

**SOUTH HADLEY PLANNING BOARD VIRTUAL PUBLIC HEARING:**

Petition filed by SAI Shyam LLC c/o Himanshu Patel, a South Hadley property owner, to amend the South Hadley Zoning Bylaw (Chapter 255) to allow multifamily residences within the Business A-1 Zoning District

**MEETING MINUTES OF MARCH 4, 2024**

**Present:** Diane Mulvaney, Chair; Nate Therien, Vice-Chair; Joanna Brown, Clerk; Brad Hutchison, Member; Mike Davis, Member; Anne Capra, Director of Planning and Conservation; Colleen Canning, Planning/Conservation Coordinator

57 attendees were present as identified on the Zoom Webinar attendance report (attached).

Chair Mulvaney called the hearing to order at 7:06 PM and Clerk Brown read the hearing notice as follows:

*The South Hadley Planning Board will hold a virtual public hearing on Monday, March 4, 2024 at 6:30 p.m. to discuss a petition filed by SAI Shyam LLC c/o Himanshu Patel, a South Hadley property owner, to amend the South Hadley Zoning Bylaw (Chapter 255) to allow multifamily residences within the Business A-1 Zoning District.*

*This petition is being filed pursuant to M.G.L Chapter 40A, Section 5 and proposes amendments within the following sections of the Zoning Bylaw: Use Regulations Schedule; Article VII Supplemental District Regulations; and Section 255-10 (Terms Defined). This petition would affect all properties within the Business A-1 Zoning District.*

*The materials relative to the petition are available on the Town's website at the following link: <https://www.southhadley.org/1390/Request-for-Zoning-Amendment--Business-A>. Alternatively, hard copies of the documents may be viewed at the South Hadley Planning and Conservation Department office. The public hearing will be conducted virtually on Zoom.*

*Persons may join as follows:*

*URL to join: <https://us02web.zoom.us/j/85653125096?pwd=bWF5eWhRNnhUOFprMkJKYXFxVUxiUT09>*

*Or join by phone: +1 (646) 558 - 8656 Webinar ID: 856 5312 5096 Passcode: 625291*

*Any person interested in, or wishing to be heard, should appear/join the hearing at the time and in the manner designated. This meeting is being conducted remotely consistent with Chapter 2 of the Acts of 2023 which extends the March 2020 Governor's Order suspending certain provisions of the Open Meeting Law MGL Ch. 30A Sec. 20 until March 31, 2025.*

*Joanna Brown, Clerk*

*South Hadley Planning Board*

*Publication: Friday, February 16, 2024*

*Friday, February 23, 2024*

The petitioners, Himanshu and Preet Patel, were present at the hearing along with their planning consultant, Richard Harris.

Richard Harris detailed the purpose and intention of the zoning petition. The petitioner met with the Board during a Fall 2023 meeting to discuss development of residential units at 506 Granby Road, the current site of Liquor Town. The property was zoned Business A-1 which did not allow for residential uses. Following discussion with the Board, the petitioner elected to pursue an amendment of the Business A-1 zoning district to allow for multifamily development. If the amendment were successful at Town Meeting, the petitioner could pursue development of residential units while continuing to operate their business at the location. The language of the amendment would include site requirements such as minimum acreage, location on a principal

roadway, and presence of a commercial building along the street front. These requirements were designed to support mixed-use development so residential-only developments would not be permitted. Richard Harris continued by sharing that 161 signatures of support were gathered and confirmed that at least 127 of the signatures were South Hadley residents. The Town's recent Housing Production Plan update process highlighted the need for more varied housing types including 'missing middle' housing which were the envisioned housing type for this location.

Director Capra stated that any development considered under this zoning change would require a public hearing and approval from the Planning Board through Site Plan Review. An analysis of eligible parcels was done which showed that less than 10 of the roughly 88 parcels within the Business A-1 Zoning district would be able to utilize these amendments if successful to implement multifamily housing. Director Capra went on to explain that the petition was referred to the Planning Board for a report and recommendation to Town Meeting. Town Meeting would need to vote to accept the petition to change the zoning bylaw.

Clerk Brown identified that the Town was initiating a rezoning process for the Route 202/33 Corridor, the corridor which included the petitioner's property at 506 Granby Road. As the Town was in the middle of the rezoning process, she asked why the petitioner was attempting to expedite the process. Richard Harris responded that his client was not seeking to expedite any process. His client was following the steps allowed under law for property owners to seek zoning amendments. There was also no certainty that the Town would go on to accept the zoning recommendations under the Route 202/33 Corridor rezoning process.

Vice-Chair Therien noted that the petition indicated that the Planning Board would draft design standards for new mixed-use development. Therefore, it would be challenging for a prospective applicant to begin planning a conceptual design before the standards were developed. He added that very few parcels would be affected if the petition was accepted at Town Meeting. While this was discouraging, it still would expand housing ability around Town. He added that the proposal should be considered based on its own merits and benefits rather than based on one particular housing development that may come from it.

Member Hutchison stated that the petition proposed a new footnote within the Regulations Schedule rather than amending an existing one. Richard Harris replied that it was his intention to keep the amendments simple and changing existing footnotes seemed more complicated.

Member Hutchison indicated that he conceptually supported the petition. He was similarly discouraged as Vice-Chair Therien that so few properties would be able to benefit if the amendment was accepted.

Member Davis noted that public comments had been received which stated concern for increased traffic. He asked how those concerns may be addressed. Richard Harris replied that no particular development was being proposed at this time. However, such concerns were generally considered when drafting the amendment language. For example, the proposed land use was only permitted on primary roadways.

Chair Mulvaney opened the hearing to public comment at 7:57 PM.

Jeff Cyr, 8 Crystal Lane, urged the Board to support the petition. He saw the amendment as an opportunity for needed growth and development in Town which could also expand more affordable housing to residents and prospective residents.

Linda Young, 15 Westbrook Road, asked if the petition included a requirement for deed restricted affordable housing. She also identified that the Town was pursuing a comprehensive rezoning of the Route 202/33 corridor and advised that consideration for zoning amendments that affected property along the corridor should wait until after the rezoning findings. Director Capra clarified that the petition did not include a deed restricted affordable housing requirement. She added that proposed zoning amendments resulting from the Corridor Study may be ready for May 2025 Town Meeting at the earliest. Richard Harris noted that the Planning Board could consider zoning amendments for a deed restricted affordable housing across Town rather than isolating the requirement to this petition only.

Linda Sachs, 193 Woodbridge Lane, advocated for the Board to reject the petition. The petition did not include a requirement for deed restricted affordable housing. She expressed concern for the petitioner's motivations and identified that some signatories on the support petition were not South Hadley residents. She advocated for environmentally sustainable development that protected the ecological assets of the Town.

David Ansaldi, 46 Hadley Village, urged the Board to reject petition. His residential complex was next to the petitioner's property and felt that new development would limit his privacy. He also identified that wetlands were present on site and additional development could create drainage issues. He was also concerned that low income housing could have negative impacts to the Town as was seen in other communities.

Rob Watchilla, 59 Washington Street, stated that he was running for an open Planning Board seat at the upcoming election and was staying informed with the Board's work. He generally supported the proposal but recommended that language be included to require a diversity of unit types. For example, if no more than 50% of the units had the same number of bedrooms then there would be an assurance of various unit types. He also cautioned that that lack of density requirements could allow for more units than what would commonly be considered appropriate. Richard Harris responded that considerations for diverse housing types within multi-unit buildings could be implemented through a separate bylaw amendment to require all new development to conform to that standard, not just the parcels subject to this particular amendment. He added that the proposed density would allow a maximum yield of 13 1-bedroom units per acre.

Martha Terry, 25 Brainard Street, identified that she generally supported the proposal but was discouraged that deed restricted affordable housing was not a requirement. She also identified that the petitioner's parcel was within the scope of the upcoming Route 202/33 Corridor rezoning project. She advocated that any consideration for zoning amendments which impacted parcels along the corridor be deferred until after the findings of the rezoning project.

Joel Prough, 8 Silverwood Terrace, stated that only 5 or 6 parcels would be impacted if the amendment was successful at Town Meeting. However, he read in the local newspaper that 85 parcels were impacted so we were confused where the different numbers came from. Richard Harris replied that around 85 parcels across Town were within, or partially within, the Business A-1 Zoning District. Of those roughly 85 parcels, only 5 or 6 parcels would satisfy the acreage and location requirement to qualify for mix-use development under the petition. Joel Prough asked what process would need to take place for any such mixed-use development to be built. Director Capra responded that development would require approval from the Planning Board though a public hearing in which abutters would be notified. Joel Prough indicated support for the petition as it would allow for economic growth in Town and any development would require Planning Board approval.

Chevy/MP Cheverette, 110 Hadley Village Road, stated that his residential complex abuts the petitioner's property. He shared the news of the zoning proposal with his neighbors at Hadley Village and most people were opposed. He felt that this zoning amendment process was flawed and supported the previous commenters who advocated for deferring consideration of the petition until after the findings of the Route 202-33 zoning process.

Anne Stockton, 325 Hadley Street, thought the process felt rushed. She recommended that amendments to the zoning bylaw that impacted property along the Route 202-33 Corridor be deferred until after the rezoning process was completed by the re-zoning advisory committee. She added that the petition would not help the Town attain the needed threshold for deed affordable housing.

Linda Young, 15 Westbrook Road, addressed the Board again. She asked if the petition impacted ownership structure or impacted height restrictions. Richard Harris replied that the petition did not identify ownership structure and did not propose any changes to height as identified in the Dimensional Regulation schedule.

Nick, Boonstra, Town Reminder Reporter, responded to a comment mentioned earlier in the hearing. He had been covering the Planning Board in the Town Reminder and always aimed to provide clear and accurate information.

Jed Bulissa, Hadley Village, opposed the amendment as the petitioner's property abutted his own residential complex. He was concerned that new development would negatively impact privacy and increase traffic and noise.

Joel Prough, 8 Silverwood Terrace, addressed the Board again and asked if the petition allowed for limiting building height. Richard Harris responded that the petition allowed for the Planning Board to develop design standards.

Heather Duggan, Hadley Village, thought the proposal was the petitioner's attempt to avoid typical development procedures. She was concerned that new development would increase traffic and negatively impact drainage which could lead to issues at the abutting residential complex where she resides.

Blake Russo, Hadley Village, had similar objections to previous commenters. He lived at an abutting residential complex and was concerned that increased density would alter the character of his neighborhood.

Marc Desrosier, 310 Amherst Road, advocated that the Board not recommend Town Meeting adoption of the proposed zoning bylaw amendment. He advised that the Route 202-33 Corridor rezoning process should be completed before amendments impact parcels along the corridor were considered.

Members discussed the public comments and considered next steps. Clerk Brown felt her concerns for the petition being premature as the Route 202-33 Corridor rezoning project was ongoing were shared by many members of the public. She also noted that the petition included a deadline for the Board to develop design standards if the amendment was accepted. She was concerned about what may happen if the design standards were not prepared by the deadline. Richard Harris responded that the deadline provided a moratorium so no project could be permitted until March of 2025 to allow the Board time to develop appropriate guidelines. If the Board decided to never take up development of design guidelines, the project could commence with underlying site standards.

Member Davis reflected on the comments opposed to potential residential development at 506 Granby Road which related to increased traffic and other such concerns. However, an auto mechanic was operating behind the property on Conti Drive without issue. Support of the amendment could expand housing availability to people and he was prepared to support the petition.

Vice-Chair Therien moved to recommend that Town Meeting approve the zoning bylaw amendment. Member Davis seconded the motion.

Clerk Brown stated that further discussion was needed as many concerns were addressed during the public hearing. She thought that the petition could qualify as spot zoning and believed the appropriate vote on the proposal was to not recommend approval or take no action. Vice-Chair Therien responded that many of the concerns heard during the hearing related to development of a particular property rather than the concerns for the language with the proposed amendment which would be addressed through the permitting process.

**Motion:** Vice-Chair Thereien moved to recommend that Town Meeting accept the zoning amendment proposal to the Business A-1 zoning district as described in the petition dated December 28, 2023. Member Davis seconded the motion. Four (4) out of five (5) members voted in favor of the motion. Clerk Brown voted against the motion.

**Motion:** Member Davis moved to adjourn the hearing. Member Hutchison seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call vote.

The hearing adjourned at 9:21 PM and the Board re-entered their regular meeting.

Respectfully Submitted,

Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
Zoom Attendee Report	Attached
Business A-1 Zoning Amendment Proposal (12/28/23)	Planning Files
Business A-1 Qualifying Parcels Map (2/29/2024)	Planning Files
John Morton, 2 Coni Drive, email (2/5/24)	Attached
Richard Matteson, Pine Grove, email (2/27/24)	Attached
Rob Watchilla, 59 Washington St, letter (2/28/24)	Attached
David Toplon, Hadley Village, email (3/3/24)	Attached
Linda Sachs, 193 Woodbridge Lane, email (3/4/2024)	Attached

Attendee Report  
Report Generated:

4/5/2024 9:32

Topic	Webinar ID	Actual Duration (minutes)	Unique Viewers	Total Users
Planning Board Meeting and Public Hearing	56 5312 5096		204	56

Host Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)
Yes	Town of South Hadley 2	3/4/2024 18:02		204

Panelist Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)
Yes	Jeff Cyr	3/4/2024 18:55	3/4/2024 19:05	11
Yes	Jeff Cyr	3/4/2024 19:58	3/4/2024 20:01	3
Yes	Preet Patel	3/4/2024 19:07	3/4/2024 21:23	137
Yes	Heather Duggan	3/4/2024 20:52	3/4/2024 20:54	3
Yes	lindalyoung	3/4/2024 19:59	3/4/2024 20:05	6
Yes	lindalyoung	3/4/2024 20:41	3/4/2024 20:44	3
Yes	Vice-Chair Therien	3/4/2024 18:45	3/4/2024 21:26	161
Yes	Nick Boonstra (Town Reminder)	3/4/2024 20:43	3/4/2024 20:45	2
Yes	Colleen Canning, Staff	3/4/2024 18:13	3/4/2024 21:26	193
Yes	Marc Desrosiers	3/4/2024 20:56	3/4/2024 20:58	2
Yes	Richard Harris, Planning Consultant	3/4/2024 19:07	3/4/2024 21:23	137
Yes	Blake Russo	3/4/2024 20:54	3/4/2024 20:56	3
Yes	Himanshu Patel	3/4/2024 19:07	3/4/2024 21:23	137
Yes	Martha Terry	3/4/2024 20:12	3/4/2024 20:30	18
Yes	Joel Prough	3/4/2024 20:23	3/4/2024 20:38	15
Yes	Joel Prough	3/4/2024 20:45	3/4/2024 20:52	7
Yes	Mike Maresca	3/4/2024 18:17	3/4/2024 21:26	189
Yes	Rob Watchilla	3/4/2024 20:10	3/4/2024 20:25	16
Yes	Jeff Bulissa	3/4/2024 20:44	3/4/2024 20:47	3
Yes	Glenda Pons	3/4/2024 20:06	3/4/2024 20:12	6
Yes	Chevy	3/4/2024 20:30	3/4/2024 20:41	11
Yes	Member Brad Hutchison	3/4/2024 18:23	3/4/2024 21:26	183
Yes	Linda Sachs	3/4/2024 20:02	3/4/2024 20:05	3
Yes	Linda Sachs	3/4/2024 20:05	3/4/2024 20:09	5
Yes	Member Mike Davis	3/4/2024 18:27	3/4/2024 21:26	179
Yes	DAVID TOPLON	3/4/2024 20:59	3/4/2024 21:00	1
Yes	Chair Diane Mulvaney	3/4/2024 18:18	3/4/2024 21:26	189
Yes	Clerk Joanna Brown	3/4/2024 18:28	3/4/2024 21:26	178
Yes	Ann Stockton	3/4/2024 20:41	3/4/2024 20:43	3

Attendee Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)
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Yes	Jeff Cyr	3/4/2024 18:39	3/4/2024 18:55	16
Yes	Jeff Cyr	3/4/2024 19:05	3/4/2024 19:58	54
Yes	Jeff Cyr	3/4/2024 20:01	3/4/2024 20:18	17
Yes	AF	3/4/2024 18:31	3/4/2024 20:47	137
Yes	Heather Duggan	3/4/2024 18:30	3/4/2024 20:52	142
Yes	Heather Duggan	3/4/2024 20:54	3/4/2024 21:26	32
Yes	Jaydip gohel	3/4/2024 19:26	3/4/2024 19:33	8
Yes	Jaydip gohel	3/4/2024 19:52	3/4/2024 19:55	3
Yes	Samsung SM-S928U	3/4/2024 18:09	3/4/2024 21:23	195
Yes	Jim Canning	3/4/2024 18:33	3/4/2024 20:24	112
Yes		14132191411	3/4/2024 18:32	4
Yes	marie rohan	3/4/2024 18:04	3/4/2024 18:06	2
Yes	marie rohan	3/4/2024 18:32	3/4/2024 21:06	154

Yes	Amy Gray		3/4/2024 18:27	3/4/2024 21:26	180
Yes	iPad (3)		3/4/2024 18:31	3/4/2024 20:16	106
Yes	Lucia Foley		3/4/2024 19:00	3/4/2024 21:22	143
Yes	Nick Boonstra (Town Reminder)		3/4/2024 18:32	3/4/2024 20:43	131
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Yes	Marc Desrosiers		3/4/2024 18:43	3/4/2024 18:55	13
Yes	Marc Desrosiers		3/4/2024 18:55	3/4/2024 20:56	122
Yes	Marc Desrosiers		3/4/2024 20:58	3/4/2024 21:26	28
Yes	Richard Harris, Planning Consultant		3/4/2024 18:43	3/4/2024 19:07	24
Yes	Owner		3/4/2024 18:17	3/4/2024 18:34	18
Yes	iPhone		3/4/2024 18:02	3/4/2024 18:23	21
Yes	Joel Prough		3/4/2024 18:50	3/4/2024 20:23	93
Yes	Joel Prough		3/4/2024 20:38	3/4/2024 20:45	8
Yes	Joel Prough		3/4/2024 20:52	3/4/2024 21:26	35
Yes	Bobbie Salthouse		3/4/2024 18:29	3/4/2024 19:33	65
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Yes	Samsung SM-F721U		3/4/2024 18:15	3/4/2024 18:34	19
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Yes	Thomas 'Tom' Lake		3/4/2024 18:28	3/4/2024 21:23	176
Yes	Chevy		3/4/2024 19:00	3/4/2024 20:30	91
Yes	Chevy		3/4/2024 20:41	3/4/2024 21:26	46
Yes	Mark Adams		3/4/2024 18:25	3/4/2024 21:23	179
Yes	Karen B		3/4/2024 18:33	3/4/2024 18:33	1
Yes	Cathy L.		3/4/2024 18:28	3/4/2024 18:30	2
Yes	C. Lantz		3/4/2024 18:30	3/4/2024 21:24	174
Yes	Christine		3/4/2024 18:58	3/4/2024 20:45	107
Yes	Preet Patel		3/4/2024 18:55	3/4/2024 19:07	12
Yes	David		3/4/2024 18:29	3/4/2024 21:22	174
Yes	Elizabeth Young		3/4/2024 18:27	3/4/2024 20:17	110
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Yes	stephen rehm		3/4/2024 18:13	3/4/2024 20:24	131
Yes	citizen 35		3/4/2024 18:29	3/4/2024 18:31	3
Yes	citizen 35		3/4/2024 18:32	3/4/2024 20:43	132
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Yes	Jacqueline Dupre		3/4/2024 18:24	3/4/2024 20:57	154
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Yes	Rob Watchilla		3/4/2024 18:29	3/4/2024 20:10	101
Yes	Rob Watchilla		3/4/2024 20:25	3/4/2024 20:33	9
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Yes	Glenda Pons		3/4/2024 20:12	3/4/2024 21:23	72
Yes	Freddy		3/4/2024 18:02	3/4/2024 21:26	204
Yes	Margaret Lajoie		3/4/2024 18:21	3/4/2024 21:24	183
Yes	Linda Sachs		3/4/2024 18:33	3/4/2024 20:02	89
Yes	Linda Sachs		3/4/2024 20:05	3/4/2024 20:05	1
Yes	Linda Sachs		3/4/2024 20:09	3/4/2024 20:21	12
Yes	Barbara Kelsey		3/4/2024 18:29	3/4/2024 21:24	175
Yes	Philip Randazzo		3/4/2024 18:16	3/4/2024 18:23	7
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Yes		14135388348	3/4/2024 18:28	3/4/2024 21:05	158
Yes	SHCTV-LIVE STREAM		3/4/2024 18:18	3/4/2024 21:26	189
Yes	Ann Stockton		3/4/2024 18:27	3/4/2024 20:41	134
Yes	Ann Stockton		3/4/2024 20:43	3/4/2024 21:24	42

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## Fwd: Affordable housing 506 Granby Rd

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**Colleen Canning** <ccanning@southhadleyma.gov>  
To: Colleen Canning <ccanning@southhadleyma.gov>

Thu, Feb 22, 2024 at 12:46 PM

----- Forwarded message -----

From: [john@a-1landscapes.com](mailto:john@a-1landscapes.com) [john@a-1landscapes.com](mailto:john@a-1landscapes.com) <[john@a-1landscapes.com](mailto:john@a-1landscapes.com)>  
Date: Mon, Feb 5, 2024 at 1:28 PM  
Subject: Affordable housing 506 Granby Rd  
To: [acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov) <[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)>

Hello Anne,

My name is John Morton, owner of 2 Conti Dr. I'm writing to discuss some concerns with the affordable housing opportunity site at 506 Granby Rd. As you know Conti Dr. is a private way that Steve Rehm and myself currently maintain. I'm interested as to who will be responsible for the road if an apartment complex is to be built. Also of concern is the added traffic, both along Conti and exiting Conti. It has become very difficult to exit properties from Brighter Beginnings all the way to Liquor town, and no conversations seem to be going on regarding these current traffic issues. Has that been discussed with regards to adding an apartment complex into the mix? I would appreciate any feedback regarding these issues.

Sincerely,

John Morton  
413-695-4362

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## Affordable Housing at 506 Granby Road

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Colleen Canning <[ccanning@southhadleyma.gov](mailto:ccanning@southhadleyma.gov)>  
Draft

Wed, Feb 28, 2024 at 12:08 PM

----- Forwarded message -----

From: **Dick Matteson** <[dickmatteson05@gmail.com](mailto:dickmatteson05@gmail.com)>  
Date: Tue, Feb 27, 2024 at 3:55 PM  
Subject: Re: Affordable Housing at 506 Granby Road  
To: Anne Capra <[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)>  
Cc: <[ccanning@southhadleyma.gov](mailto:ccanning@southhadleyma.gov)>

Anne (and Coleen),

Thanks for the response. For the record, I'm on the Human Rights Commission and am totally in favor of making South Hadley affordable for everyone and look forward to seeing new housing opportunities around Town.

Since traffic is a major concern of ours here at Pine Grove, I appreciate the suggestion to get in touch with the Selectboard which I will do.

Thanks, again.

**Dick**

-----  
Dick Matteson

9 Pine Grove Drive, South Hadley, MA 01075  
(413)315-3440 - home phone  
(413)388-1352 - cell for texting only please

On Tue, Feb 27, 2024 at 2:56 PM Anne Capra <[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)> wrote:

Dick,

Thank you for your email. Currently there are no plans in the permitting process for a housing development at 506 Granby Road. The property owner is petitioning Town Meeting for a zoning amendment to the Business A-1 Zoning District.

Any new developments anywhere in town are asked to discuss traffic impacts so that would be discussed during the permitting of a new housing development. But for the current traffic situation, perhaps the Selectboard would be the best entity to discuss your concerns with. Please let me know if you have any other questions.

Anne

On Tue, Feb 27, 2024 at 10:46 AM Dick Matteson <[dickmatteson05@gmail.com](mailto:dickmatteson05@gmail.com)> wrote:

Dear Colleen and Anne,

I am a member of the Board of Directors of Pine Grove Condominium Association and am writing on the Association's behalf concerning the addition of 44 housing

units on the property at 506 Granby Road. Our concern has to do with additional traffic exiting from yet another development onto Route 202, which I refer to as "South Hadley's overcrowded speedway." As all who live along the stretch of Route 202 between the intersection of Route 33 and Five Corners in Granby know, it is very difficult to exit our properties onto Route 202. Adding an additional development (making a total of three) in a short stretch of the road will make this even more challenging.

I am not aware of anyone currently discussing the traffic situation on Route 202 and would welcome any information that is available on this subject.

Sincerely,

Richard S. Matteson

9 Pine Grove Drive, South Hadley, MA 01075  
(413)315-3440 - home phone  
(413)388-1352 - cell for texting only please

South Hadley Planning Board  
116 Main Street  
South Hadley, MA 01075

Dear Planning Board Members:

My name is Rob Watchilla and I am a candidate for one of two open seats on the Planning Board. As a practicing Planner and concerned resident, I'm writing today to express my thoughts and concerns regarding the zoning amendment request before you. I am overall impressed with the thoroughness and quality of review in regards to site design, preservation of onsite open space, and the fact that commercial space is an upfront requirement. Incorporating this as a site plan review process allows for § 255-148 to be applied to all projects in this use category.

It appears that this provision is flexible in order to accommodate existing buildings. For example, if you had an existing commercial space, you could add on site residential whether as an addition or a separate building entirely (with the exception that first floor units must be 200 feet further back from the ROW). I am in agreement that this is an appropriate provision to ensure that these qualified properties in fact become mixed use.

I do have concerns in regards to density. The Business A-1 district does not have any density requirements for residential development. For any multi family development (especially in a potential high development area), creating a ratio that allows X number of dwelling units per square foot will ensure that the mixed-use development will not have "too many units". This is crucial in order to prevent over crowding of a particular building, to better preserve nearby open spaces/conservation areas, and to not exceed the carry capacity of Town utilities (water and sewer).

There was no provision for mixing of residential dwelling unit types. It would make sense to require that no more than a certain percentage of dwelling unit types (studio, one bedroom, two bedroom), be allowed at all times. We should make sure that the developer does not build a mixed-use building that has only studio apartments. Having a provision, for example, that allows for no more than 50% of one dwelling unit type (studio, one bed, two bed, etc.) to be allowed in a mixed-use building, will diversify the types of tenants who may live there. A requirement for a percentage of affordable units should be considered here as well.

I encourage members of the Board to consider further review and to consider incorporating the two areas of concern I have outlined to you. I look forward to potentially joining you as a Board Member and thank you for your time!

Sincerely



Rob Watchilla, AICP

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## REQUEST FOR ZONING AMENDMENT - BUSINESS A

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David Toplon <davet.hvca@yahoo.com>

Sun, Mar 3, 2024 at 4:46 PM

Reply-To: David Toplon <davet.hvca@yahoo.com>

To: "acapra@southhadleyma.gov" <acapra@southhadleyma.gov>, "ccanning@southhadleyma.gov" <ccanning@southhadleyma.gov>

Cc: Heather Duggan <heathernduggan@gmail.com>, Ciszewski Jeffrey J <jeffrey127@comcast.net>, GLENDA PONS <ponsglenda\_l@hotmail.com>, Nikia Burdick <nikiaburdick@gmail.com>, Hadley Village Condominiums <hadleyvillagecondos@yahoo.com>

Dear Ms. Capra and Ms. Canning

I am writing on behalf of the Hadley Village Condominium Association at [540 Granby Road](#) aka Hadley Village Road. We are direct abutters to [506 Granby Road](#), the location of the Liquor Town retail store. It is just recently our understanding that SAI Shyam, LLC the owner of the aforementioned commercial property has requested that the town amend the classification of this property to allow multi family residential dwellings.

We are categorically opposed to this proposal for a number of reasons:

- 1) The proposed development's proximity to our Association and the presence of wetlands ie: there is a running stream on our shared boundary that also runs across the rear of the paved lot of the Liquor Town's retail store towards Conti Drive. We are worried that building a large number of multi family dwellings and the amount of paved parking necessary to service such dwellings could dramatically alter the already high water table by reducing available drainage and sending additional water in our direction.
- 2) Another important concern is not just for the residents of Hadley Village but for all drivers that use Route 202. As anyone who has tried to exit any business along the Route 202 corridor knows it is already difficult to do with the existing amount of traffic. I would suggest a request from the SHPD of the number of accidents in this area due to the extreme congestion we already experience. We have in a very short distance a large number of vehicles entering/exiting the Raymond Center Medical Complex, All Creatures Great & Small Veterinary Clinic, Pine Grove Condominium, the Mobil Service Station and Convenience Store, businesses on and at the end of Conti Drive. Then within just 500 feet of each other there are the entrances to Liquor Town's retail store, the busy Hanger Pub & Grill directly across the street as well as the entrance to the Hadley Village Condominium with 180 residential units right next door.
- 3) Also of concern is the density necessary to build the proposed number of units on what is a relatively small area of non wetland impacted land. We also worry about noise and light pollution that would occur from the necessary lighting for such a development.
- 4) Where would the entrance to the proposed development be? Conti Drive is a private road. How would that affect the businesses located on this road as far as maintenance and such. Is that road capable of handling such a large influx of traffic? Again - at the rear boundary of the Liquor Town retail store's parking lot is a running stream.
- 5) As abutters are surprised we were given no notice of this hearing along with the possible ramifications should the amendment pass. We are told that there were two postings in the Town Reminder's Legal Notices. I think we all know that while it meets the statutory requirements for such notification(s) we can agree that nobody really reads those notices?

We are aware that the Liquor Town store has been soliciting petition signatures from it's customers at it's cash registers in support of the amendment. With just a cursory look at the people that affixed their signatures to said petition that a large number of them are not even South Hadley residents. And an additional sizable amount of those signatories do not live anywhere near the proposed location. Further many put a street name but not a town that said street is located in. In any case we do not feel it proper and hope it carries little weight in the Board's decision for customers of a liquor store to attempt to influence a decision that will clearly minimally or not at all affect their day to day lives as it will the residents of Hadley Village Condominium, it's nearby residents and businesses and all that use Route 202.

As residents of South Hadley we all share the goal of wanting and having suitable affordable housing available for it's citizens. We enjoy the Liquor Town business and do not want to negatively impact it's success....as a liquor store. However we feel that the proposed zoning amendment for this parcel and subsequent proposed development thereof are not an appropriate use of the land and that the detriment greatly outweighs the benefit. Accordingly we strongly urge the Board to reject the proposed amendment.

Regards,  
David Toplon - Chairman  
Hadley Village Condominium Asso.  
413.532.9410

March 4, 2024

MEMORANDUM CONCERNING THE PETITION TO AMEND  
THE SOUTH HADLEY ZONING BYLAW TO ALLOW MULTIFAMILY RESIDENCES WITHIN  
THE BUSINESS A-1 ZONING DISTRICT

**TO:** Members of the South Hadley Planning Board

**FROM:** Linda Sachs (South Hadley homeowner and resident)

I urge you to please reject the petition from the Liquor Town store owner to amend Business A-1 Zoning so that he can put an apartment building on the land he owns behind Liquor Town.

Nothing in the proposed zoning amendment would help to create the 312 deed restricted affordable housing units that Massachusetts Law requires of South Hadley. Nor would it guarantee housing that is within reach of moderate income households.

Yet it is those very two categories of housing that our Housing Production Plan has identified as necessary for South Hadley.

It seems like favoritism to support a zoning change that doesn't satisfy our town's needs.

South Hadley has put a lot of time and money into the recently completed Rt. 202/33 Corridor Study and into the Housing Production Plan. Our town is now hiring a consultant to explore the zoning changes that will be needed to implement the corridor study and the town is appointing a committee of citizens to work along side that consultant. That is a thoughtful and democratic way to go about changing zoning laws. Zoning changes should not be made at the behest and for the benefit of one businessman who can't be bothered to wait for this democratic process to run its course.

The Liquor Town owner has submitted a petition, with citizen signatures, that is in my opinion, disingenuous. He writes: **“South Hadley needs a range of housing options and more housing to enable our younger and**

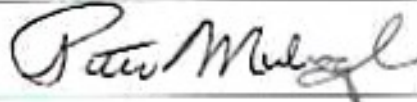
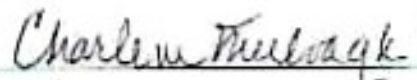
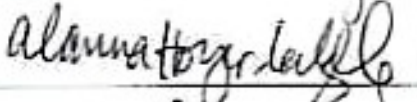
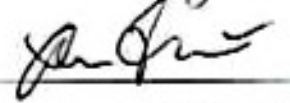
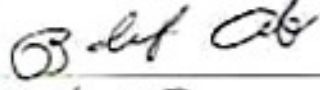
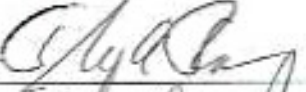



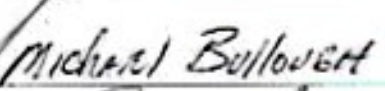

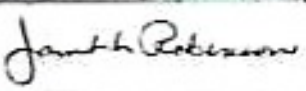

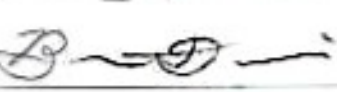
**senior residents and family members to reside in the community....  
Housing affordable for our workforce is critical for our business and  
employment base.”**

Laudable goals, but let's not be fooled. There is absolutely nothing in the proposed zoning amendment that would make his apartment building affordable. It will undoubtedly maximize profit with market rate or luxury housing that is not available to moderate or low income folks. People who signed that petition were misled by that disingenuous language. Plus, some of those people don't live in South Hadley, but rather in Belchertown, Holyoke, Chicopee, Granby, Easthampton and Westfield.

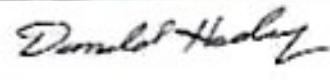
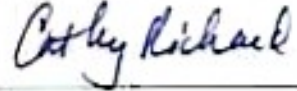

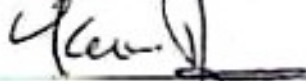
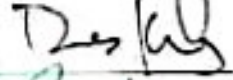



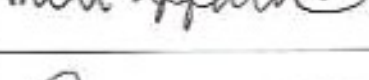

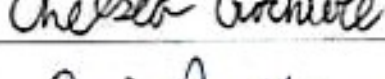
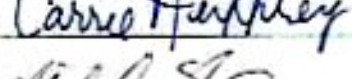

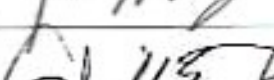
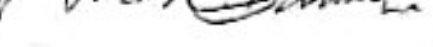
I realize the petitioner may be in a hurry to build on his land, but I think he needs to wait. There is nothing in the proposed amendment that addresses the town's legal mandate for deed restricted affordable housing or our desire to increase modestly priced housing.

Additionally the proposed amendment only pays lip service to sustainability and smart growth guidelines. Turf grass lawns for example are almost as bad as concrete. They are ecological dead zones that require vast amounts of water and harmful chemicals to maintain. It's time for the Planning Board to evolve it's 20<sup>th</sup> century landscaping and building mindset and genuinely embrace the concept of ecological landscaping and green architecture. That would benefit everyone in town by arresting environmental damage. At the very least any new development should limit turf grass and be required to have 75% of plantings be native.

South Hadley needs a range of housing options and more housing to enable our younger and senior residents and family members to reside in the community and to support our business community by providing more local customers. Housing affordable for our workforce is critical for our business and employment base. Therefore, as residents, taxpayers, and customers of our local businesses, we support the Himanshu Patel/SAI Shyam, I.I.C proposed Zoning Bylaw amendment (attached) regarding the Business A-1 zoning district as one of the steps needed to achieve the construction of much needed housing. The amendment is balanced, reasonable and provides another tool to achieve our community's housing objectives while supporting other Town objectives and tools. We urge the Planning Board to support adoption of this amendment at the May 2024 Annual Town Meeting.

NAME	SIGNATURE	ADDRESS
1 Peter Mulvagh		134 Pine Grove Drive South Hadley
2 Charles Mulvagh		154 Pine Grove Drive South Hadley, MA
3 Alannattayer-Leitzel		146 Granby Rd South Hadley, MA 01075
4 DANIAL DEXAMANE		146 Granby Rd South Hadley, MA 01075
5 B det coko		63 Pine Grove S-H 01075
6 THOMAS FEITZ		27 HAVERD ST. S. Hadley
7 Christopher Hughes		435 East St. South Hadley 01075
8 DAVID APRIL		81 MOUNTAINVIEW ST S. Hadley
9 JACIE MESHEAU		15 SAN SUCI DR South Hadley MA
10 Michael Bullock		311 EAST STREET S. HADLEY
11 PAUL GARDNER		83 CEDAR RIDGE RD S. Hadley
12 James Robinson		153 Pleasant St Granby MA 01033
13 Lora Dimock		15 Cypress Dr S. Hadley, MA
14 Brian Dimock		15 Cypress Dr South Hadley MA

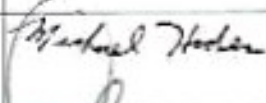

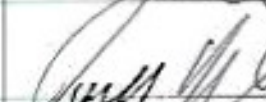


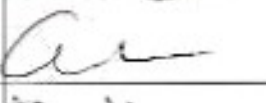




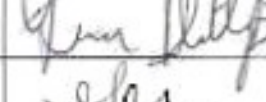
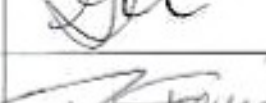

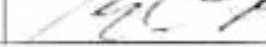
South Hadley needs a range of housing options and more housing to enable our younger and senior residents and family members to reside in the community and to support our business community by providing more local customers. Housing affordable for our workforce is critical for our business and employment base. Therefore, as residents, taxpayers, and customers of our local businesses, we support the Himanshu Patel/SAI Shyam, LLC proposed Zoning Bylaw amendment (attached) regarding the Business A-1 zoning district as one of the steps needed to achieve the construction of much needed housing. The amendment is balanced, reasonable and provides another tool to achieve our community's housing objectives while supporting other Town objectives and tools. We urge the Planning Board to support adoption of this amendment at the May 2024 Annual Town Meeting.

NAME	SIGNATURE	ADDRESS
1 Donald W. Hadley		12 Meadowell Dr. S. Hadley MA 01075
2 Cathy Richard		59 Pleasant St. Granby, MA 01033
3 Dylan Dubuc		18 Forest Dr. South Hadley, MA 01075
4 Terri Justin		25 Lark Green - S. Hadley
5 DEREK KEANS		16 CIRCLE DR. GRANBY
6 Jennifer Bkelbren		407 Alford Place, S. Hadley
7 Jessica Funk		211 Mosier St. S. Hadley
8 Debra Sexton		20 Cornell St SH MA
9 Mike Afflitto		18 Magnolia Terrace SH, MA
10 Joe Courchesne		63 Nonotuck St Holyoke, MA
11 Chelsea Crochiere		85 Ludlow Rd Chicopee, MA
12 Carrie Huffrey		92 Pondview Cir Belchertown
13 Michael Stjepert		48 Terry Lane Belchertown, MA
14 Jason Mackay		28 Cornell St South Hadley, Ma
15 DONALD BARANOWSKI		14 Cedar Ridge So. Hadley, MA 01075

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NAME	SIGNATURE	ADDRESS
1 Joseph Fusari		8 Stearns Dr. South Hadley
2 Matthew Mokrzechi		82 Revere Ave South Hadley
3 RAY PORETA		<del>89 SIVOT</del> SOUTH HADLEY
4 Chris Landry		55 Hadley Village Rd.
5 Donald H. Proctor		15 North St
6 Michael Corrigan		122 Pine Grove Ter S. Hadley
7 Richard Kane		103 Pine Grove Dr S. Hadley
8 Brad Viola		24 Carriage Lane 01075
9 Shamus Mitchell		30 Saxon Crater 01075
10 Chris Charette		98 Panting Rd.
11 Heather Dupont		4 Hadley Village Rd. S.H.
12 [unclear]		131 Hadley Village Rd. S.H.
13 Glenn Mihark		91 HADLEY VILLAGE RD S.H.
14 Mike Bailey		18 Hadley Village Rd
15 Dana Baranowski		14 Cedar Ridge Su. Hadley, MA 01075

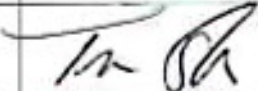
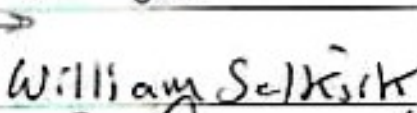
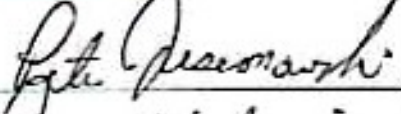
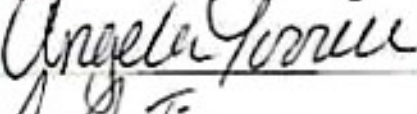

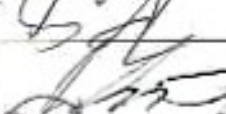
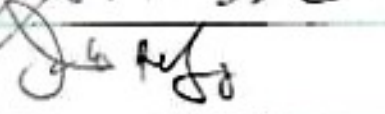

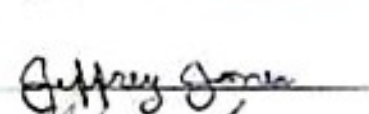

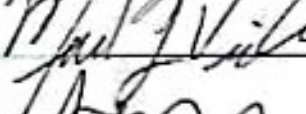
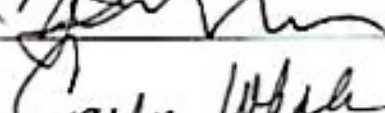
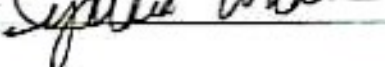

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NAME	SIGNATURE	ADDRESS
1 Michael Hooben		23 Dickinson Pr., Granville, MA 01024
2 Jay Shattuck		415 Hadley Village Rd S. Hadley MA
3 Phil Row		6 McDowell Dr. S Hadley
Sarah Donna Supinski		49 North St. Granby
5 Alan Gascoino		36 Laurent Circle Brancon MA
6 Finn Boyden		4 Dickinson Farm Road
7 Brian Hackworth		23 Council Ridge Rd Ston MA 01083
8 Mike Nagan		204 Catkins Rd Palmer, MA 01069
9 Mike Egan		18 Country Ln
10 Mich Omer		113 Pine Grove Dr. South Hadley MA 01075
11 Lance Phillips		22 Ward Rd Westfield, MA, 01081
12 Ginger LaSalle		6 Prospect St Easthampton, MA
13 RICHARD STEINER		116 HADLEY VILLAGE RD S. HADLEY MA 01075
14 Brian Baker		76 Westminster St Westfield, MA, 01085

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NAME	SIGNATURE	ADDRESS
JAMES PROCON		148 PEARL ST. SO. HADLEY MASS
1 MICHAEL V YONIKIA		1 IVY LANE So Hadley MA.
2 R. Coonan		So. Hadley MA
3 Michael Procon		South Hadley 95 Chaucer Terrace
4 William Bereda		South Hadley 95 Chaucer Terrace
5 Michael Estell		GRANBY 39 High St MASS.
6 Antonette Laurenta		S. Hadley 11 Amherst Rd. MASS
7 MARK CASTRO		209 MILLER ST GRANBY MA.
8 Keith Mitchell		94 Todd
9 Mack Linneman		6 ROOSEVELT AVE S.H.
10 David Wyzel		424 BUTCHER ST GRANBY
11 Lenore Reilly		12 BUTTERFIELD LN. SO. HADLEY
12 Ann Griffin		10 Birch Hill Rd. So. Hadley
13 Dana Lafala		37A HILLCREST GRANBY SOHADLEY, MA 01060
14 Mark Legowski		188 East St. S. Hadley MA 01070

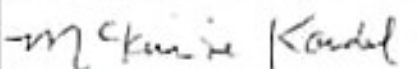

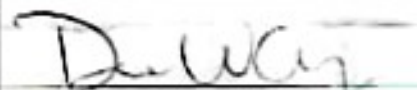
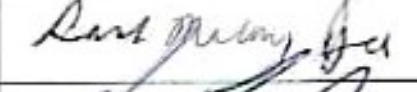



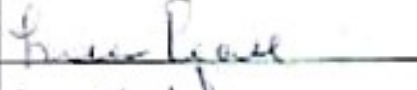
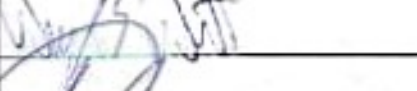

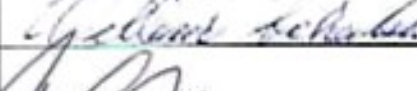
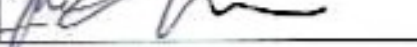
South Hadley needs a range of housing options and more housing to enable our younger and senior residents and family members to reside in the community and to support our business community by providing more local customers. Housing affordable for our workforce is critical for our business and employment base. Therefore, as residents, taxpayers, and customers of our local businesses, we support the Himanshu Patel/SAI Shyam, LLC proposed Zoning Bylaw amendment (attached) regarding the Business A-1 zoning district as one of the steps needed to achieve the construction of much needed housing. The amendment is balanced, reasonable and provides another tool to achieve our community's housing objectives while supporting other Town objectives and tools. We urge the Planning Board to support adoption of this amendment at the May 2024 Annual Town Meeting.

NAME	SIGNATURE	ADDRESS
1 Tom Stark		61 WASHINGTON AVE So Hadley MA 01075
2 William Selkirk		215 Morgan St. South Hadley MA 01075
3 Peter Jasionowski		12 EAST ST South Hadley MA 01075
4 Angela Tirrell		5 Hadley St B3 South Hadley MA 01075
5 Jonathan Tirrell		5 Hadley St, Apt B3 South Hadley MA 01075
6 Suzanne Holmquist		347 Southampton Rd. Halifax MA 01040
7 Janet Tucker		111 SHIFFRIN RD 19 BELLEVILLE MA 01000
8 John Dypool		6 Ferry St S. Hadley MA 01075
9 William Brennan		3 Birch Hill Rd S. Hadley MASS. 01075.
10 Jeffrey Jones		77 Amherst St Granby
11 Melissa Laframme		77 Amherst St Granby
12 Mark Vickers		72 Dressel Ave Belchertown
13 Jonathan White		5 College View Hts. S.H.
14 Cybil White		109 Mansfield St SH




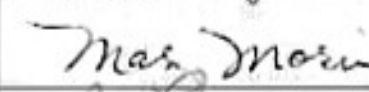

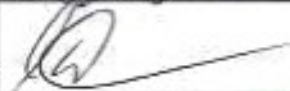
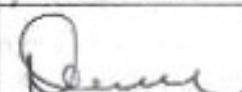
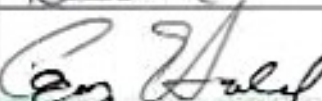

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NAME	SIGNATURE	ADDRESS
1 <del>Jeff Cyr</del>	Jeff Cyr	8 Crystal Ln.
2 ART FELTON	[Signature]	4 CRYSTAL LN.
3 Sharan Lak	Sharan Lak	4 Crystal Lane
4 Maggie Cyr	Maggie Cyr	8 Crystal Ln.
5 JEFFREY LEVREAU	[Signature]	147 OLD LYMAN RD.
6 SCOTT LEVREAU	[Signature]	5 LAMB. ST.
7 Sam Bernash	Sam Bernash	92 Sorbi Circle
8 MICHAEL MALINDROSS	[Signature]	4 MICHAEL DR.
9 Wayne Petri	Wayne A. Petri	39 West Summit St #3
10 Jennifer Fernandes	Jennifer Fernandes	10 Fernandes Dr.
11 Cory Briere	[Signature]	16 Stewart St.
12 IRA BRZINSKY	[Signature]	93 WOODBINE ST
13 Michael Fontana	[Signature]	25 Canal St
14 Kevin McAllister	[Signature]	8 Leblanc Dr.

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NAME	SIGNATURE	ADDRESS
1 McKinzie Kandel		117 Fleet St South Hadley MA 01075
2 Christie Phelps	Christie Phelps	32 Boynton Ave South Hadley, MA 01075
3 My SYLVIA TUCSON		276 N. MAIN ST. TUCSON AZ
4 Olivia Cyr	Olivia Cyr	8 CRYSTAL LAKE South Hadley, MA 01075
5 Dean Carey		260 Fleet St So Hadley, MA 01075
6 Sarah M. Yee		17 S Sylvan St So Hadley,
7 Robert Lyman		65 Luther St 147 B. Hill St
8 Michelle		105 Sunset Ave
9 Dianne Parks		105 Sunset Ave
10 Lisa Pease		29 Hadley St,
11 WAYNE WALTER		8 PROSPECT
12 MATH HANUBHAT		30 Lincoln Ave
13 William		47 Pine St
14 Fernandes		10 Fernandes Dr

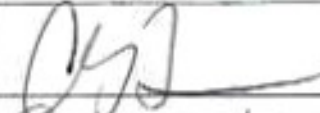

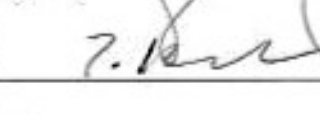

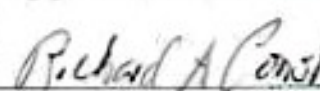

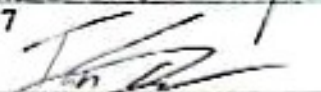
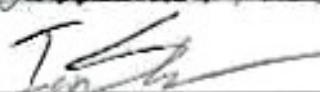
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NAME	SIGNATURE	ADDRESS
1 Matthew Drowd		29 Marilyn Dr S. Hadley MA
2 Michael Simonko		92 Yale St.
3 Michael Eskott		39 High St Granby, Ma
4 Mary Morin		6 FOREST DR, S. Hadley, MA
5 Scott Sorum		30 Greenfield Ln. Granby
6 Scott Desjardis		22 Greenwich Rd Ware
7 DAWN KESSELL		107 ALVORD ST S. HADLEY
8 George Felt		4 Cypress Dr. S. Hadley
9 CAROL DREXES		152 WILMINGTON ST GRANBY
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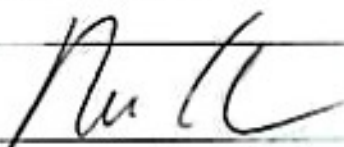

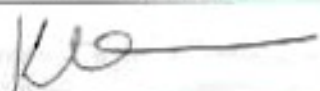

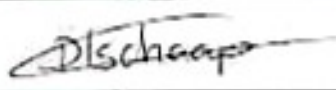
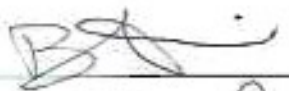
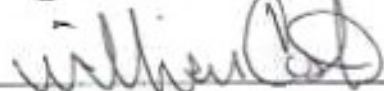
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NAME	SIGNATURE	ADDRESS
1 Eden DuPerier	Eden DuPerier	6 Eagle Drive South Hadley, MA 01075
2 Michael Poede	Michael Poede	29 Mountain View South Hadley, MA 01075
3 Jason Houle	JH	152 Old Lyman Rd South Hadley MA 01075
4 Nigel Alderman	NA	85 Cham Terrace South Hadley, MA 01075
5 Sam Burt	SB	10 BOX 715 S. HADLEY MA 01075
6 Jan Fleming	Jan Fleming	2 Lyman St South Hadley MA 01075
7 Rob Parker	Rob Parker	62 Lyman St South Hadley, MA 01075
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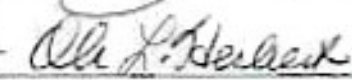
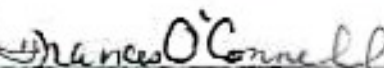
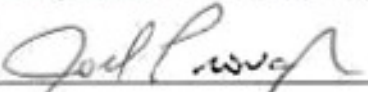
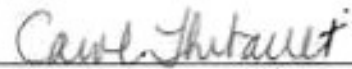
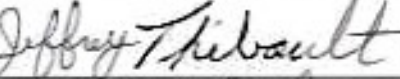

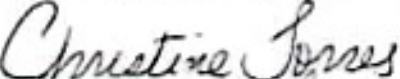


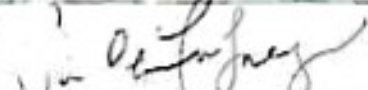



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NAME	SIGNATURE	ADDRESS
1 Andrew Rogers		103 ALVINO PLACE South Hadley
2 Aimee Kelly		27 Kimberly Dr. South Hadley MA.
3 Tom Kelly		27 KIMBERLY DR S. HADLEY MA 01075
4 Carol Conant		100 Margaret St So Hadley MA 01075
5 Richard Constant		So. Hadley MA 01075
6 Patrick Doyle		Belcher Brook, MA
7 		64 Boynton Ave. S. Hadley
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NAME	SIGNATURE	ADDRESS
<sup>1</sup> DAVID BERNIERI		24 Kensington S Hadley MA
<sup>2</sup> David Simard		222 Batchelor St Granby
<sup>3</sup> MARY ROCO	Mary J Roco	10 Squire Ln Amherst
<sup>4</sup> Melissa Roco	Melissa	21 Margaret St Chicopee MA
<sup>5</sup> Kate Childs		5 Hadley St South Hadley
<sup>6</sup> Izabela Tabor	Izabela Tabor	21 Margaret St Chicopee MA
<sup>7</sup> Ernest Demeth		5 Hadley St South Hadley
<sup>8</sup> Danque Schrap		5 Hadley St South Hadley
<sup>9</sup> B AMICO		5 HADLEY ST SOUTH HADLEY
<sup>10</sup> Will Costa		3 Hadley St S.H
<sup>11</sup> Bernardo Reyes	Bernardo Reyes	13 Grant St South Hadley
<sup>12</sup>		
<sup>13</sup>		
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NAME	SIGNATURE	ADDRESS
1 Kim Prongh		8 Silverwood Ter
2 OLGA L. HERBERT		292 Lathrop St.
3 FRANCES O'CONNELL		309 Alwood Pl
4 Joel Prongh		8 SILVERWOOD TER.
5 Carol Thibault		87 Ridge Rd
6 JEFFREY THIBAUT		87 Ridge Road
7 NICOLE CASOLARI		1 HARVARD STREET
8 Christine Torres		97 Pine Grove
9 Susan Duda		56 Hadley St S.H.
10 		
11 Paula Lamerico		14 Lecky Ave
12 Keri Dorce		31 San Souci Dr
<del>Danette Topate</del>	<del></del>	<del>2 Upper River Rd.</del>
14 KEISIN STUENKE		24 Broad Way.