

*At a Special Town Meeting was called to order at 7:05pm by the Town Moderator, Edward Ryan. There was seventy-eight out of one hundred and twenty qualified town meeting members in attendance.*

*The following business was transacted:*

**Article 1– AMEND ZONING BYLAW SECTION 7- SUPPLEMENTAL DISTRICT REGULATIONS**

**UNANIMOUSLY VOTED:**

Town Meeting Members voted amend Section 7 SUPPLEMENTAL DISTRICT REGULATIONS by adding a new subpart entitled (X) South Hadley Falls Overlay District to provide for the purpose, boundaries, applicability, Uses in the Industrial A and Industrial B Districts, Dimensional Regulations, and relationship to the Master Plan and Design Guidelines for development and uses within the district.

**Article 2- AMEND ZONING BYLAW SECTION 4 - DISTRICTS**

**UNANIMOUSLY VOTED:**

Town Meeting Members voted amend in the Zoning By-Law Section 4 DISTRICTS, Subpart (A) Establishment of Districts by providing a statement of purpose for each of the existing zoning districts and to amend Section 4 DISTRICTS, Subpart (E) Overlay Districts, by including a new Overlay District entitled South Hadley Falls Overlay District and including a statement of purpose for each of the existing and proposed overlay districts.

**Article 3- AMEND ZONING BYLAW SECTION 3 – DEFINITIONS**

**VOTE DEFEATED:** *The motion was defeated by a two- thirds majority vote with 44 votes casted in favor of the article and 24 votes casted against.*

The vote sought to amend in the Zoning By-Law Section 3 DEFINITIONS, Subpart (B) Definitions by changing the term “Coverage” to “Building Coverage” and adding a new term and definition for “Impervious surface coverage” and moving the terms to their correct location alphabetically and sequentially altering the numbering of other terms and to amend in the Zoning By-Law Section 6 DIMENSIONAL REGULATIONS, Subpart (B) Dimensional Regulations Schedule for Buildings and Structures by inserting “impervious surface coverage” and establishing a standard for impervious surface coverage for each of the various zoning districts.

**Article 4- AMEND ZONING BYLAW SECTION 8 - GENERAL PROVISIONS**

**TWO - THIRDS MAJORITY VOTE:** *The motion was passed by a two- thirds majority vote with 46 votes casted in favor of the article and 22 votes casted against.*

Town Meeting Members voted to amend in the Zoning By-Law **Section 8 GENERAL PROVISIONS** by deleting in its entirety the existing subpart **(G) Off-Street Parking** and inserting in its place a new Subpart **(G) Off-Street Parking**.

**Article 5- AMEND ZONING BYLAW SECTION 9 – SPECIAL PERMITS**

**UNANIMOUSLY VOTED:**

Town Meeting Members voted to amend in the Zoning By-Law **Section 9 SPECIAL PERMITS** by making revisions to Subpart **(B) Application Procedure** by clarifying the relationship between Special Permit applications and Site Plan Review applications and revisions to Subpart **(C) Standards for Special Permits** by editing some of the standards, deleting some existing standards, and adding some new standards.

**Article 6- AMEND ZONING BYLAW SECTION 3 – DEFINITIONS**

**TWO - THIRDS MAJORITY VOTE:** *The motion was passed by a two- thirds majority voice vote.*

Town Meeting Members voted to amend in the Zoning By-Law **Section 3 DEFINITIONS**, Subpart **(B) Definitions** to add definitions for “Commercial” and “Industrial” and **Section 12 SITE PLAN REVIEW**, to revise Subpart **(A) Purpose** to clarify the purposes of Site Plan Review, to revise Subpart **(B) Projects Requiring Site Plan Review** to clarify uses requiring Site Plan Review and relationship of Site Plan Review to projects requiring Special Permits, to revise Subpart **(C) Application** to provide for adoption of Rules and Regulations and to clarify application for Site Plan Review, to revise Subpart **(D) Procedure for Site Plan Review** to clarify the role of the Rules and Procedures in the processing of Site Plan Review applications including making provisions for a “minor Site Plan Review” process, to revise Subpart **(E) Site Plan Review Criteria** by editing some of the criteria, deleting some existing criteria, and adding some new criteria, to revise Subpart **(F) Planning Board Decision** to clarify decisions on “minor Site Plan Review” and delete the reference to Massachusetts General Law, and to revise Subpart **(H) Appeal Process** to change the reference to Massachusetts General Law.

**Article 7- AMEND ZONING BYLAW SECTION 3 – DEFINITIONS**

NO MOTION WAS OFFERED

**Article 8- AMEND ZONING BYLAW SECTION 7 – SUPPLEMENTAL DISTRICT REGULATIONS**

**VOTE DEFEATED:** *The motion was defeated by a two- thirds majority vote with 28 votes casted in favor of the article and 36 votes casted against.*

The vote sought to amend in the Zoning By-Law **Section 7 SUPPLEMENTAL DISTRICT REGULATIONS**, by inserting a new Subpart (Y) **Affordable Housing**.

**Article 9- AMEND ZONING BYLAW SECTION 3 – DEFINITIONS**

**VOTE DEFEATED:** *The motion was defeated by a two- thirds majority vote with 21 votes casted in favor of the article and 52 votes casted against.*

The vote sought to amend in the Zoning By-Law **Section 3 DEFINITIONS**, Subpart (B) **Definitions** to redefine and/or clarify some existing words and phrases, add some definitions of some words and/or phrases, move the definitions of some words and phrases from other sections of the Zoning Bylaw into Section 3, Subpart (B), and renumber the definitions in alphabetical order; **Section 5 USE REGULATIONS**, Subpart (D) **Use Regulations Schedule** to incorporate some new residential use classifications and provide whether they are permitted by Right, Site Plan Review, and/or Special Permit in various zoning districts, provide for Flexible Development to be permitted subject to Site Plan Review instead of Special Permit, and reclassification of some of the existing residential use classifications as permitted by Site Plan Review and/or Special permit in various zoning districts; and **Section 7 SUPPLEMENTAL DISTRICT REGULATIONS**, Subpart (F) **Conversion of Single-Family to Two-Family Dwelling** by deleting the existing Subpart (F) in its entirety and replacing it with a new Subpart (F) entitled (F) **More Than One Dwelling on a Parcel** which details provisions for having more than one dwelling on a parcel; **Section 7 SUPPLEMENTAL DISTRICT REGULATIONS**, Subpart (J) **Flexible Development** to revise the provisions related to Flexible Developments including but not limited to eliminating the requirement that all Flexible Developments be subject to a Special Permit; and **Section 7 SUPPLEMENTAL DISTRICT REGULATIONS**, by adding a new Subpart (Z) entitled (Z) **Multi-Family Dwellings**.

**Article 10- AMEND ZONING BYLAW SECTION 3 – DEFINITIONS, motion was made and seconded to eliminate “retail sales” under Section 105.**

**UNANIMOUSLY VOTED:**

Town Meeting Members voted to amend in the Zoning By-Law Section 3 DEFINITIONS, Subpart (B) Definitions to redefine and/or clarify some existing words and phrases, add some definitions of some words and/or phrases, move the definitions of some words and phrases from other sections of the Zoning Bylaw into Section 3, Subpart (B), and to renumber in alphabetical order definitions; Section 5 USE REGULATIONS, Subpart (C) Symbols by deleting the reference to “SA” for Special Permits issued by the Zoning Board of Appeals; Section 5 USE REGULATIONS, Subpart (D) Use Regulations Schedule to insert several new use classifications into the Business Uses subsection and provide whether they are prohibited, permitted by right, require Site Plan Review and/or Special Permit and insertion/revision of footnotes on several of the Uses sections; Section 5 USE REGULATIONS, Subpart (D) Use Regulations Schedule to change the reference to Subpart (D) Use Regulations Schedule to Subpart (E) Use Regulations Schedule; Section 5 USE REGULATIONS, to create and insert a new Subpart (D) entitled (D) Change of Use to provide clarification as to the review, permits, and modifications required when a change of use occurs; Section 7 SUPPLEMENTAL DISTRICT REGULATIONS, Subpart (N) Water Supply Protection District to change references to Section 5, Subpart (D) to Section 5, Subpart (E); Section 8 GENERAL PROVISIONS, Subpart (L) Flood Plain Regulations to change references to Section 5, Subpart (D) to Section 5, Subpart (E); and Section 11 ADMINISTRATION, Subpart (C) Enforcement to clarify enforcement authority.

**Article 11- Vote to accept Chapter 44, Section 55C, MGL**

**UNANIMOUSLY VOTED:**

Town Meeting Members voted to accept Chapter 44, Section 55C, Massachusetts General Law and create the South Hadley Municipal Affordable Housing Trust Fund with the Board of Trustees to be appointed as provided in said Chapter 44, Section 55C, MGL including, but not limited to, possible appointment of the Town Administrator as a member of the Board of Trustees notwithstanding any residency requirement provided for in the Town of South Hadley General Bylaws and further the South Hadley Municipal Affordable Housing Trust Fund shall be authorized to exercise all of the powers enumerated in said Chapter 44, Section 55C, MGL.

**Article 12- Rescind action of TM on 9-13-91 and allow Plumbing and Gas Inspector to reside under the Building Commissioner**

**UNANIMOUSLY VOTED:**

Town meeting Members voted to rescind the action of Town Meeting held on September 13, 1991 for permissive legislation and signed into law on by the Governor of the Commonwealth to allow the position of Plumbing and Gas Inspector to reside in the Health Department, and furthermore to accept

Massachusetts General Law Chapter 142 section 11 as a template for responsibilities, duties and management of the Plumbing and Gas Inspector under the Building Commissioner, and to further allow the Selectboard and Town Administrator to take any and all actions to rescind the Special Act of September 13, 1991.

**Article 13- Fund "Inspectional Services" to be expended by the Board of Health**

**UNANIMOUSLY APPROVED BY SELECTBOARD AND APPROPRIATION COMMITTEE:**

**UNANIMOUSLY VOTED:**

Town Meeting Members voted to raise and appropriate, or transfer from available funds in the Treasury, the sum of \$20,000 to "Inspectional Services" to be expended by the Board of Health for inspectional services in FY 14.

**Article 14- Fund Police Department "Personnel Services Account"**


**UNANIMOUSLY APPROVED BY SELECTBOARD AND APPROPRIATION COMMITTEE:**

**UNANIMOUSLY VOTED:**

Town Meeting Members voted to transfer the sum of \$28,000 or a greater or lesser sum, from Unreserved Free Cash or from other available funds to the Police Department "Personnel Services Account" for the purpose of satisfying a contractual obligation for FY 13.

Meeting adjourned at 10:10 P.M.

**A TRUE COPY ATTEST:**



Carlene C. Hamlin, Town Clerk/Treasurer