

Background Materials for April 5, 2017

Agenda Items #1 through #7

Agenda Item #1 –Minutes

The minutes of the February 27, 2017 and March 20, 2017 Planning Board meeting and Public Hearing will be drafted and distributed for the April 24, 2017 meeting for your review.

ACTION NEEDED: Review, edit and approve the minutes.

Agenda Item #2 – Bills and Correspondence

A list of the bills and correspondence will be provided at the meeting Wednesday night.

ACTION NEEDED: Review the correspondence.

Agenda Item #3 – Ratify Decision – Used/Second Hand Car Sales – 3 Main Street

Ty's Body Shop, Inc. applied for a Used/Second Hand Car Sales Special Permit for the property located at 3 Main Street. The owner of Ty's Body Shop, Inc. (currently operating a garage in Granby, MA) intending to purchase the property at 3 Main Street and would like to continue the used car sales at this site in addition to the garage. The subject property is located on the south side of Main Street adjacent to property owned by Holyoke Gas & Electric which has been developed into a park (see aerial photo excerpt below).

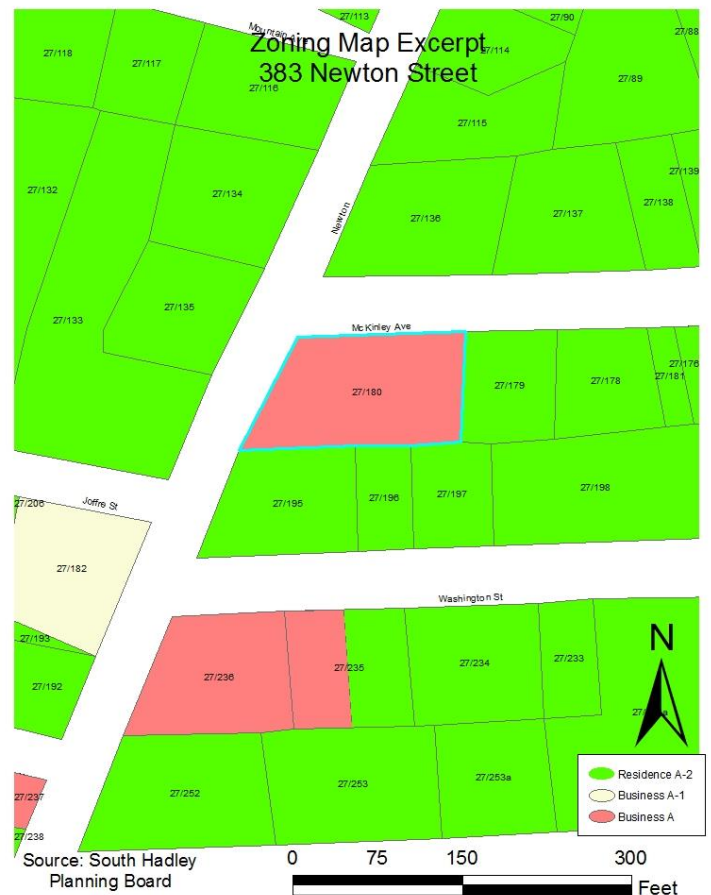


At the March 20, 2017 meeting, the Board concluded the public hearing and approved the Special Permit subject to ratification of the written decision. A draft written decision has been emailed to the Board members.

ACTION NEEDED: Edit and Ratify the written decision so it can be filed within 90 calendar days of the close of the public hearing.

Agenda Item #4 – Ratify Decision – Four-Family & Two-family Special Permit – 383 Newton Street

Gerry Coderre submitted an application for a Special Permit to construct a new 2-family unit (and obtain a new Special Permit approval for a four-family) on the property at 383 Newton Street which also fronts on McKinley Street. The property is presently developed with a four-family building which fronts on Newton Street and the entire site is in the Business A zoning district (see excerpts of aerial photo and zoning map below).



At the March 20, 2017 meeting, the Board concluded the public hearing and approved the Special Permit subject to ratification of the written decision. A draft written decision has been emailed to the Board members.

ACTION NEEDED: Edit and Ratify the written decision so it can be filed within 90 calendar days of the close of the public hearing.

Agenda Item #5 - Appointment of Task Force regarding guidelines regarding conversion of single-family to two-family dwellings

The Board has previously set the following as some parameters for the Task Force:

- Number of Members: 5, 7, or 9
- Duration: 6 Months to report back to the Planning Board
- Scope: All Conversions of Single-Family to Two-Family Dwellings

Linda Young and Martha Terry have requested that they be appointed to this group. Additionally, Martha Terry has also stated that

“The Task Force must have several homeowners from the residential zones, A-2 and the Agricultural District, as these are the districts affected by this by law change. In fact, at least half of the Task Force should be homeowners from these two zones.”

The Board members indicated at the last meeting they would bring to this meeting some suggested representatives.

A variety of names of possible members have been offered. I have previously submitted to you the names that have been suggested to me.

ACTION NEEDED: The Board needs to appoint the members of the Task Force as soon as possible so that we can attempt to have a recommendation for Town Meeting sometime this year.

Agenda Item #6 - Development Update and Planner’s Report

I will provide a report on the following items:

a. Development Report

- ***Mountainbrook Street Acceptances*** – (no change)
- ***Rivercrest Condominiums*** – (no change)
- ***Ethan Circle Subdivision*** – (no change)
- ***Canal Street Condominiums*** – (no change)
- ***489 Granby Road*** – (The application for Site Plan Review has been submitted and the public hearing is set for the April 24th meeting)
- ***108 College Street aka “The Castle”*** – (No change)
- ***96 College Street*** – (The application for Special Permit for a one room B & B has been submitted and the public hearing is set for the April 24th meeting.)
- ***Craft brewery proposal*** – (I have held a meeting with the various departments and will be drafting a Zoning Bylaw amendment for a May public hearing. The amendment will permit by Site Plan Review retail sales of products produced on the site and those incidental/accessory to the uses allowed on site – for example, t-shirts and hats promoting the brewery, music cds by persons who perform for the tasting room, etc.):

b. Other Projects

- **Urban Renewal Plan and Redevelopment Authority.** (To be discussed at either the April 24th meeting)
- **Housing Studies.** (No change.)
- **Complete Streets Program Participation.** (I am working with PVPC, Fuss & O'Neill and the DPW Superintendent to finalize a revised scope of work for resubmittal.)
- Participating in the Regional Valley Bike Share planning process with the Town Administrator
- Participating in the "Team Hampshire" economic development coordinating effort – an informal process among several of the cities and towns in Hampshire County
- Permitting Guide.
- **Chapter 43D Expedited Permitting.** (no change)
- **Fair Housing Report: Assessment of Impediments to Fair Housing in South Hadley.** (No change)
- **Green Communities:** (no change - the Town has enlisted the assistance of the Pioneer Valley Planning Commission to pursue participation in the Green Communities program.)
- **District Local Technical Assistance:** The Pioneer Valley Planning Commission has approved the Town's request for assistance to implement the Bike Share program and develop an additional 40R District.
- **Westover Joint Land Use Study:** Participating in the WJLUS update along with several other area planners.
- **Regional Housing Committee:** The PVPC is reactivating their Regional Housing Committee. I am participating in this committee.

c. Workshops/Training Opportunities

I plan to attend the following workshops/conferences:

- Smart Growth Conference May 18, 2017
- Affordable Housing Trust Fund Annual Conference May 6, 2017

Agenda Item #7 – Other New Business

I have included this agenda item for Board members to bring up new items (for discussion and future consideration) that are not on the agenda and which the Chair could not reasonably expect to be discussed/considered as of the date which the agenda was posted.