

## Background Materials – March 14, 2022 – Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 3/10/22

**Cable Access Channel 15 – Cable Access Channel 15** – The Cable Studio has indicated that this meeting will be live streamed on Channel 15.

### AGENDA ITEM #1 Open Comment Period

This 10-minute period is set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy posted on the Town of South Hadley Planning and Conservation Department webpage here: [Policy-on-Open-Comment-Period---As-Adopted-2021-03-08 \(southhadley.org\)](#)

**Action Needed:** Allow members of the public to offer comments to the Board.

### AGENDA ITEM #2 Minutes

Senior Clerk Colleen Canning will the minutes of the 2/28/22 meeting.

**Action Needed:** Vote to approve the minutes.

### AGENDA ITEM #3 Correspondence

A list of correspondence received is attached.

**Action Needed:** No action needed.

### AGENDA ITEM #4 Special Permit and Stormwater Management Public Hearing – Eink Corporation, 7 Gaylord Street

Peer Review Report online here: <https://www.southhadley.org/DocumentCenter/View/9244/E-Ink---Special-Permit-Peer-Review-Report-Weston-and-Sampson-March-11-2022>

Application and project plans are online here:

<https://www.southhadley.org/1164/11004/Gaylord-Street-7---Redevelopment-2022?activeLiveTab=widgets>

Peer review of the Special Permit and Stormwater Management Permit applications has been completed by Weston and Sampson and is available online at the link above. Since I just received this report, I have not had time to digest it and offer comments to the Board but will do so before the public hearing. The Weston and Sampson peer review team will be in attendance at Monday night's public hearing to present their review and answer questions.

**Action Needed:** Hold the Public Hearing continuance. If the Board closes the Public Hearing, a Decision must be made within 90 days and filed with the Town Clerk.

## AGENDA ITEM #5 Planning & Conservation Department Report on Planning Projects and Development Updates

### **Master Plan Update Public Hearing – March 28<sup>th</sup> at 7pm.**

The Master Plan Update public hearing has been scheduled for March 28<sup>th</sup> at 7pm. Hard copies of the final draft plan have been disseminated to the public libraries and the Senior Center. The legal notice as well as all other postings will include link to a Google Form for collecting final comments.

I have submitted a draft warrant article to the Town Administrator for endorsement of the Masterplan by Town Meeting.

### **Route 33/202 Corridor Study Public Hearing – April 25<sup>th</sup>**

Route 33/202 Corridor Study Public Hearing has been set for April 25, 2022. Hard copies of the study will be disseminated to public libraries and the Senior Center. The legal notice as well as all other postings will include link to a Google Form for collecting final comments.

### **Stormwater Bylaw Update**

Last year, with funding provided by an MVP Action Grant, the Board worked with Environmental Partners to review the Stormwater Bylaw for compliance with the current NPDES Phase 2 standards including standards for addressing climate change projections related to current data sets for precipitation and frequency of storm events, provisions for green infrastructure systems and, the reduction of impervious surfaces. The proposed annotated bylaw linked below was developed and a report to ATM in 2021 was drafted. However, due to COVID, the warrant was stripped of all but essential budgetary items and this proposed amendment was not taken up. Thus, I have submitted a draft warrant article to the Town Administrator for the May 11, 2022 ATM. The Board needs to hold a public hearing on this matter for this to move forward. I am recommending the Board *schedule that Public Hearing for April 11<sup>th</sup> at 7pm.* I will update the report to Town Meeting.

Proposed Annotated Stormwater Bylaw:

<https://www.southhadley.org/DocumentCenter/View/8164/Proposed-Annotated-Stormwater-Management-Bylaw-2021-03-10>

### **Housing Production Plan Update**

The Selectboard have voted to authorize \$40,000 of ARPA funds for the update of the Housing Production Plan. Therefore, I am in the process of developing a Request for Proposals from consultants and I hope to get that issued within the next two weeks.

### **Next Meeting Dates**

3/28, 4/11, 4/25, 5/9, 5/23, 6/13, 6/27

The Board needs to set meeting dates in July, August and September. The 2<sup>nd</sup> and 4<sup>th</sup> Mondays are as follows:

7/11 7/25 8/8 8/22 9/12 9/26

AGENDA ITEM #6 Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

No new business had been submitted to me as of today.

**SOUTH HADLEY PLANNING BOARD  
LIST OF CORRESPONDENCES  
MARCH 14, 2022**

**Letters & Memos**

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**Legal Notices**

*Amherst*

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*Chicopee*

- Notices received from the Chicopee Zoning Board of Appeals for hearings on March 17, 2022 to consider the following: 1) Variance to allow for construction of a new garage at 555 Burnett Street; and 2) variance to allow for creation of a single family home building lot with reduced depth at the corner of Prospect and Allen Streets.

*Granby*

- Notices received from the Granby Planning Board for approval of the following site plans: 1) truck parking and dumpster area for overnight parking for 10 trucks and storage of empty dumpsters at 4, 6, and rear of 8 West Street; and 2) expansion of existing auto repair shop and reorganization of parking at 39 West Street.

*Hadley*

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*Holyoke*

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**Publications**

- **Zoning Practice** March 2022 -Issue Number 3: *Practice Zoning Mobility Hubs*