:** Discuss the results of Town Meeting and any impacts on the work of the Board.

## AGENDA ITEM #8 Subdivision Regulations Update Discussion

Draft Subdivision Regulations – October 2025: <https://www.southhadley.org/1318/ProposedDraft-Bylaws>

The Board will resume review and discussion of updating the Subdivision Regulations. In July 2023, the Planning Board began working on updates to the 1995 Subdivision Regulations. Below is a table of all meeting dates and section of the regulations reviewed. The regulation updates were initially undertaken as part of a comprehensive revision that included coordinated review and amendment of the Flexible Development Bylaw. Subdivisions are allowed by right and have no requirements for the protection of open space, natural, scenic or historic resources on the site (local, state and federal laws and regulations do apply). Flexible Developments do require open space and natural/scenic/historic resource protections but are permitted through discretionary Special Permits. The intended approach was to reverse this and allow for the preferred development scheme (clustered housing with open space conservation) to be permitted by right with Site Plan Review to incentivize its use and thereby discourage the less desirable form of residential development in the form of standard subdivisions. However, Town Meeting (November 2024) didn't support this strategy and the amendments to the Flexible Development Bylaw, and associated supporting bylaws, were not adopted.

Thereafter, the Town adopted an ADU Bylaw (May 2025) which also necessitated revising the draft Subdivision Regulations to account for multiple dwellings on single parcel. During the summer 2025, I worked with a consultant to update the diagrams in the [Appendices](#) and create a new [“Tree and Shrub Guidebook”](#).

Meeting Date	Topic
<a href="#">July 24, 2023 Minutes</a>	Introductory presentation
<a href="#">September 11, 2023 Minutes</a>	Article IX Design Principles and Standards

<a href="#">September 25, 2023 Minutes</a>	Article IX Design Principles and Standards
<a href="#">October 2, 2023 Minutes</a>	Article IX Design Principles and Standards
<a href="#">November 27, 2023 Minutes</a>	Article X Required Improvements for Subdivisions
<a href="#">December 4, 2023 Minutes</a>	Article I Authority and Purpose Article II General Article III Definitions Article IV Pre-submission Review Article V Plan Believed Not to Require Approval (ANR Plans) Article VI Preliminary Plans
<a href="#">December 18, 2023 Minutes</a>	Article VII Definitive Plan (360-26 General, 360-27 Submission)
January 8, 2024 <a href="#">Minutes</a>	Article VII Definitive Plan (360-28)
Jan – November 2024	Tabled Subdivision Regs. Discussion to work on amendment to Flexible Development Bylaw and proposed NEW Common Driveway bylaw; November Town Meeting 2024 – not passed
February 24, 2025 <a href="#">Minutes</a>	Revised draft regulations to address failed Flexible Development and Common Driveway bylaws: <ul style="list-style-type: none"> <li>• Article VIII Submission and Approval of Plans for More Than One Building for Dwelling Purposes Per Lot has been added.</li> <li>• Articles VIII thru XII have been renumbered to accommodate the insertion of Article noted above.</li> <li>• Article XI Required Improvements for Subdivisions has been expanded to include “and Developments for More than One Building for Dwelling Purposes per Lot”</li> </ul>
May 2025 Town Meeting	ADU Bylaw adopted
June 9, 2025 <a href="#">Minutes</a>	Revised multiple sections to include “Developments for More than one <i>PRINCIPAL</i> Building for Dwelling Purposes” to address adoption of <i>Accessory</i> Dwelling Units which will result in multiple buildings for dwelling purposes on one lot.

**Action Needed:** Article XII Administration is the only section the Board has not yet reviewed. I recommend picking up with that section, then reviewing the Appendices. Next steps thereafter, schedule a public hearing and accept public comment.

## AGENDA ITEM #9 Planning & Conservation Department Report on Planning Projects and Development Updates

## Upcoming Meetings

<b>11/24</b>	<ul style="list-style-type: none"> <li>• 27 Ludlow Road SPR – Public Hearing Continuation</li> <li>• 180 Willimansett Street Special Permit Hearing – Used Car Sales</li> <li>• 17 Stanton Ave - Detached Solar Array SPR Public Hearing</li> <li>• 785 New Ludlow Road ANR</li> <li>• Skinner Woods Flexible Development Special Permit – Request for Modification to Landscape Plan</li> <li>• Subdivision Regulations Update Discussion</li> </ul>
<b>12/8</b> <i>Nate absent</i>	Floodplain Bylaw Update – Introduction (?)
<b>12/22</b> <i>Virtual</i>	
<b>1/12/26</b> <i>Virtual</i>	Subdivision Regulations Public Hearing (?)
<b>1/26/26</b> <i>Virtual</i>	
<b>2/9/26</b> <i>Virtual</i>	
<b>2/23/26</b> <i>Virtual</i>	
<b>3/9/26</b>	
<b>3/23/26</b>	

AGENDA ITEM #10      Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

No additional business has been submitted to me as of the date of this notice.

**SOUTH HADLEY PLANNING BOARD  
LIST OF CORRESPONDENCES  
NOVEMBER 10, 2025 REGULAR MEETING**

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**Letters and Memos**

- October 31 email (attached) from Holly Depalma, 186 Pine Grove, regarding the proposed residential complex at 506 Granby Road.
- November 4 letter (attached) from Leah and Tom Spring with development updates and modification requests relating to Skinnerwoods Flexible Development.
- November 6 email (attached) from Daniel and Cari Dodge, 15 Cornell Street, regarding zoning amendments adopted at Special Town Meeting.

**Legal Notices**

*Amherst*

- Notice from the Amherst Planning Board for public hearings on November 19 to consider the following: 1) zoning bylaw amendment to temporarily pause building permit applications to construct multi-unit residential buildings; 2) zoning bylaw amendment to support livability, affordability, and balance single- and two-family neighborhoods; and 3) zoning map amendment to rezone three parcels on Main Street from General Residence District to Neighborhood Business District.

*Chicopee*

- Notice from the Chicopee Planning Board for public hearings on November 4 to consider the following: 1) definitive site plan for the renovation of an existing building into a mixed-use structure with associated site improvements at 185 Gove Street and 22 Grove Avenue; 2) zone change from Residential A to Business A to eliminate split property zoning at 749 James Street; 3) zone change from Residential A to Residential B to eliminate split property zoning at 519 Chicopee Street; and 4) liquor license for Key Food at 185 Exchange Street.

*Granby*

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*Hadley*

- Notice from the Hadley Planning Board for a public hearing on November 18 to consider applications for special permit and site plan review for a large-scale solar array at 0 Rocky Hill Road.

*Holyoke*

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## Fwd: Proposed Zoning Variance-506 Granby Rd.

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

Fri, Oct 31, 2025 at 9:30 AM

Please add to the Board's correspondence.

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

From: **Holly Depalma** <htdepalma@gmail.com>  
Date: Thu, Oct 30, 2025 at 2:48 PM  
Subject: Proposed Zoning Variance-506 Granby Rd.  
To: <acapra@southhadleyma.gov>

Hello

I'm emailing to voice my concern over this proposal for building 14 new units behind the store. This is the worst possible use of this land for the taxpayers that live on the border of that property and should be denied. All of the additional vehicles, loss of natural habitat close to the wetlands conservation area, and increased noise and overpopulation is a detriment to all that own property close by. Traffic on route 202 has also become worse this year with accidents almost every week now. There are other areas of town that have more open land, perhaps in the Alvord St area, if this LLC is intent with building in South Hadley. Ironically, I believe the petitioner lives in Southhampton, where single family homes with acres of land are very numerous.

Thanks,

Holly Depalma  
186 Pine Grove

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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](#).**

Skinnerwoods, LLC  
2 Cedar Ridge  
South Hadley Ma, 01075

Attn: Anne Capra & Members of the Planning Board,

We would like to provide you with an update on the current status of the completion of Skinnerwoods Way.

Street paving was completed on 10/25/2025.

9 units have been completed, sold, and are currently occupied.

The last remaining unit is currently under construction and will be completed by Spring of 2026.

Final landscaping will be completed in Spring of 2026.

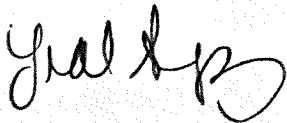
The pollinator meadow will be overseeded this week with an additional 11b of New England Showy Wildflower seed mix from New England Wetland Plants.

The residents of the street are requesting to move the current location of the firepit. Please see attached request for relocation along with signatures from the residents.

They are also requesting that a pavilion not be built per the approved plan as they would like the firepit relocated to the area where the pavillion was to be built.

We would like to request not to have a stop sign installed on the street.

Thank you for your consideration,



Sept. 12, 2025

To Tom and Leah Spring,

We the residents of Skinner Woods Trust request that we relocate the fire pit located along the rear border of our property for safety purposes for the following reasons:

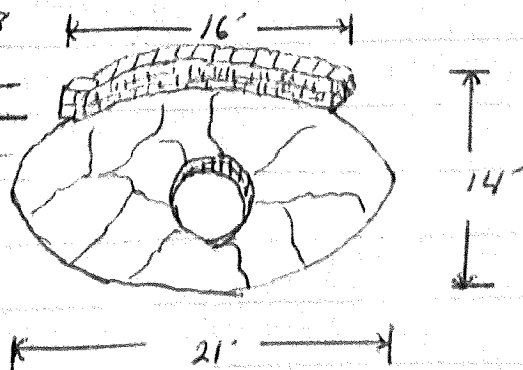
1. The fire pit is located literally a few feet from the property line with South Hadley water department property which was forested and loaded with dry branches. One spark could cause a serious fire.
2. The fire pit is being used by unauthorized people including minors which are leaving trash in the area and which can not be monitored.

We would like to relocate the fire pit in the field across the gravel pit across the street from units #5 and #7. This would place it much further from the wooded area and where residents can observe its use. We could stake out a location in the field but defer to you or the Town of South Hadley's discretion.

Thank you for your consideration.

unit #3 *Robert [unclear]*  
 Unit #6 *John Givins*  
 Unit 5 *R. C. [unclear]*  
*Patricia Costello* unit 7  
*[unclear]* unit 9  
*Lynne [unclear]* unit 8  
*[unclear]* unit 10  
*Claudia Woots* 20'  
*Donna [unclear]* unit 4

Sincerely,  
*Robert [unclear]*



November 6, 2025

To the Honorable Town of South Hadley, MA Planning Board, Select Board and Town Meeting Members  
c/o Town Council & Board of Selectmen  
Town of South Hadley Town Hall  
116 Main Street  
South Hadley, MA 01075

Subject: Acknowledgment and Gratitude following the Vote on the Route 33 & 202 Corridor Zoning Amendment

Dear Planning Board, Select Board and Town Meeting Members,

We are writing to express our gratitude for your considerable dedication, time, and effort in deliberating and voting on the proposed Route 33 & 202 Corridor Zoning Amendment during the Special Town Meeting held last evening. Your commitment to civic duty and the governance of South Hadley is deeply appreciated, and I know that significant personal sacrifice is required to serve the community in these roles.

As you know, we participated in the public process and voiced our strong concerns regarding the proposed design standards, setbacks, and potential visual incompatibility of the amendment. Our belief remains that the adopted zoning changes will not ultimately serve the best interests of the Town of South Hadley and may, in fact, negatively affect the future development character of this critical corridor.

However, despite our disagreement with the outcome and the new policy direction it sets, we nonetheless wish to express our unwavering respect for the deliberative and democratic process that led to this decision. In a thriving civic environment, differing views are essential, and the Town Meeting process provides the mechanism for our community to make these difficult legislative decisions.

We trust the integrity of the process and are thankful for the service each of you provides to our town. We remain committed to participating constructively in the ongoing conversation about South Hadley's growth and development, even as we move forward under the new regulatory framework.

Thank you once again for your tireless efforts and commitment to our community.

Sincerely,

A handwritten signature in black ink that reads "Daniel T. Dodge". The signature is fluid and cursive, with a long horizontal line extending to the right.

Daniel T. Dodge & Cari M. Dodge  
15 Cornell Street  
South Hadley, MA 01075  
[Danobac16@gmail.com](mailto:Danobac16@gmail.com)  
413-218-7344