

COMMONWEALTH OF MASSACHUSETTS
SOUTH HADLEY, MASSACHUSETTS

WARRANT
Hampshire, ss.

TO: Either of the Constables of the Town of South Hadley

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the Inhabitants of the Town of South Hadley that the SPECIAL TOWN MEETING will be held in the TOWN HALL AUDITORIUM on Wednesday, the 19th day of June, 2013, at 7:00 p.m. or as soon thereafter as the subject matter of this warrant can then and there be reached, and the Town Clerk is required to notify and warn the Town Meeting Members then and there to meet and act on the following Articles:

ARTICLE 1: To see if the Town will vote to amend in the Zoning By-Law 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, or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 2: To see if the Town will vote to 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, or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 3: To see if the Town will vote 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, or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 4: To see if the Town will vote 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**, or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 5: To see if the Town will vote 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, or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 6: To see if the Town will vote 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, or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 7: To see if the Town will vote to amend in the Zoning By-Law **Section 3 DEFINITIONS**, Subpart **(B) Definitions** to revise the definition of “Home Occupation,” **Section 5 USE REGULATIONS**, Subpart **(D) Use Regulations Schedule** to provide for classification of the Home Occupation I and Home Occupation II with the former permitted by right and the latter requiring a Special Permit, and **Section 7 SUPPLEMENTAL DISTRICT REGULATIONS**, Subpart **(A) Home Occupations** by deleting the provisions in their entirety and inserting a new Subpart **(A) Home Occupations** in its place which provide for two different categories of Home Occupations and different standards for the categories, or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 8: To see if the Town will vote to amend in the Zoning By-Law **Section 7 SUPPLEMENTAL DISTRICT REGULATIONS**, by inserting a new Subpart **(Y) Affordable Housing**, or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 9: To see if the Town will vote 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**, or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 10: To see if the Town will vote 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) 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 , or take any other action relative thereto. (Proposed by the Planning Board).

ARTICLE 11: To see if the Town will vote 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. (Proposed by the Planning Board).

ARTICLE 12: To see if the Town will vote to rescind the action of Town Meeting held on September 13, 1991 for permissive legislation and signed into law 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: To see if the Town will vote to raise and appropriate or transfer from available funds in the Treasury, the sum of \$20,000, or a greater or lesser sum, to "Inspectional Services" for FY 2014 to be used by Board of Health as an expense line item to fund contract services related to health inspections.

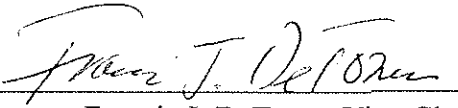
ARTICLE 14: To see if the Town will transfer the sum of \$28,000, or a greater or lesser sum, from Unreserved Free Cash or from available funds to the Police Department Personal Services Account for the purpose of funding costs related to the South Hadley Police/Mass COPS collective bargaining agreement for the unfunded portion of fiscal year 2013 and to satisfy the retroactive costs associated with said agreement to July 1, 2012, or take any action relative thereto.

Given under our hands this 4th day of June 2013:

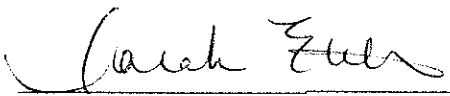
SELECTBOARD
TOWN OF SOUTH HADLEY




John R. Hine, Chair



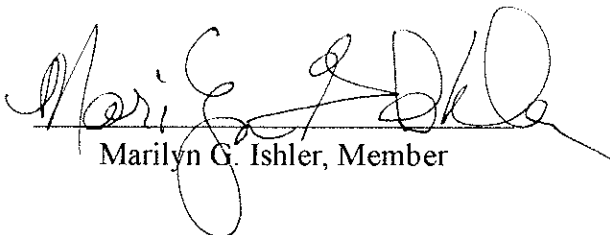
Francis J. DeToma, Vice-Chair




Sarah Etelman, Clerk



Ira J. Brezinsky, Member



Marilyn G. Ishler, Member

A True Copy, Attest

Town Clerk
