

SOUTH HADLEY PLANNING BOARD HYBRID PUBLIC HEARING:
To consider repeal and replacement of the South Hadley Zoning Bylaw Chapter 255-91
Floodplain Regulations
MEETING MINUTES OF MARCH 9, 2026

Present (all in-person): Diane Mulvaney, Chair; Nate Therien; Vice-Chair; Brad Hutchison, Clerk; Rob Watchilla, Member; Bob Szklarz, Member; Anne Capra, Director of Planning and Conservation; Colleen Canning, Planning/Conservation Coordinator

In-person location: South Hadley Senior Center, 45 Dayton Street, South Hadley MA

Virtual location: Zoom Webinar

14 attendees were present virtually as indicated in the Zoom attendance report (attached) and 5 attendees were present in-person.

Chair Mulvaney called the public hearing to order at 7:56 PM and Clerk Hutchison read the public hearing notice aloud as follows:

The South Hadley Planning Board will hold a public hearing on Monday, March 9, 2026 at 7:00 PM to consider a repeal and replacement of the South Hadley Zoning Bylaw Chapter 255-91 Floodplain Regulations.

The public hearing will be held in a hybrid format as follows:

In-person attendance: South Hadley Council on Aging, Multipurpose Room 45 Dayton Street, South Hadley.

Virtual via the Zoom Webinar platform: URL to join:

<https://us02web.zoom.us/j/86301770371?pwd=s051CnIzUBbQGx1Zd7RRqqgr2Ub.dlx.1>

Join by phone: (646) 558 8656 Webinar ID: 863 0177 0371 Passcode: 766965

The proposed bylaw amendment is on file in the Planning and Conservation Department at Town Hall, Room U6, 116 Main Street, South Hadley, and is available to the public for review between the hours of 8:30AM and 4:00PM. Materials are also available online at <https://southhadley.org/1318/ProposedDraft-Bylaws> under "Floodplain Regulations".

Any person interested in or wishing to be heard should appear/join the hearing at the date and time specified and in the manner designated. This notice is filed pursuant to MGL c40A, sec. 5.

Brad Hutchison, Clerk

South Hadley Planning Board

Publication: Friday, February 20, 2026

Friday, February 27, 2026

Director Capra shared a presentation (attached) which detailed the purpose and intention of amending the Floodplain Bylaw. The Town was under Federal and State mandate to bring the local bylaw into compliance with current standards. There was local interest in waiting to update the bylaw until after revised FEMA flood mapping had been provided. The current regulatory

mapping had last been updated in the 1970s, and updates were underway with preliminary mapping available for public review. However, the Town had been directed to amend the existing bylaw which required reference to the 1970s mapping. When updated mapping was formally released, the bylaw would need to be amended again to reference the update.

Members reviewed the proposed bylaw language which included a new section identifying protocols for variances, and terms defined. Director Capra recommended that terms defined remain within the Floodplain Bylaw, rather than be brought into the Zoning Bylaw’s chapter for terms defined. This would prevent confusion with regulatory language. The bylaw also identified the role of ‘Floodplain Administrator’ who would locally be identified as the Building Commissioner. Member Watchilla asked if the Building Commissioner was aware of this responsibility, and Director Capra responded that he was. Clerk Hutchison identified that Floodplain regulation overlapped with Building Code, so identifying the role with the Building Commissioner made sense.

Chair Mulvaney opened the hearing to public comment.

Joanna Brown, 25 Charon Terrance, addressed the Board. She identified that the software providing preliminary FEMA mapping updates was difficult to use. She expressed concern for the impacts of updated mapping to home insurance, and concern for communicating those impacts to the public. Director Capra responded that the updated FEMA mapping had not been finalized, and still only existed in preliminary format. The older 1970s FEMA mapping was still utilized for regulatory purposes. She further explained that the mapping updates had been under development for several years, which included meetings with Town officials. The Town was not mandated to provide public education on the changes, but further consideration could be given regarding methods for public notice. Member Watchilla noted that it was common practice for mortgage lenders to inform new property owners of insurance impacts. Vice-Chair Therien considered in the Sustainability and Energy Commission could assist in public education efforts.

Motion: Member Watchilla moved to accept the proposed repeal and replace amendment to Chapter 255-91 Floodplain Regulations and submit to the Selectboard for placement on the warrant for the ATM to be held May 13, 2026. Member Szklarz seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call vote.

Motion: Member Szklarz moved to close the public hearing. Vice-Chair Therien seconded the motion. Five (5) out of five (5) members present voted in favor of the motion through roll call vote.

The regular meeting reconvened at 8:30 PM.

Respectfully Submitted,
Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
Zoom Attendance Report	Attached

In-person attendance sheet	Attached
Floodplain Bylaw Public Hearing Presentation -3/9/26	Attached
FEMA Floodplain Maps -Effective August 15, 1979	Planning Files
255-91 Floodplain Regulations - Draft Amendment - 2/5/26	Planning Files

Attendee Report

Report generated time 3/25/2026 9:54

Topic	Webinar ID	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views
Planning Board Meeting	863 0177 0371	173	13	29	10

Host Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Colleen Canning# Staff (Town of South Hadley 3)	3/9/2026 17:56	3/9/2026 20:48	173	No

Panelist Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Chair Diane Mulvaney	3/9/2026 18:08	3/9/2026 20:48	160	Yes
Yes	Director Anne Capra	3/9/2026 18:09	3/9/2026 20:48	160	Yes
Yes	Gwendolyn Fern	3/9/2026 18:40	3/9/2026 19:56	77	Yes
Yes	Member Bob Szklarz	3/9/2026 18:23	3/9/2026 18:32	9	Yes
Yes	Member Bob Szklarz	3/9/2026 18:33	3/9/2026 18:34	1	Yes
Yes	Member Bob Szklarz	3/9/2026 18:37	3/9/2026 20:47	131	Yes
Yes	Planning Board (Mike Maresca)	3/9/2026 17:59	3/9/2026 20:48	169	Yes
Yes	Jim Falcone	3/9/2026 18:39	3/9/2026 19:56	77	Yes

Attendee Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Christine Bey	3/9/2026 19:06	3/9/2026 19:10	4	Yes
Yes	Christine Bey	3/9/2026 19:22	3/9/2026 19:22	1	Yes
Yes	Linda Sachs	3/9/2026 18:27	3/9/2026 19:25	59	Yes
Yes	Linda Sachs	3/9/2026 18:41	3/9/2026 19:24	44	Yes
Yes	peteg	3/9/2026 18:33	3/9/2026 20:48	136	Yes
Yes	Stef	3/9/2026 19:45	3/9/2026 20:07	22	Yes
Yes	Stefanie	3/9/2026 19:46	3/9/2026 19:46	1	Yes
Yes	Attorney Julie L. Hogan	3/9/2026 18:36	3/9/2026 19:43	67	Yes
Yes	Attorney Julie L. Hogan	3/9/2026 20:10	3/9/2026 20:16	7	Yes
Yes	Attorney Julie L. Hogan	3/9/2026 20:25	3/9/2026 20:44	19	Yes
Yes	Marc Desrosiers	3/9/2026 18:48	3/9/2026 20:47	120	Yes

Yes	Neal OMeara	3/9/2026 18:37	3/9/2026 19:38	62	Yes
Yes	Ashley	3/9/2026 18:42	3/9/2026 19:47	65	Yes
Yes	Gwendolyn Fern	3/9/2026 17:58	3/9/2026 18:02	5	Yes
Yes	Gwendolyn Fern	3/9/2026 18:18	3/9/2026 18:40	22	Yes
Yes	Rebekah Cornell	3/9/2026 19:07	3/9/2026 20:30	83	Yes
Yes	Martha Terry	3/9/2026 19:25	3/9/2026 20:48	84	Yes
Yes	Linda Bey	3/9/2026 19:05	3/9/2026 19:37	33	Yes
Yes	Jim Falcone	3/9/2026 17:56	3/9/2026 18:00	5	Yes
Yes	Jim Falcone	3/9/2026 18:01	3/9/2026 18:39	39	Yes

Planning Board Meeting Attendance Sheet

Meeting Date: 3/9/26

Name	Address/ Affiliation
Marge Morvass	SB Church 589 Granby Rd,
Joanna Brown	25 Charan Ter. SH
Joseph Greene	SBC Church 589 Granby Rd
Dan Riley	210 Lathrop St
Corelei Riley	210 Lathrop St

PUBLIC HEARING 255-91 Floodplain Regulations

Proposed Amendments
March 9, 2026
Planning Board Meeting



1

Special Flood Hazard Area (SFHA) -

Flood hazard areas identified on the Flood Insurance Rate Map (Firm) / Flood

- SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year.
- The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.
- In South Hadley, SFHA are labeled:
 - Zone A: Areas of 100-year flood; base flood elevation and flood hazard factors not determined
 - Zone AE: Used on new FIRMs to replace A1-30.
 - Zone A1-30: Areas of 100-year flood; base flood elevations and flood hazard factors are determined.

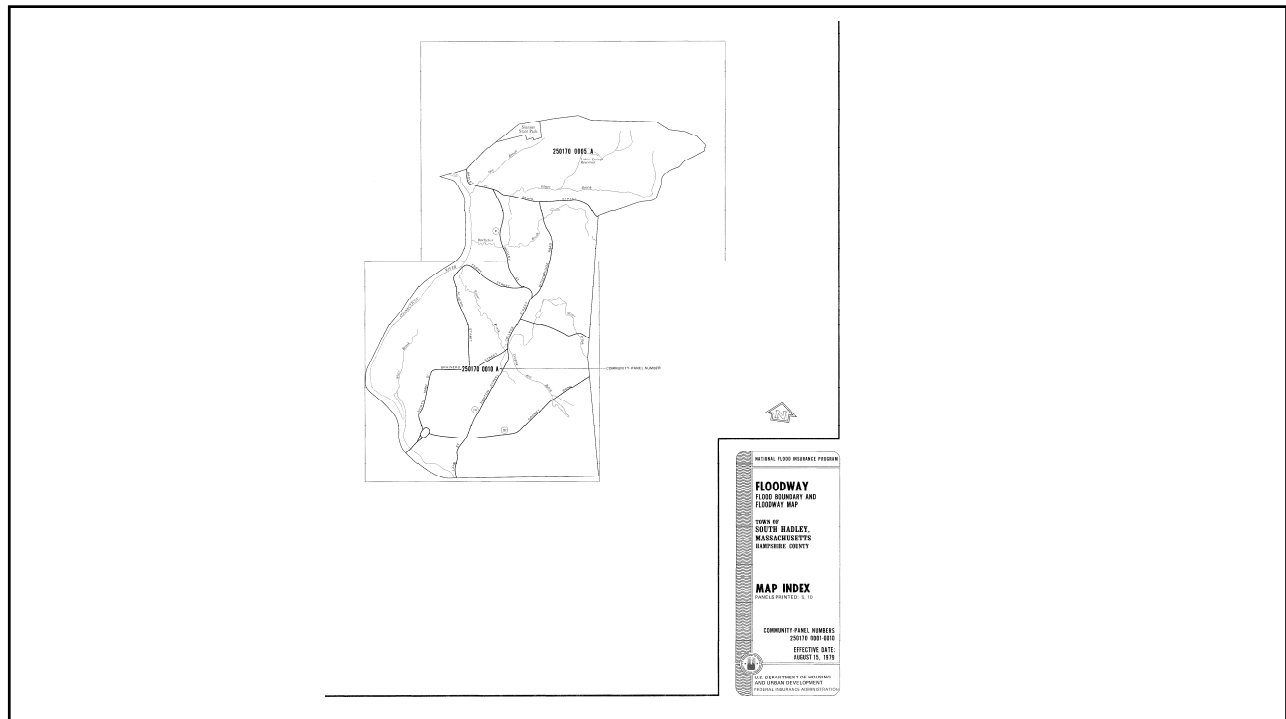
2

Floodplain District

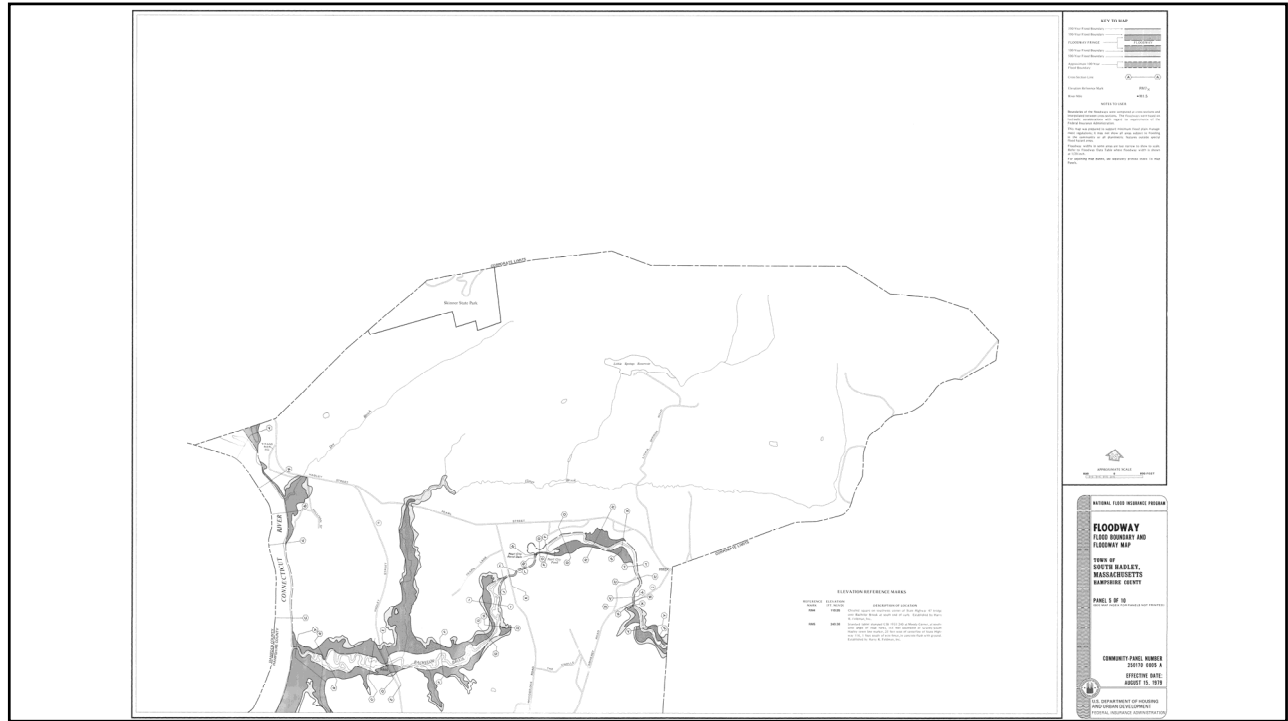
Zoning Overlay District

- Delineated as the Special Flood Hazard Areas (SFHA)
- Defined by the 1% chance base floodplain or 100-year flood
- Does not include:
 - Zone B - 0.2% chance base flood / 500-year flood
 - Zone C - everything higher in elevation than the 1% chance floodplain and the 0.2% chance floodplain

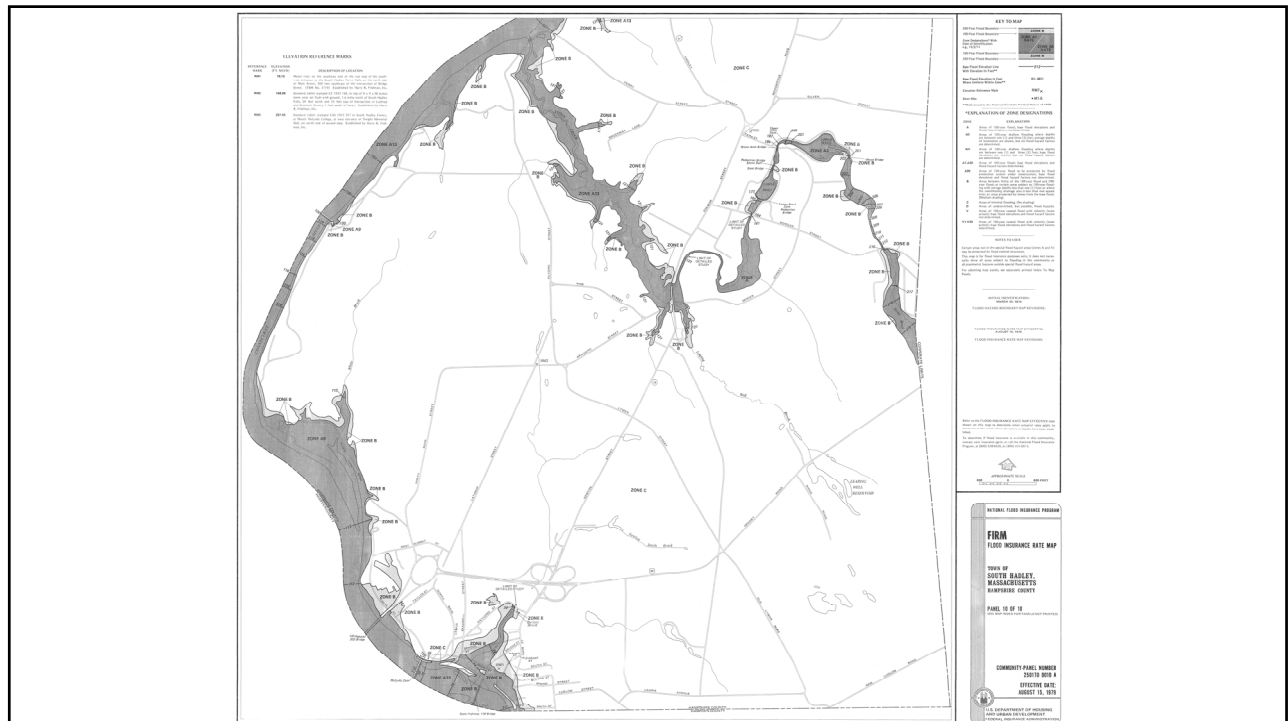
3



4



5



6

Floodplain Bylaw Checklist – DCR

[South-Hadley-Floodplain-Bylaw-Checklist-2242025](#)

Draft 255-91 Floodplain Regulations

[255-91-Floodplain-Regulations---Draft-Amendment---2526](#)

Effective Flood Maps:

[FEMA-Floodplain-Maps--Effective-August-15-1979](#)

