

SOUTH HADLEY COMPREHENSIVE PLAN
IMPLEMENTATION MATRIX Planningbdmatrix1.301.13.revrrharris

RECOMMENDED ACTION KEY: UMASS=Design Standards in progress; BY-LAW=Zoning revision by-law in progress; NO=Not yet started; BLANK=Not discussed ; * As added by R Harris post 1/30/13 meeting					Timeframe
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.	In progress, pending UMASS	H-5	5-2-4		
In preparation for developing design review standards, identify and incorporate architectural materials, elements, and patterns that are complementary to South Hadley's historical character.	SAME		1-1-1		✓ ✓
Institute a design review process based upon developed standards,	SAME	CHR-1	1-1-2		✓ ✓
Create strong incentives for properties to be adaptively re-used in a manner that retains the historical character of the structure and neighborhood.	NO	CHR-1	1-1-3		✓ ✓
Develop strategies, including revisions to the Zoning Bylaw, that encourage and support the re-use of historic structures.		CHR-1	1-1-4		✓
Develop and implement a vista protection overlay district or comparable tool for significant areas such as the Pearl Street and Alvord Street corridors, the Mount Holyoke Range, and selected vistas of the Connecticut River.	NO	CHR-1	1-2-3		✓
Implement policies, including zoning language, that help retain trees in locations where trees contribute to historic landscape character.		CHR-1	1-2-5		✓
Adopt a Scenic Roads Bylaw that would require a public hearing before any historic feature is altered or removed.	NO	CHR-1	1-2-6	✓	✓
Amend the Zoning Bylaw to make mixed-used buildings more feasible.	In progress, pending Zoning By-law	CHR-1	1-4-1		✓
Develop and implement methods, such as a Scenic Roadway Corridor Bylaw, to further protect and limit modifications of lands, landscaping, and historic features along designated scenic roads.		CHR-1	1-5-2		✓
Develop and implement measures, such as Zoning Bylaw amendments and overlay districts, to provide protection of landscapes and landscape features through greater setbacks, clustering requirements, or other protections.	By-law	CHR-1	1-5-3		✓
Require Historical Commission review and input into any development proposal that affects historic districts, structures, or landscapes.		CHR-3	3-1-1		
Amend the Zoning Bylaw to allow appropriate flexible uses of historic buildings and properties which preserve their character.	By-law	CHR-3	3-2-1		
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		

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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.	By-law	ED-1	1-1-3	✓	✓	
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.	By-law	ED-2	2-1-3		✓	✓
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.	By-law - to a limited *	ED-2	2-1-4	✓		✓
Evaluate, develop and adopt enhanced aesthetic standards for new and expanded commercial development in the Williamansett Street and Newton Street commercial focus areas, especially landscaping standards and requirements.		ED-2	2-2-5		✓	
Protect established industrial and commercial areas from encroachment by incompatible uses.	By-law	ED-2	2-3-1		✓	
Discourage changes in current zoning requirements (such as, setbacks, buffers, etc.) on developed industrial properties unless they are proposed to be converted to a use which is more intense or involves more hazardous operations than the previous use of the property.		ED-2	2-3-3		✓	
Established industrial zoned lands should not be re-zoned to zoning districts which allow residential uses unless the re-zoning action is part of an overall redevelopment plan for the industrial area.		ED-2	2-3-4		✓	
Evaluate the zoning and land use plans to find opportunities to link residential areas to services and shops via sidewalks and trails, or by locating new non-residential development in areas where it can reduce driving distances for daily needs.	By-law (more pedestrian development)	ED-3	3-1-3		✓	
Maintain the aesthetic quality, density, and residential character of the professional office corridors along Newton Street and College Street, taking special care to limit the encroachment of commercial uses and changes to the density and development pattern in this area.		ED-6	6-1-1			
Consider the pros and cons of an overlay district to replace the current Special Permit procedure, with careful attention to the need to preserve the visual quality, intensity of use, and function of the corridor.	No	ED-6	6-1-3			
Install a Geographic Information Systems (GIS) interface on the Town web site to allow potential businesses to view these parcels in a timely and comprehensive manner.	Available shortly- anyone can see	ED-7	7-1-2			
Create an Economic Development Committee linked to interested property owners, financial institutions, educational institutions, utilities, existing businesses, residents, and the Town to manage implementation of the Economic Development strategy and work with regional organizations to promote economic development and redevelopment.	Created *	ED-8	8-1-1			

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Integrate the periodic updating of the GIS databases regarding housing with the Housing Production Plan database.		H-1	1-1-3		✓ ✓
Establish a Housing Partnership/Municipal Housing Trust with responsibility to plan for and develop affordable housing.	Recommend be included in by-law	H-1	1-2-1		✓ ✓
Adopt an Inclusionary Housing Bylaw which requires inclusionary housing as a portion of new housing developments.		H-2	2-1-1		✓ ✓
Allow accessory apartments through an amendment to the Zoning Bylaw.	No	H-2	2-1-2		✓ ✓
Require accessory apartments to assist in meeting the 10% affordable housing goal.	No	H-2	2-1-3		✓ ✓
Provide incentives (such as density bonuses, setback reductions, etc.) for developments to incorporate a wide range of house sizes and types.		H-2	2-1-4		✓ ✓
Amend the Flexible Development provisions of the Zoning Bylaw to encourage affordable housing as part of the developments.	By-law	H-2	2-2-1		✓ ✓
Establish minimum open space standards for all multi-family developments with significant density incentives for increased open space and affordable housing.	By-law	H-2	2-2-2		✓ ✓
Amend the Zoning Bylaw to encourage mixed use developments to be located in the Falls and the other core commercial focus areas.	By-law	H-2	2-3-2		
Establish standards for mixed use development.	No	H-2	2-3-3		
Adopt a form of Planned Unit Development which allows diverse housing and appropriate employment centers to be developed as an integrated center.		H-2	2-3-4		
Provide incentives for the integration of affordable housing into mixed use development.		H-2	2-3-5		
Provide a predictable permitting process of multi-family housing in the commercial focus areas.		H-3	3-3-1		
Establish a Municipal Housing Trust as provided under Objective 1-2 above, possibly as part of a Housing Partnership.	Recommend be included in By-law	H-4	4-1-1		
Establish a housing development fund capitalized with developer contributions from an Inclusionary Housing bylaw.		H-4	4-1-9		
Amend bylaws and create incentive programs to encourage conversion of unused, second and third story spaces in commercial buildings into appropriate rental housing.	No	H-4	4-2-3		
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.	Part of by-law revisions *	H-4	4-4-1		
Provide that developers may contribute to the Municipal Housing Trust in lieu of building affordable housing.	Part of by-law revisions *	H-4	4-4-2		
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		

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Establish a smart growth zoning district under Chapter 40R of the Massachusetts General Laws in one or more of the commercial focus areas.	No	H-5	5-1-5		
Encourage infill development in designated areas for vacant, undersized lots compatible with the housing in the surrounding neighborhood.		H-5	5-2-1		
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.	By-law	H-5	5-2-2		
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.	By-law	H-5	5-2-3		
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.	UMASS	LUCD-1	1-1-1		✓
Develop clear standards to manage multi-family development more effectively through the special permit process.	By-law	LUCD-1	1-1-2		✓ ✓
Adopt bylaws and provisions that provide for the mandatory allocation of open space, with preferential protection of agricultural lands and trees.	No	LUCD-1	1-1-3		✓
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.	FY 2014 with PVPC *	LUCD-1	1-1-4		✓ ✓
Develop and adopt landscape design standards and bylaw.	No	LUCD-1	1-1-5		✓
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.	By-law	LUCD-1	1-1-6		✓ ✓
Require underground utilities in all new developments and road extensions.	Already required	LUCD-1	1-1-7		✓ ✓
Work with private and public utilities to relocate above-ground utilities to underground.		LUCD-1	1-2-2		
Enhance the community's streetscape by establishing a streetscape beautification program.	No	LUCD-1	1-2-3		
Coordinate the utility improvement programs of the Fire Districts' Water Departments, SHELD, the Town, and private utilities to enhance the streetscape along major roadways while sharing the cost for such enhancements.		LUCD-1	1-2-4		
Identify and assess corridors for a comprehensive streetscape Improvement Strategy.		LUCD-1	1-2-5		
Hire a planning and zoning consultant to update the Town's Zoning Bylaw.	Underway *	LUCD-2	2-1-1		
Develop Special Permit standards that will provide greater clarity in defining whether applications meet the standards for approval.	By-law	LUCD-2	2-1-2		
Develop new zoning standards that facilitate and encourage mixed-use residential projects, particularly in South Hadley Falls and other commercial focus areas.	By-law	LUCD-2	2-1-3		
Develop and adopt amendments to the Zoning Bylaw which provide purpose statements for each zoning district that relate to the Comprehensive Plan goals.	By-law	LUCD-2	2-1-4		

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Develop and adopt well-articulated special permit standards that further the purpose statements for each zoning district.	By-law	LUCD-2	2-1-5			
Review and revise requirements for submittal of plans required for various permits to reflect Goals, Objectives, and Recommended Actions in this Plan.	By-law (partial)	LUCD-2	2-1-6			
Develop new standards for "Lot Coverage" to incorporate limits on the total extent allowed for impervious surfaces.	By-law	LUCD-2	2-1-7			
The Planning Board shall give priority consideration to the recommendations of the Plan with respect to new development (and redevelopment) in the Residence A-1, Residence A-2, Residence B, Residence C and Agricultural Districts.	By-law	LUCD-2	2-2-1			
"Flexible development" or similar methods should be strongly encouraged in the single-family neighborhoods within the Residence A-1, Residence A-2, Residence B, Residence C and Agricultural Districts.	By-law revisions *	LUCD-2	2-2-2			
The Planning Board shall give priority consideration to encouraging adaptive re-use, infill development, and re-development in South Hadley Falls and the commercial focus areas to further the land use and economic development goals/objectives of this Plan.		LUCD-2	2-2-3			
The Planning Board shall encourage development of multi-family and mixed-use housing developments only in areas identified in the South Hadley Community Development Plan as "Potential Focus Areas" for such development and compatible with the Land Use Area Vision Statements as detailed in the Master Plan.		LUCD-2	2-2-4			
Assess the community's design characteristics.		LUCD-2	2-4-1			
Develop and adopt clear Design Review Standards that are based on the assessment of the community's design characteristics and the goals/objectives of this Plan.	?By-law or UMASS	LUCD-2	2-4-2			
Develop design standards to minimize the incompatibility of new industrial, commercial, and/or residential uses in developed, mixed use corridors and areas.	By-law 2014	LUCD-2	2-4-3			
Development of narrow parcels should be designed to blend in with the adjoining uses and development characteristics along the roadway corridor.		LUCD-2	2-4-4	✓	✓	
Incorporate standards to ensure that proposed new developments maintain a lot coverage which is compatible with the existing neighborhood and corridor in which it is located.	By-law	LUCD-2	2-4-5		✓	
Develop and adopt a Design Review Bylaw including creation of a Design Review Board (preferably as an amendment to the General Bylaw).	By-law 2014	LUCD-2	2-4-6		✓	✓
Develop clear standards to manage multi-family development more effectively through the special permit process.	By-law	LUCD-2	2-5-1		✓	✓
Carefully assess and identify where multi-family housing should be located and the variety of forms it can take.	No	LUCD-2	2-5-2		✓	✓
Carefully study the Residence A-1, Residence A-2 and Agricultural zoning district provisions and the zoning map, to ensure that the bylaws and zoning map work together to foster desirable land use patterns that are consistent with the goals of this Plan	FY 2014 with PVPC *	LUCD-2	2-5-3	✓	✓	

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Review and recommend changes to the zoning map to identify and provide property zoned for multi-family development in such a manner that would not adversely alter or impact the character of single-family neighborhoods.	FY 2014 with PVPC *	LUCD-2	2-5-4	✓	✓	
As South Hadley's current zoning bylaw allows, by special permit, the construction of multi-family dwellings in Residence A-1 and Residence A-2 zoning districts without limitation on the density or number of dwellings, the bylaw must be reviewed and revised to denote specific areas in Residence A-1 and Residence A-2 districts for multi-family dwellings, to better manage the intensity of these developments.	FY 2014 with PVPC *	LUCD-2	2-5-5			✓
Review and revise the Zoning Bylaw to better manage the intensity and impacts of multi-family developments, particularly in the Residence A-1 and Residence A-2 districts, through buffer, lot coverage, density, and impervious surface provisions.	By-law	LUCD-2	2-5-6	✓	✓	
Incorporate both inclusionary zoning and affordable housing density bonus provisions as ways to increase the supply of affordable housing.	By-law revisions *	LUCD-2	2-5-7			✓
Adopt incentives to encourage retention of existing residential buildings through conversion to multi-family use in lieu of demolition of such structures for development of new multi-family buildings.	No	LUCD-2	2-5-8			✓
Carefully study the allowable uses in each zoning district in light of current development and the goals of this comprehensive plan, in order to provide for appropriate uses by right.	By-law revisions *	LUCD-3	3-2-1			
Require a report to Town Meeting by the Planning Board regarding the consistency of proposed uses with the Comprehensive Plan and the purpose of the zoning district prior to any rezoning action.	Not sure	LUCD-3	3-2-2			
Limit the expansion of non-conforming uses within the bylaw.		LUCD-3	3-2-3			
Establish a Sustainability and Energy Commission to provide a forum to achieve high levels of energy efficiency, energy and natural resource sustainability and guard against the effects of energy and natural resource disruption/depletion and climate change in accordance with the Town's Master Plan.	Created *	MSF-2	2-1-1			✓
Investigate the merits of reinstating the underground storage tank regulation in the Town's General Bylaw.		MSF-4	4-1-2	✓	✓	
Adopt and implement a Mount Holyoke Range Overlay District which incorporates ridge line protection and scenic uplands protection provisions.	No	NR-2	2-3-1			✓ ✓
Develop and implement an Environmental Resources Overlay district.	No	NR-2	2-3-2			✓
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.	By-law 2014	NR-2	2-3-4			✓ ✓
Implement measures such as an overlay district to improve protection of the Northern Floodplain Forest along the Connecticut River and its ecological integrity.	No	NR-2	2-4-4			✓ ✓
Update the information from the 1987 Connecticut River Action Program urban riverfront study to reflect changing conditions in South Hadley.	No	NR-2	2-4-5			
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.	No	NR-4	4-3-4			

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Adopt regulations that will ensure preservation of significant specimen trees during and/or after development.	Per Flex Dev only	OSR-1	1-2-3		✓	
Establish a tree fund and/or landscaping contribution requirement for new development.	No	OSR-1	1-2-4	✓		✓
Work to achieve local and regional connectivity as new bike lanes and walking paths are developed.		OSR-2	2-1-1		✓	
Work to achieve connectivity between walking and hiking trails, playgrounds, and key conservation areas suitable for passive recreation.		OSR-2	2-1-2		✓	
Amend local bylaws and regulations to include requirements for parks and path or sidewalk connections to be included in new residential or mixed-use developments.	By-law(partial)	OSR-2	2-2-2	✓		✓
Share plans for natural resources, open space and recreation with neighboring communities, community institutions/organizations, and appropriate regional entities.		OSR-8	8-1-1			
Require an analysis of potential mitigation measures (or traffic monitoring measures) to address identified existing or potential future impacts.		TR-1	1-1-1			
Implement guidelines for traffic impact studies for new developments or redevelopments that include reasonable and clear mitigation commitments from development projects.	Case by case basis	TR-1	1-1-2	✓		✓
Require all projects with a transportation component to include a Transportation Demand Management (TDM) Plan aimed at identifying TDM strategies that discourage the use of single-occupancy vehicles and promote principles of community livability.	No	TR-1	1-1-3	✓		✓
Require new developments to consolidate curb cuts and incorporate intersection/roadway safety improvements into mitigation measures.	Already in Site Plan review	TR-1	1-1-4	✓		
Future developments in South Hadley should increase the connectivity of the transportation network for all users.		TR-1	1-1-6		✓	✓
Limit the creation of dead-end streets (such as cul-de-sacs).		TR-1	1-1-7	✓		
Require development and redevelopment to incorporate strategies that promote long-range transportation network connectivity.	???	TR-1	1-2-1			✓
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-2	2-1-1			✓
Review the overall transportation network and identify locations to increase connectivity and circulation.		TR-2	2-1-2			✓
Interconnect adjoining neighborhoods without disrupting the neighborhood fabric.		TR-2	2-1-3		✓	
Require new developments to consolidate curb cuts and incorporate intersection/roadway safety improvements into mitigation measures.	Same as above - issue is re waivers	Tr-2	2-2-5			
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			
Interconnect adjoining neighborhoods without disrupting the neighborhood fabric.		Tr-3	3-2-2			
Identify priority routes for development of a streetscape enhancement program.		Tr-3	3-2-4			