ARTICLE 22
SMART GROWTH DISTRICT – NEWTON STREET SGZD
MAP AMENDMENT

ARTICLE 22. To see if the Town will vote to amend the Zoning Map to delineate the boundaries of the new Newton Street Smart Growth District as detailed in the Planning Board’s Report to Town Meeting, or take any other action relative thereto. (PB) Appendix “H” (also available in the Planning Department Office).

This article is a companion to Article 21. In this article, the change is to apply the South Hadley Falls Smart Growth District to the Zoning Map.

The following two pages provide:

1) An excerpt of the Zoning Map depicting the proposed boundaries for the Newton Street Smart Growth District without the underlying zoning depicted; and,
2) An excerpt of the Zoning Map depicting the proposed boundaries of the Newton Street Smart Growth District with the underlying zoning showing.

PUBLIC HEARING: The Planning Board conducted a public hearing on this article on Monday April 30, 2018. As noted in the Report on Article 21, this article was generally discussed in the context of Article 21. The only questions specific to the boundaries related to the underlying zoning and the residentially zoned properties in the southwest corner of the proposed district. It was noted that the boundaries were initially broader – included the Senior Center property and some parcels south of Lyman Street. However, following the initial public hearing by the Town Administrator in July 2017, the boundaries were constricted 1) to use Lyman Street as the southern limit, 2) exclude the Senior Center, 3) not to divide any parcel, and 4) not to divide the ownership of multiple parcels. The last point was to ensure that anyone owning multiple contiguous parcels would not find some parcels in the district and some outside. It was noted that the southwest corner properties are all owned by the same person/entity. The northern boundary

RECOMMENDATION: The Planning Board, at their April 30, 2018 meeting, unanimously voted to approve this report and voted unanimously to recommend adoption of this Article as presented.
Proposed Newton Street Smart Growth District without Underlying Zoning but with Adjacent Zoning
Final Report of Planning Board on Proposed Newton Street Smart Growth District – Map Amendment (Article 22)

Proposed Newton Street Smart Growth District with Underlying and Adjacent Zoning

Source: Planning & Conservation Dept.