

Background Materials – November 24, 2025 – Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 11/21/25

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

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<https://www.southhadley.org/1274/Agenda-Background-Materials>

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.

2) Minutes

Planning and Conservation Coordinator Colleen Canning will forward minutes separately.

Action Needed: Vote to approve the minutes.

3) Correspondence

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

Action Needed: No action needed.

6:30PM Public Hearing

4) 180 Willimansett Street – Secondhand Car Dealership – Special Permit

Application online: [Willimansett Street \(180\) - Secondhand Car Dealer | South Hadley, MA - Official Website](#)

Applicable Bylaws and Regulations for Planning Board Review:

- **Article IX Special Permits** [Town of South Hadley, MA Special Permits](#)
- **255-30 Location of automobile services** – Applies to new construction, not applicable.

The applicant, Diamond Property Management LLC and proprietor David Izakson, are seeking a special permit for secondhand car dealership. The property is 0.66 acres in the Business A1 zoning district known as Assessor's Map 7, Parcel 67. (Note – This location was recently rezoned to Residential Mixed Use however the zoning at the time of the application submittal applies. Used car sales is allowed by Special Permit in the RMU.) He is seeking to have on display a maximum of 12 vehicles for sale in a dedicated location at the north end of the lot. The site is used as an auto repair shop, and has been in this use since the 1940s. The building was built in approximately 1967. Mr. Izakson purchased the property in August 2024, made several improvements to the property including cleanup and removal of assorted debris, and removal of dilapidated fence at the north end of the lot, and reopened the shop in October of that year.

A spreadsheet with each of the Special Permit standards was submitted with the application. I recommend the Board utilize that in deliberation of each of the standards. *Note – this application only applies to the secondhand car dealership use, not the entire automotive repair shop and use. The auto repair shop is legally in operation and is not subject to this special permit application.*

Department Comments

Police, Chief Gundersen – I have reviewed the site plan and proposed modifications to this existing commercial site and have no concerns.

DPW, Director Broderick – No concerns.

SHELD, M. Delmonte – The customer currently pays for 4 rented flood flights. If they wish to make a change to this, it may be easier to do so as part of this process.

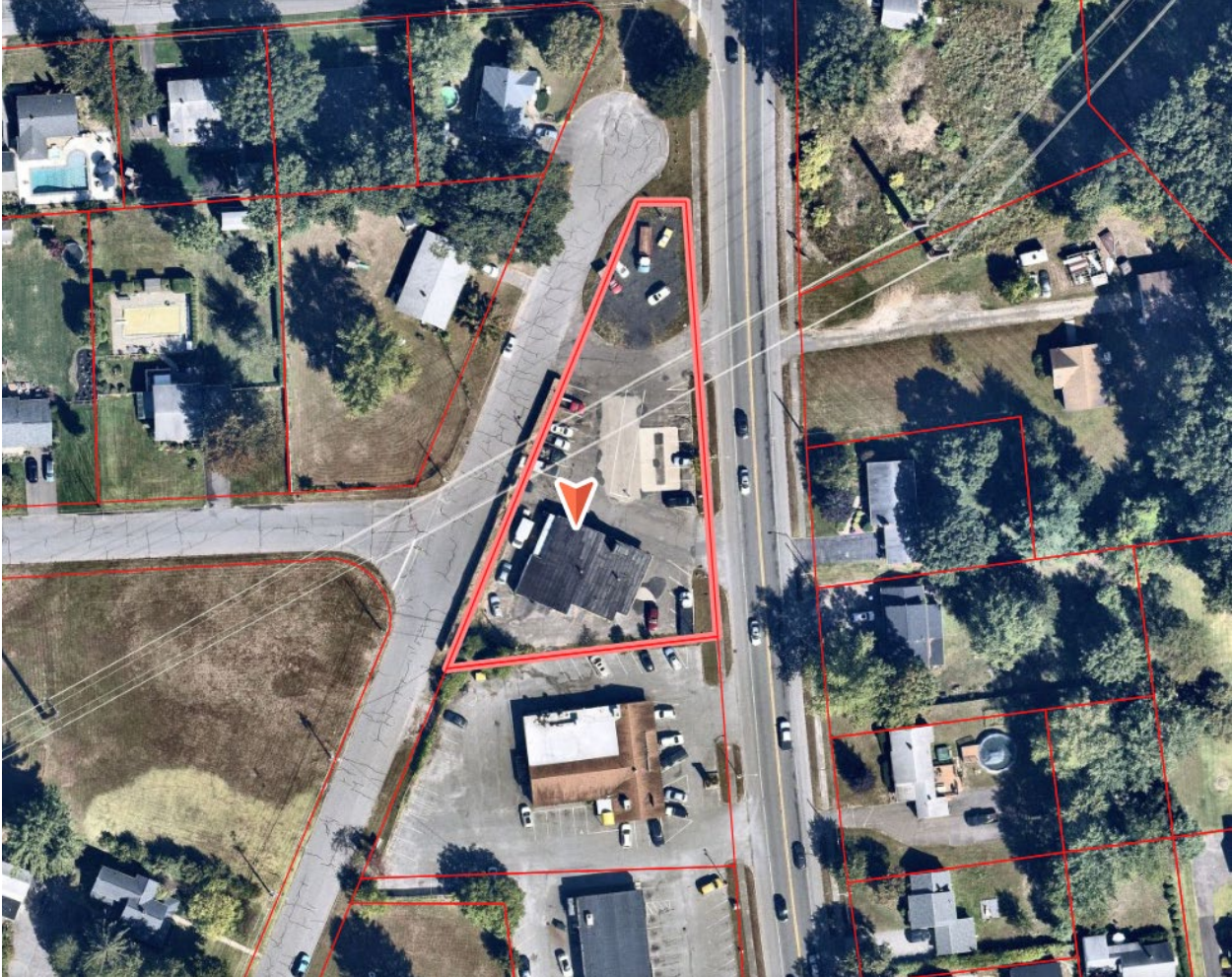
BOH, Director Hart – I have reviewed the application and have no additional comments/questions.

F1, Water, J. Cyr – We have no comments on this project.

Administration, K. Mahar – The applicant has submitted for a secondhand car dealership license. The Selectboard will schedule that review once the Planning Board has issued a Special Permit.

Action Needed: Allow applicant to present the project, review the site plan, ask questions, allow public comment, discuss possible special conditions such as max. number of cars, hours and type of display lighting on the lot, vote on issuance of special permit.

Recommended Motion: Move to issue a special permit for a secondhand car dealership [with special conditions as indicated] for Diamond Property Management LLC at 180 Willimansett Street.



5) 0 New Ludlow Road ANR, GG Realty LLC

Application online: [PID-0009-0005-000-No-0-New-Ludlow-Rd-South-Hadley-ANR-Nov-2025](https://www.townofsouthhadley.com/assessors-map-9-parcel-5)

GG’s Realty LLC has submitted an application to create two new lots out of a 38.50-acre parcel located at 0 New Ludlow Road (Assessor’s Map 9, Parcel 5) as described in the table below. The parcel is in the Industrial A zoning district with 200’ minimum frontage and 40,000 SF minimum lot size requirements.

LOT	FRONTAGE	LOT AREA
D2	530’	21.895 acres
D3	620.86	17.00 acres

Standards for determining adequate access, per Subdivision Control Law Chapter 41, Section 81M:

1. *Type of Way:* New Ludlow Road is a publicly owned and maintained roadway by the Town of South Hadley. Therefore, this standard is met.
2. *Minimum Frontage:* Minimum frontage in the IA zoning district is 200’, and both lots exceed this. Therefore, this standard is met.
3. *Vital Access:* Both lots have adequate frontage on New Ludlow Road, therefore, this standard is met. The presence of wetlands on both lots is not a factor in this assessment.

Recommended Motion: I move to recommend endorsement of the Approval Not Required Plan for Assessor’s Map 9, Parcel 5 for the creation of two lots as submitted.



6:30 PM Public Hearing

6) 17 Stanton Ave – Detached Small Scale Solar Photovoltaic – Site Plan Review

Application online: [Stanton Ave \(17\) - Small Scale Solar Photovoltaic | South Hadley, MA - Official Website](#)

255-48 Solar Photovoltaic <https://ecode360.com/30053000#31153583>

The property is 2.6 acres in the RA1 zoning district, Assessor's Map 39, Parcel 65, with a single-family residence. They are seeking to install a detached 9.82KW solar photovoltaic array in the backyard, approximately 30' from the house, and 20' from the side yard property line, conforming to the side yard setback. Installation is less than 10KW and considered small-scale per the zoning bylaw 255-48, and as such is allowed by right with Site Plan Review.



Per 255-48 E(2)(b), ground mounted installations when combined with other development on the parcel are not to exceed the maximum allowed impervious surface for the district. For the RA1, the maximum impervious coverage is 60% so this standard is met.

Other requirements: Fencing and screening only apply to medium and large-scale installations. however, visual impact mitigation can be considered. Therefore, I recommend the Board review and discuss the project related to the design standards in 255-48, and the [review criteria in 255-148](#):

1. Minimize cut and fill and tree removal
2. Maximize pedestrian and vehicular safety
3. Minimize obstruction of scenic views from publicly accessible locations
4. Minimize visual intrusion to the site
5. Minimize glare from headlights and light trespass
6. Preclude glare impacts on motorists and roadways
7. Ensure adequate access for fire service.

Department Comments

SHELD, M. Delmonte - SHELD does not have any comments related to this application. I am awaiting comments from Police and FD2. At the applicant's request to meet the expiring federal tax credit deadline for the installation of solar arrays, we pushed up the public hearing date to accommodate this need. However, any concerns would be addressed in the building permit phase as well.

Action Needed: Review application, allow public comment, deliberate on standards, vote to grant site plan approval.

Recommended Motion: *Move to grant site plan approval [with any special conditions indicated] for a small-scale detached photovoltaic array at 17 Stanton Avenue.*

7) 27 Ludlow Road – Detached ADU – Site Plan Review

Application online: [Ludlow Road \(27\) - ADU | South Hadley, MA - Official Website](#)

Chapter 255 Article XII Site Plan Review: [Town of South Hadley, MA Site Plan Review](#)

The public hearing was opened on 10/6/25. The hearing was continued to allow for the following:

1. Further review by FD2 – *See FD2 response below.*
2. Board requested applicant provide more information regarding his assertions that there are no other feasible site layouts for location and orientation of the duplex units. *No new information has been submitted by the applicant.*

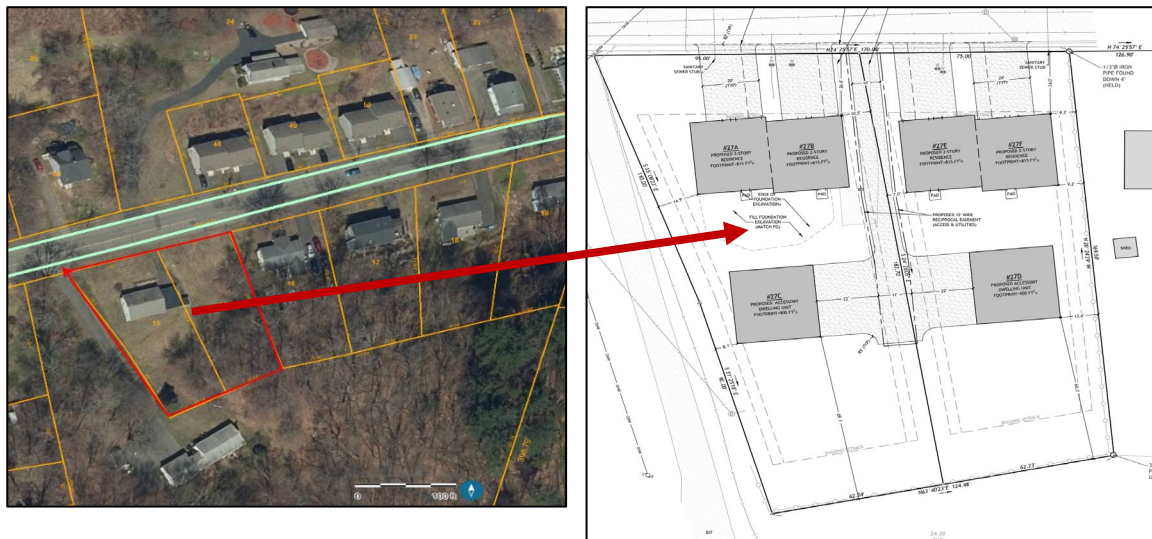
The property owner Steve Aube has submitted an application to construct two detached ADUs behind two newly constructed duplexes on 2 adjoining lots at 27 Ludlow Road. The parcels are within the Residence B zoning districts and are dimensionally conforming for that district with 0.33 acres and 95’ of frontage, and 0.28 acres with 75’ of frontage. The duplexes are allowed by right within the Res B zoning district and are currently under construction. Diagonally across the street from the subject lot, Mr. Aube had previously constructed three duplexes on three lots that he owns, identical to the duplexes under construction at this location. The matter before the Planning Board for permitting is Site Plan Review for the proposed two detached ADUs. The proposed ADUs are each 900 SF, which would be the maximum allowed for the 3,260 SF duplex (815 x 2 stories = 1630 SF per unit x2 units = 3,260 SF total).

Issue #1 SPR Curb Cut Criteria

The plan includes a shared driveway that would straddle the property line and access both units. One of the SPR criteria is to minimize curb cuts and limit the site to one (1) curb cut.

255-148(A)(7)(c): Curb cuts shall be minimized to the extent practical. Sites should be limited to one curb cut, unless safe and effective traffic management requires multiple curb cuts or unusual hardship exists. Curb cuts shall be located so as to minimize hazardous entrances and exits and turning movements.

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



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

Issue #2 Fire Code Compliance

Email from Captain Houle 10/14/25: The Chief and I have a meeting tomorrow morning with Mr. Aube. There are two options that he has to comply with the fire code.

1. Provide a 20ft access road up to the two rear units.
2. Install fire sprinklers in the two rear units. This will allow him to use Ludlow Road as the "Access Road".

FD1 has provided no additional feedback to me.

No additional information has been submitted by the applicant and the facts remain:

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

Regarding the infeasibility of an alternative site layout, the applicant has indicated the following considerations:

1. *Rotating the buildings will mean that bedroom and bathroom windows are now more visible to abutters and the roadway.*

Planning Director's Response: There are very typical conventional window dressings including shades, blinds, and curtains which are commonly used for privacy in residential dwellings.

2. *The site is too steep to locate the buildings in any other orientation.*

Planning Director's Response: On the submitted site plan, the ADUs are proposed to located in the rear of the site, where the slope begins to increase. The duplexes would continue to be located at the front of the site where the site is more level.

3. *The front of the house should be oriented to the road.*

Planning Director's Response: It is not uncommon to see small multifamily houses oriented so that there is a front porch and entry on the front of the house oriented to the road, while the other units to the rear are oriented differently, typically along a shared driveway. In this layout, all units are serviced by one driveway. There is also a New England architectural vernacular known as "Big House, Back House, Little House, Barn" which speaks to the 19th century style of connected housing and farm buildings laid out with the principal dwelling facing the road and multiple buildings, often smaller dwellings and a farm, extend back into the lot, accessed with one driveway. Examples below.



Rivercrest Condos, first unit at Rivercrest Way and Ferry Street



Small multifamily, Northampton



Typical 19th century site layout

Department Comments

New Comments since 10/6/25 hearing:

DPW, John Broderick

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

Additional comment 10/7/25:

The applicant has permission from DPW to connect the proposed site drainage system into the town-owned stormwater drain in Ludlow Road. "There is a corrugated drain line in the sidewalk in front of 27 Ludlow Road. We have had historical winter road issues on that side of the road and adding any more surface water from roofs to that area would not be good. The drain line goes down Ludlow Road down

Ralph Street over Gray Street to Smith Street. It is 24 inch on Ludlow Road, plenty to handle the flow. He does not have to dig into Ludlow Road, which is under moratorium for three more years.”

Historical Commission, Bob Judge

No comments about this application.

SHELD, Matt Delmonte

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

FD1 Water Department, Jeff Cyr

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

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

Conservation Administrator, Rebekah Cornell

1) I observed a number of large trees removed before the owner began construction of one of the duplexes this summer. All woody vegetation was removed from the site prior to site work beginning. I do not see any trees or shrubs proposed in the planting plan. I strongly encourage the Planning Board to ask Mr. Aube to install trees and/or shrubs that are sized appropriately, i.e. likely under 25' tall at max height. It is important to pick "the right tree for the right place" to meet the needs of the suit and the residents.

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

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

Recommended Motion:

Move to issue site plan approval upon submittal of a revised site plan eliminating additional driveway curb cut for detached accessory dwelling units on lots 1 and 2 at 27 Ludlow Road, prior to issuance of Building Permit. Building Permit is conditioned upon the Building Commissioner determination that the accessory dwelling units meet the definition of allowable gross floor area.

Recommended Site Plan Approval Decision Findings:

1. It is in the public’s interest to limit the number of curb cuts on residential properties for traffic management and pedestrian safety. The DPW Director as well as abutters during the public hearing reported that there is excessive stormwater runoff coming off the hill behind the subject site, which causes drainage issues on Ludlow Road that lead to ice build up on the roadway at this location.

Restricting the number of new driveway curb cuts serves to mitigate the number of cars entering the roadway at all times, and particularly during more hazardous winter conditions.

2. Lots 1 and 2 will each be served by two curb cuts, 1 per unit in each duplex.

3. The applicant has not provided sufficient evidence to document the infeasibility of reorienting the duplex units to enable 1 driveway curb cut to service all housing units on each lot (1 driveway curb cut for lot 1 and 1 curb cut for lot 2).

7:00 PM Public Hearing Continuation

8) 136 East Street – Flexible Development Special Permit and Stormwater Management Permit

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

The public hearing was opened on 11/10/25 with all Planning Board members present. The applicant provided an overview of the project. The following information has been requested:

1) Clarification of the proposed restricted open space

a. The open space calculations were very confusing and conflicted between the application narrative and the plan notes. There also seemed to be some inaccuracy in the measurement of upland area on the site.

b. The applicant has proposed to utilize all of the land that is not a driveway, building, or roadway as part of the restricted open space. Typically, the land immediately surrounding, and in between, the road, driveways and dwellings would be considered part of the “building site” or development envelope. Areas outside of that development envelope would be identified for the restricted open space. This is contrary to the intent of the bylaw and I recommend the Board deny the applicant’s argument that somehow the area of the site used for development can also somehow also qualify as the restricted open space.

c. The applicant stated that they would submit an alternative delineated area for the proposed open space.

d. The Board requested a copy of the draft Homeowner’s Association Bylaws. Even if the HOA bylaws state that the condo owners cannot make any changes to the land around their individual condo units, there is no scenario under which I can imagine the portion of the site dedicated to housing and roadway development also qualifying as the restricted open space.

2) Response to Stormwater Peer Review Report

The applicant has not provided a written response to the report. The Board’s peer reviewer, Steve Lee of BETA Group, will attend the meeting via zoom.

3) Unit Count and Requested Density Bonuses

As part of the applicant’s revision of the open space issues noted above, the Board will also need to review the allowable unit count and whether or not they meet any standards for density bonuses. They have requested a 25% density bonus for 55+ age restriction and bonuses for additional restricted open space.

Action Needed: Review new information presented, ask questions, continue public hearing for review of submittal of outstanding items.

9) Skinner Woods Flexible Development Special Permit – Request for Modification to Landscape Plan

On 11/4/25 via email from Leah Spring, Skinnerwoods LLC requested certain amendments to conditions stated in their Special Permit for the Skinner Woods Condominium Special Permit. The following are my recommendations pertaining to those requests, as well as additional notice regarding violation of other conditions.

1. Relocation of the firepit

In reviewing the approved plan set for the Special Permit, I do not see any mention of a fire pit on the plans at all. Further, the current location of the firepit is in the designated common open space which is set aside for no development. Therefore, the current fire pit is in violation of the Special Permit and is to be removed. No open burning areas of any kind are to be located within the common open space.

Regarding the request to relocate the pit closer to the open lawn area across the street from units #5 and #7, you are required to consult Fire District 2 regarding approval for the construction of an open burning area.



2. Stop Sign Requirement

Per Special Permit Condition #21, the developer is to install a stop sign. In reviewing this request, stop signs were observed on or near the street signs for the three nearby roads (Jackielyn Circle, Lyn Drive, and Woodside Terrace). See photos below.

Police Chief Gundersen and DPW Director Broderick were consulted on this request, and both stated that the stop sign requirement should be upheld. Amherst Road is also Route 116 and experiences a relatively high volume of traffic and often times, at high speeds. Both indicated that installation of a stop sign is in the best interest of motorists and must be installed at the developer's expense.



3. Pavilion

I recommend approval of the request to not install a pavilion. If the residents don't want it, the area is better served with less structures.

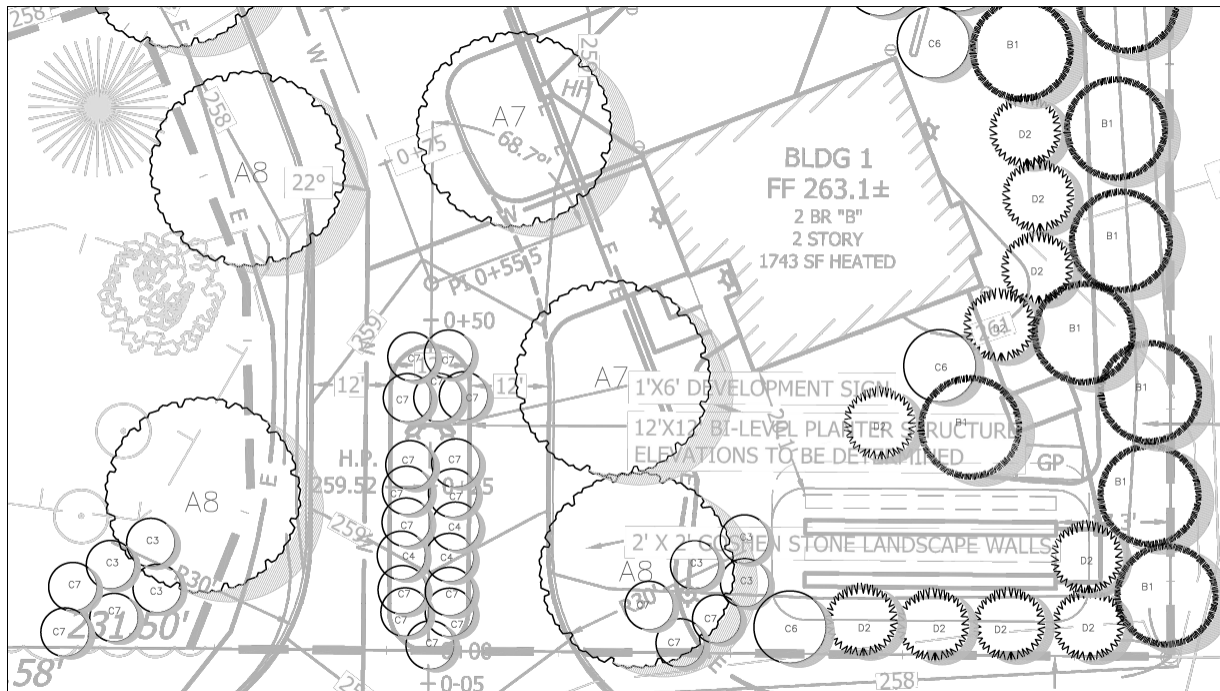
4. Condition #19 Street Name and Addresses

This condition states that the road shall be named "Skinner Woods Drive". However, the approved plans as recorded at the Registry of Deeds say "Skinner Woods Way", and the Assessor has assigned street addresses using "Way" as well. Therefore, this condition is amended to allow the street to be named "Skinner Woods Way".

5. Condition #20 Residential Development Sign and Approved Plan Set

The approved plan set includes a median at the entrance to Skinner Woods Way that is to be planted in black huckleberry and maple-leaf viburnum, two low growing native shrubs.

Approved planting plan for median at road entrance.

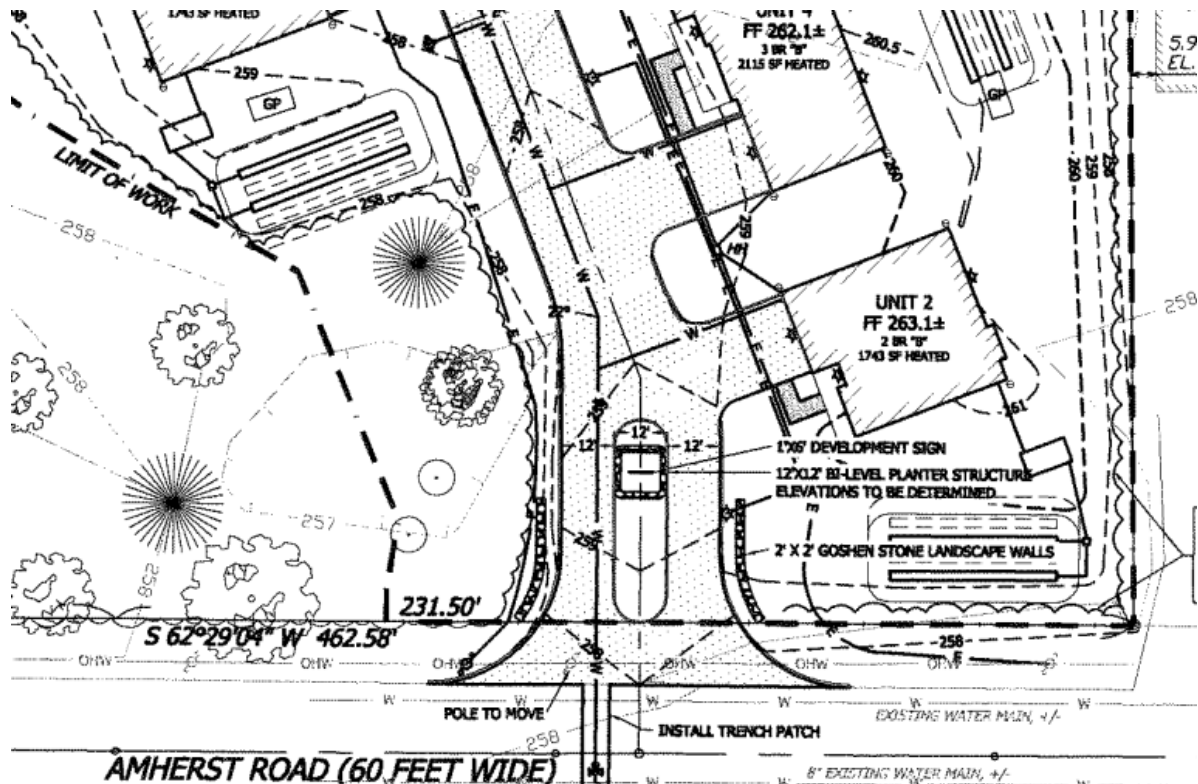


Planting Plan by the entrance

Existing stonewall and median display constructed by developer.



Although the existing stonewall and bilevel median display is on the approved plans, it was installed in the wrong location (too close to the road) and was paved around it thereby eliminating the intended planting area. The developer shall be required to install the plantings required for the median in another appropriate location on the site, to be approved by the Director of Planning and Conservation.



A residential development sign is permitted within this area, however, the additional "private road no outlet" is not permitted and shall be removed immediately. Other statuary including the metal birds must also be removed.

6. Planting Plan Compliance

The developer has stated that they will install the final landscaping in the spring 2026. Prior to this installation, the developer is required to coordinate an onsite meeting with the landscape company and the Director of Planning and Conservation to review the planting plan. The Town currently holds a Landscaping Guarantee in the amount of \$88,360, and can be drawn upon for failure to execute the planting plan as approved in the Special Permit plan set, amended January 30, 2023, prepared by Terra Genesis, dated March 30, 2023.

10) Planning & Conservation Department Report on Planning Projects and Development Updates

Upcoming Meetings

<p>12/8 <i>Nate absent</i></p>	<ul style="list-style-type: none"> • Floodplain Bylaw Update – Introduction • Sign Bylaw Revisions
<p>12/22 <i>Virtual</i></p>	<ul style="list-style-type: none"> • 506 Granby Road – SPR & Stormwater Permit – Public Hearing Continuation • 373 Granby Road – Detached ADU SPR Public Hearing • Subdivision Regulations Update Discussion
<p>1/12/26 <i>Virtual</i></p>	
<p>1/26/26 <i>Virtual</i></p>	<p>Subdivision Regulations Public Hearing (?)</p>
<p>2/9/26 <i>Virtual</i></p>	
<p>2/23/26 <i>Virtual</i></p>	
<p>3/9/26</p>	
<p>3/23/26</p>	

11. 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 24, 2025 REGULAR MEETING**

Letters and Memos

- November 10 email (attached) from David Paulsen, 177 East Street, with comments regarding the proposed Flexible Development at 136 East Street.

Legal Notices

Amherst

- Notice from Amherst Town Council for a public hearing on November 20 to consider proposed zone change for property on Main Street from General Residence District to Neighborhood Business District.
- Notice from the Amherst Planning Board for a public hearing on December 3 to consider the following: 1) preliminary 4-lot subdivision plan on Shutesbury Road; and 2) site plan review modification request filed by Amherst College to add vehicle washing area and salt shed at 40 Dickinson Street.
- Notice from the Amherst Planning Board filing decisions of approval for special permit and site plan review for a mixed-use building at 363 Main Street.

Chicopee

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Granby

- Notice from the Granby Planning Board for a public hearing on November 24 to consider an application for Site Plan Review to construct outdoor sheds at 185 West State Street.

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Hadley

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Holyoke

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136 East Street condos

'David Paulsen' via SHPlanBoard <SHPlanBoard@southhadleyma.gov>

Mon, Nov 10, 2025 at 10:18 PM

Reply-To: David Paulsen <dgpaulsen@yahoo.com>

To: "SHPlanBoard@southhadleyma.gov" <SHPlanBoard@southhadleyma.gov>

Concerning the open space on this project, this is more than a wetlands. Its a wildlife area with a brook where the animals come to drink. There are deer, coyotes, bobcats, fox, and bears. I don't think it's a particularly safe space for the 55+ crowd to hang out.

David Paulsen 177 East St.

[Yahoo Mail: Search, Organize, Conquer](#)