

SOUTH HADLEY COMPREHENSIVE PLAN
IMPLEMENTATION MATRIX

Recommended Action	Chapter-Goal	Goal or Land Use Objective	Priority Action	Principal Coordinating Responsibility	Timeframe		Local Primary Support	
					Immediate	Near Term (1-3 years) Mid Term (3-6 years) Long Term (6-10 yrs) Ongoing	School Department	Select Board Town Meeting Planning Board Building Inspector Board of Health Board of Assessors Dept. of Public Works Conservation Comm. Treasurer/Clerk Historical Comm. Recreation Comm. Housing Authority SHELD Developers Property Owners Individuals Council on Aging Historical Society Chamber of Commerce Public Library Mount Holyoke College Cultural Council/Comm Self Commission Appropriations Comm Fire District/Water IT Director/Calls Studio
Create and implement a demolition delay bylaw or similar approach, carefully considering (1) the extent of demolition that would be subject to such a regulation, and (2) whether certain districts and/or structures should be exempted from these provisions.	CHR-3	3-2-2		Historic Comm.				
Disseminate information and facilitate access to State and Federal tax credit and incentive programs for redevelopment of historic structures.	CHR-3	3-2-3		Comm. & Econ. Dev.				
Create a dedicated funding source, including adoption of the Community Preservation Act, to provide assistance for preservation of historic properties and landscapes.	CHR-3	3-2-4		Historic Comm.				
Expand the role and responsibilities of the South Hadley Cultural Council to identify and promote cultural activities, communicate awareness of art and cultural activities, and work with other entities and individuals to establish a plan and framework for further development and promotion of cultural opportunities	CHR-4	4-1-1		Planning				
Work with other arts and cultural networks and interested individuals and institutions to establish a plan and framework for expansion of cultural opportunities	CHR-4	4-1-2		Cultural Council				
Use online resources to promote awareness of and links to arts and cultural opportunities.	CHR-4	4-1-3		Cultural Council				
Prepare a market study of the potential to attract recreation uses	ED-1	1-1-1		Comm. & Econ. Dev.				
Based on the market study and other evaluations recommended, develop and implement a thematic strategy for the Falls that is fully cognizant of its physical isolation, and fully in step with efforts to create a regional multi-modal center and Technology Center in Holyoke, and revitalize both sides of Connecticut riverfront.	ED-1	1-1-2		Comm. & Econ. Dev.				
A thorough over-haul of the zoning regulations for South Hadley Falls, working with property owners, potential investors, local businesses, and other stakeholders. Consider changes that create significant flexibility for redevelopment, such as eliminating minimum lot size and setback requirements, and carefully evaluate permitted and special permit uses. Eliminate uses that could undermine redevelopment of the Falls.	ED-1	1-1-3		Planning				
Improve the appearance of the Falls so that it is inviting to people entering South Hadley from the Veterans Memorial Bridge.	ED-1	1-1-4		Comm. & Econ. Dev.				
Construct a walking connection between the Beach Grounds and the Riverfront Park and the future Gate House Park.	ED-1	1-1-5		Comm. & Econ. Dev.				
Relocate the Library to a location within the Falls area, possibly the Riverfront area	ED-1	1-1-6		Pub. Library Board				
Use the results of the market study above to guide zoning revisions, policies, and investments in support of creating a recreation/tourism base that will attract people to South Hadley Falls	ED-1	1-2-1		Comm. & Econ. Dev.				
Continue to participate actively in negotiations regarding the future of the Texon property	ED-1	1-2-2		Selectboard				
Carefully monitor redevelopment efforts of the Holyoke riverfront area, the proposed High Performance Computing Center, and development of a multi-modal transit center, so that South Hadley's revitalization efforts work in concert with Holyoke's.	ED-1	1-2-3		Comm. & Econ. Dev.				
Work closely with representatives of the Public Library and St. Patrick's Church to develop strategies for retaining these important institutional uses in South Hadley Falls, which attract many visitors	ED-1	1-2-4		Comm. & Econ. Dev.				
Evaluate the potential to provide central or shared parking facilities, and other ways to alleviate pressures to relocate out of the Falls.	ED-1	1-2-5		Comm. & Econ. Dev.				
Add criteria to the Economic Opportunity Area/Economic Target Area incentives to give further priority and consideration to those users and developments that support revitalization	ED-1	1-3-1		Comm. & Econ. Dev.				
Evaluate ways to improve the ease of getting to the Falls, such as improved and enhanced signage from roads (especially Routes 116 and 202), improvements to important gateway areas, and shared or expanded parking facilities.	ED-1	1-3-2		Comm. & Econ. Dev.				
Continue to target public investment in the physical infrastructure of the Falls.	ED-1	1-3-3		Comm. & Econ. Dev.				
Work with property owners, public facility managers, and potential investors to identify the types of improvements, and specific areas, where public investment can accomplish the most benefit	ED-1	1-3-4		Comm. & Econ. Dev.				
Work with the Selectboard and economic development agencies to consider when and whether to use public methods to assemble properties into development blocks.	ED-1	1-3-5		Town Administrator				
Encourage appropriate, planned development in the economic focus areas, and facilitate redevelopment of key parcels and blocks.	ED-2	2-1-1		Comm. & Econ. Dev.				
Inventory developable properties by use category (residential versus non-residential)	ED-2	2-1-2		Comm. & Econ. Dev.				
Develop and implement Zoning Bylaw and map revisions that encourage taxable commercial development in the commercial focus areas – Willamansett Street area, Newton Street area, Town Common area, and South Hadley Falls – at scales that are consistent with the desired future character of each distinct area	ED-2	2-1-3		Planning				
Comprehensively update the use definitions in the Zoning Bylaw to reflect accurately the existing uses, desired future uses, and less desirable uses in each district in contemporary language and terms	ED-2	2-1-4		Planning				

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Amend bylaws and create incentive programs to encourage conversion of unused, second and third story spaces in commercial buildings into appropriate rental housing	H-4	4-2-3		Planning				
Refinance "expiring use" properties that are at risk of going market rate	H-4	4-3-1		Housing Trust				
Seek to condition new Comprehensive Permit projects on affordability provisions which run in perpetuity or provide for the Town to have the right to purchase such units upon the expiration of the affordability protections.	H-4	4-3-2		Zoning Board of App				
Establish an inclusionary housing standard requiring that at least 10% of any development of 10 or more dwellings are earmarked and deed restricted for affordable housing	H-4	4-4-1		Planning				
Provide that developers may contribute to the Municipal Housing Trust in lieu of building affordable housing	H-4	4-4-2		Planning				
Developments of less than 10 dwellings shall contribute to the Municipal Housing Trust in lieu of being required to build affordable housing in excess of 10% of their development	H-4	4-4-3		Planning				
Amend the Zoning Bylaw to allow mixed use buildings in appropriate commercial districts in the commercial focus areas, particularly in the Falls	H-5	5-1-1		Comm. & Econ. Dev.				
Create neighborhoods with a mix of housing, retail, and employment opportunities	H-5	5-1-2		Comm. & Econ. Dev.				
Adopt bylaw amendments and incentives to allow and encourage live-work housing options, particularly in the Falls.	H-5	5-1-3		Comm. & Econ. Dev.				
Expand the Economic Development Incentive Program criteria to encourage mixed use development	H-5	5-1-4		Comm. & Econ. Dev.				
Establish a smart growth zoning district under Chapter 40R of the Massachusetts General Laws in one or more of the commercial focus areas.	H-5	5-1-5		Planning				
Encourage infill development in designated areas for vacant, undersized lots compatible with the housing in the surrounding neighborhood.	H-5	5-2-1		Planning				
Expand development standards to require usable open space and restrictions on impervious surface for all residential development, particularly housing with two or more dwellings on a single lot	H-5	5-2-2		Planning				
Amend the multi-family and flexible development provisions of the Zoning Bylaw to encourage or require use of the flexible development process for multi-family development.	H-5	5-2-3		Planning				
Develop and adopt clear Design Review Standards for housing development that are based on the assessment of the community's design characteristics and the goals/objectives of this Plan	H-5	5-2-4		{				
Encourage use of LEED or other comparable green building standards for new residential development	H-5	5-2-5		Sustainability Comm.				
Establish a Housing Rehabilitation Program to keep the Town's existing affordable housing stock.	H-5	5-3-1		Housing Trust				
Preserve existing affordable units that are falling into disrepair or losing their affordability restrictions	H-5	5-3-2		Housing Trust				
Acquire deteriorating properties and rehabilitate the structures to maintain the existing housing supply	H-5	5-3-3		Housing Trust				
Create a resource to assist in funding feasibility assessments as to the possible rehabilitation or conversion of existing buildings.	H-5	5-3-4		Housing Trust				
Establish a façade and building upgrade loan or grant fund to encourage improvements to buildings within South Hadley Falls.	H-5	5-3-5		Comm. & Econ. Dev.				
Encourage adaptive reuse of functionally obsolete buildings	H-5	5-3-6		Housing Trust				
Modify existing homes, including accessibility improvements that allow the disabled or senior citizens to continue to live in their homes.	H-5	5-3-7		Housing Trust				
As a priority recommendation of this Plan, develop, adopt, and implement a set of design standards that will lead to improvements in the Town's aesthetic quality, supporting its economic development and cultural resources goals.[1] Given the importance of this goal to shaping the entire Land Use Chapter, this recommendation is fundamental to shaping all of the other recommended actions as well.	LUCD-1	1-1-1	✓	Planning				
Develop clear standards to manage multi-family development more effectively through the special permit process.	LUCD-1	1-1-2		Planning				
Adopt bylaws and provisions that provide for the mandatory allocation of open space, with preferential protection of agricultural lands and trees.	LUCD-1	1-1-3		Planning				
In conjunction with the Open Space and Cultural & Historical Resources goals of this Plan, review the zoning bylaw and map to prevent high-intensity development of those environmentally or visually sensitive lands that are currently within the Residence A-1, Residence A-2 and Agricultural districts	LUCD-1	1-1-4		Planning				
Develop and adopt landscape design standards and bylaw	LUCD-1	1-1-5		Planning				
Establish standards that reduce the location and visibility of parking areas in view of the public right-of-way, and maximize both landscaping and pedestrian facilities along public roads.	LUCD-1	1-1-6		Planning				
Require underground utilities in all new developments and road extensions.	LUCD-1	1-1-7		Planning				
Consistent with the recommendations in other chapters of this plan (including Economic Development, Open Space & Recreation, and Municipal Facilities), develop and adopt a sidewalk improvement program	LUCD-1	1-2-1		Dept. of Public Works				
Work with private and public utilities to relocate above-ground utilities to underground	LUCD-1	1-2-2		Planning				
Enhance the community's streetscape by establishing a streetscape beautification program	LUCD-1	1-2-3		Planning				

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Continually evaluate the website's content, architecture and Internet Service Provider (ISP) with a focus on how the site and the information are providing customer service, public participation, and efficient service delivery.	MSF-5	5-1-5		Town Administrator			School Department Select Board Town Meeting Planning Board Building Inspector Board of Health Board of Assessors Dept. of Public Works Conservation Comm. Treasurer/Clerk Historical Comm. Recreation Comm. Housing Authority SHEL Developers Property Owners Individuals Council on Aging Historical Society Chamber of Commerce Public Library Mount Holyoke College Cultural Council/Comm Golf Commission Appropriations Comm Fire Districts/Water IT Director/Calls Studio
Continue to increase the amount and quality of information (including employment, volunteer, contract, and other opportunities) provided through the website, public notices, Channel 15, and other methods.	MSF-5	5-1-6		Town Administrator			
Ensure that bylaws, services, and regulations can be easily accessed on the website	MSF-5	5-1-7		Town Administrator			
As appropriate, use Town information resources such as the website to raise local awareness of community recreation, civic, and service resources.	MSF-5	5-2-1		Town Administrator			
The Town should work to increase information sharing and partnerships with Mount Holyoke College, the Five College network, and other regional universities and organizations to improve service delivery and information exchange in all areas of community services.	MSF-5	5-2-2		Selectboard			
Document the watersheds, stream geomorphology, habitat conditions, and existing buffers of the Town's small streams, notably Elmer Brook, Stony Brook, Bachelor Brook, and Buttery Brook	NR-1	1-1-1		Conservation Comm			
Using available data collected from the water quality and other monitoring stations document the quality and condition of the Connecticut River and tributary streams in the South Hadley area.	NR-1	1-1-2		Conservation Comm			
Compile daily water quality monitoring reports of the community's public water supplies	NR-1	1-1-3		Board of Health			
Using available data collected from air quality monitoring stations, document South Hadley area's air quality and condition.	NR-1	1-1-4		Board of Health			
Using available data, document environmental health conditions (such as incidences of chronic illnesses, disease, etc.).	NR-1	1-1-5		Board of Health			
Inventory parcels with known environmental contamination and parcels which pose the greatest risk of contaminating ground water resources with particular emphasis on the area covered by the Water Supply Protection District.	NR-1	1-1-6		Board of Health			
Compile available data collected from existing water monitoring wells	NR-1	1-1-7		Board of Health			
Inventory and map properties with wells and/or septic disposal systems	NR-1	1-1-8		Board of Health			
Inventory and map locations of storm water detention basins	NR-1	1-1-9		Dept. of Public Works			
Utilize available resources (such as, state and federal programs) to establish appropriate evaluation standards.	NR-1	1-2-1		Sustainability Comm.			
Evaluate environmental data to identify environmental issues and possible mitigation/resolution strategies	NR-1	1-2-2		Sustainability Comm.			
Develop a 5-year plan for environmental improvement and long-term sustainability using established standards.	NR-1	1-2-3		Sustainability Comm.			
Use environmental quality indices to support enhanced recreation opportunities and economic development	NR-1	1-2-4		Sustainability Comm.			
Research, document, and map the current status of easements, public and private ownership of parcels and use of special tax assessment programs (such as Chapter 61 and 61A) within the Mount Holyoke Range	NR-2	2-1-1		Open Space Comm.			
Identify key areas for preservation and priority conservation funding	NR-2	2-1-2		Conservation Comm			
Use conservation investments and partnerships to further protect land in the Mount Holyoke Range	NR-2	2-2-1		Conservation Comm			
Encourage property owners to permanently protect the land they own on the Mount Holyoke Range	NR-2	2-2-2		Conservation Comm			
Create a dedicated funding source, including adoption of the Community Preservation Act, to provide assistance for enhancement and preservation of our natural resources	NR-2	2-2-3		Open Space Comm.			
Adopt and implement a Mount Holyoke Range Overlay District which incorporates ridge line protection and scenic uplands protection provisions.	NR-2	2-3-1		Planning			
Develop and implement an Environmental Resources Overlay district	NR-2	2-3-2		Planning			
Identify Mount Holyoke Range land that may be appropriate for economic development which is in keeping with the character of the Pearl Street corridor.	NR-2	2-3-3		Comm. & Econ. Dev.			
Develop and adopt clear Design Review Standards as part of a Design Review Bylaw to ensure that buildings are compatible with the Mount Holyoke Range's environmental setting from an aesthetic perspective.	NR-2	2-3-4		Planning			
As a priority action item in this Plan, document and map the ownership status of lands along the Connecticut River.	NR-2	2-4-1	✓	Conservation Comm			
As a priority action item in this Plan, document and map the presence of, and opportunities for, public access along the riverfront.	NR-2	2-4-2	✓	Recreation Comm			
Document the location, extent and quality of the Northern Floodplain Forest along the Connecticut River, including its wildlife habitat and natural community functions and values.	NR-2	2-4-3		Conservation Comm			
Implement measures such as an overlay district to improve protection of the Northern Floodplain Forest along the Connecticut River and its ecological integrity	NR-2	2-4-4		Planning			
Update the information from the 1987 Connecticut River Action Program urban riverfront study to reflect changing conditions in South Hadley	NR-2	2-4-5		Planning			

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Adopt shoreline stabilization measures into a Town policy or bylaw to protect the Connecticut River shoreline.	NR-2	2-4-6	✓	Conservation Comm				
Ensure that any new access points to the Connecticut River protect river water quality, rare species habitat, and shoreline vegetation.	NR-2	2-4-7		Conservation Comm				
Inventory the ownership and structure of the community's forest lands to determine where fragmentation is occurring, and where there are opportunities to reduce fragmentation through conservation investments, participation in forest management programs, or changes in regulations and bylaws	NR-3	3-1-1		Open Space Comm.				
Identify and work with owners of forest lands to increase enrollment in the Massachusetts Chapter 61 program for forest management.	NR-3	3-1-2		Open Space Comm.				
Develop a watershed study to determine whether additional stream setbacks and buffer provisions are needed to protect property from flooding and erosion hazards caused by development within the riparian zone.	NR-3	3-2-1		Conservation Comm				
Conduct a follow-up assessment on implementation of the wetland bylaw to evaluate how the bylaw is working, what issues need to be addressed, and how the bylaw's requirements are playing out in new development approvals.	NR-3	3-2-2		Open Space Comm.				
Identify, evaluate and map potential wildlife corridors, including regional and local connections to core habitat areas, vernal pools, and water resources.	NR-3	3-3-1		Conservation Comm				
Evaluate opportunities and locations that could be used to facilitate wildlife crossings and connect habitat areas within the Town.	NR-3	3-3-2		Conservation Comm				
Identify critical resource areas encompassing streams, ponds, vernal pools, floodplain, wetlands and other water bodies for conservation and preservation.	NR-3	3-3-3		Conservation Comm				
Fully evaluate and document the wildlife habitat values and natural communities in South Hadley, possibly using the Shortnose Sturgeon, Bald Eagle and Barn Owl as "indicator" species for planning purposes	NR-3	3-3-4		Conservation Comm				
Document the condition of the Town's small streams and watersheds	NR-3	3-3-5		Conservation Comm				
Develop community involvement to address small stream and watershed concerns	NR-3	3-3-6		Conservation Comm				
In the course of updating local bylaws and regulations, ensure that any revisions consider and incorporate appropriate best practices for such environmental protections as stream buffers or shoreline setbacks	NR-3	3-3-7		Conservation Comm				
Promote the Town's natural resources as a distinct competitive advantage in attracting new residents, businesses, and investment.	NR-4	4-1-1		Comm. & Econ. Dev.				
Benchmark South Hadley's natural resource strengths in comparison to other comparable towns in Western Massachusetts/Vermont/New Hampshire.	NR-4	4-1-2		Comm. & Econ. Dev.				
Assess the role that the area's natural resources play in attracting residents, businesses, and tourism	NR-4	4-1-3		Comm. & Econ. Dev.				
Develop a public relations and advertising campaign that highlights the Town's natural resource attributes	NR-4	4-1-4		Comm. & Econ. Dev.				
Aggressively promote South Hadley's commitment to environmental quality.	NR-4	4-1-5		Comm. & Econ. Dev.				
Capitalize on the abundant local and regional natural resource-based recreational opportunities.	NR-4	4-1-6		Comm. & Econ. Dev.				
To identify and target locations within South Hadley which are, or potentially could be, sources of contamination.	NR-4	4-2-1		Board of Health				
In conjunction with assessments of infiltration and inflow, review the location and condition of wastewater collection systems to identify potential risks and sources of pollution	NR-4	4-2-2		Dept. of Public Works				
Compile and consolidate State information on hazardous materials sites and potential sources of contamination in South Hadley.	NR-4	4-2-3		Board of Health				
Continue to monitor progress on expanding or closing the South Hadley and Granby landfills, and any potential impacts or needed remediation of nearby groundwater resources	NR-4	4-2-4		Board of Health				
Review the design, construction, and maintenance of stormwater "best management practices" both by the town and private developers to ensure that the Town is taking advantage of the most recent and effective approaches to low-impact development.	NR-4	4-2-5		Dept. of Public Works				
Evaluate municipal water resources protection practices and recommend areas for improvement.	NR-4	4-3-1		Sustainability Comm.				
Investigate the feasibility of increasing the enforcement of and fines associated with littering, polluting and inappropriately disposing of waste	NR-4	4-3-2		Selectboard				
Adopt a native landscaping and tree planting program throughout the Town	NR-4	4-3-3		Tree Warden				
Commission and adopt a plan to provide for the long-term protection of public water supplies, including the use of land conservation coordinated with the Town's open space, recreation, and cultural and historical resource efforts.	NR-4	4-3-4		Planning				
Use compensatory storage and mitigation effectively in South Hadley Falls, in support of the Town's resource conservation and economic development goals	NR-4	4-3-5		Comm. & Econ. Dev.				
Provide online access to the databases on South Hadley's natural resources and their conditions with linkage through the Town's website.	NR-5	5-1-1		Open Space Comm.				

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Inventory existing pedestrian infrastructure and its condition.	Tr-3	3-1-7		Dept. of Public Works			School Department Select Board Town Meeting Planning Board Building Inspector Board of Health Board of Assessors Dept. of Public Works Conservation Comm. Treasurer/Clerk Historical Comm. Recreation Comm. Housing Authority SHEL Developers Property Owners Individuals Council on Aging Historical Society Chamber of Commerce Public Library Mount Holyoke College Cultural Council/Comm Golf Commission Appropriations Comm Fire Districts/Water IT Director/Cable Studio
Create a maintenance and development program that identifies short-term, mid-term and long-term actions	Tr-3	3-1-8		Dept. of Public Works			
Review the available right-of-way on side streets and investigate opportunities to connect adjacent neighborhoods to major corridors with adequate pedestrian and bicycle facilities	Tr-3	3-2-1		Planning			
Interconnect adjoining neighborhoods without disrupting the neighborhood fabric	Tr-3	3-2-2		Planning			
Establish bike lanes along Pearl Street, Route 47, and Route 116 for access to the Town's historic places and scenic vistas.	Tr-3	3-2-3		Dept. of Public Works			
Identify priority routes for development of a streetscape enhancement program	Tr-3	3-2-4		Planning			
Preserve Alvord Street as a local rural roadway by enforcing lower vehicle speeds and looking for opportunities to provide pedestrian accommodations.	Tr-3	3-2-5		Selectboard			