

**SOUTH HADLEY PLANNING BOARD VIRTUAL MEETING
MEETING MINUTES OF MARCH 13, 2023**

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

Chair Hutchison called the meeting to order at 6:30 PM and reviewed the virtual meeting protocols.

Agenda Item #1 --- Open Comment Period

Martha Terry, 25 Brainard Street, addressed the Board. She asked the Board to consider re-opening the public hearing regarding the proposed Accessory Dwelling Unit (ADU) bylaw. There were many items that needed to be discussed and she felt that re-opening the hearing would allow discussion at Town Meeting to be less exhaustive. Chair Hutchison indicated that the Board had already acted on the item. The process for reopening a hearing could delay the Board's ability to place the item on the May 2023 Town Meeting warrant. Director Capra added that she would host a meeting with Town Meeting members to discuss all the articles the Board would be bringing forth at Town Meeting. After discussion, the request to re-open the hearing was not taken up but the Board could address it under 'other new business'.

Anne Stockton, 325 Hadley Street, addressed the Board. She agreed with the previous comment and requested that the Board re-open the ADU hearing. She also asked the Board to clarify the difference between a mobile home and a mobile trailer. Some members indicated their impression of the definitions. However, the Building Commissioner would be the best resource to offer clarity.

Martha Terry, 25 Brainard Street, addressed the Board. As a continuation of her previous comment, she stated that a hearing could be reopened. She had previously received guidance from Town Counsel on the subject as it related to a hearing she conducted as the Chair of the Zoning Board of Appeals.

Carlene Hamlin, 16 Priestly Farms Road, addressed the Board. She expressed concerns for the proposed ADU bylaw. There were items, such as enforcement, that needed to be fleshed out. She advocated for more public outreach regarding the proposed bylaw.

Agenda Item #2 --- Minutes

Draft minutes of the February 27 regular meeting and public hearing meeting were sent to the Board for review. A number of spelling and grammar errors were identified in the drafts.

Motion: Clerk Brown moved to approve the February 27 meeting and public hearing minutes with revisions as identified. Vice-Chair Mulvaney seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call.

Agenda Item #3 – Correspondence

The list of correspondence was sent to the Board prior to the meeting.

Agenda Item #4 ---- Illuminated Sign Request for new wall sign at White Wing Convenience Store and Gas Station, 568 Newton Street

The applicant's consultant, Adam Niska of MassSigns LLC, was present at the meeting.

Consideration for the request had been continued from the previous meeting to allow staff to get clarity from the building commissioner on a few items and to allow the applicant time to provide updated renderings.

Director Capra confirmed that the space beneath the canopy overhang was not considered part of the building face and was not included in the calculation to determine the maximum allowable sign coverage. The applicant provided updated renderings that accurately showed the size of the new signs in relation to the existing canopy.

Vice-Chair Mulvaney asked if the existing freestanding sign impacted the site's total allowable sign coverage. Director Capra stated that the freestanding sign was not part of the calculation for allowable wall signage.

Clerk Brown asked if the new proposed sign illumination on the canopy would replace or be added to the existing sign. The applicant replied that the new signage would replace the existing signage.

Motion: Clerk Brown moved to find that the sign illumination as proposed would not be a detriment to the existing neighborhood and moved to approve the illuminated sign with special conditions to include that sign illumination would be limited to the business' hours of operation. Member Davis seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call.

Agenda Item #5 --- 6:30 - Public Hearing for Zoning Map Amendment Request filed by RLB Management to change the zoning designation of 280 and 286 Granby Road from Residence A-1 to Business A, Map 15 Parcels 122, 123, 124, 125, 175, 176 and 113

Chair Hutchison called the hearing to order at 7:09 PM (See Public Hearing Minutes)

The regular meeting resumed at 8:26 PM.

Agenda Item #6 --- Planning & Conservation Department Report on Planning Projects and Development Updates

Director Capra detailed the following items:

- *Corridor Study* – During the public hearing held earlier tonight, recommendations within the Route 202/33 Corridor Study for new zoning designations were referenced. Director

Capra asked the Board to indicate if they wished to prioritize seeking grant funding to further actualize the zoning recommendations within the study.

Motion: Member Therien moved to authorize development of a grant application to implement the recommendations from the Route 202/33 Corridor Study. Vice-Chair Mulvaney seconded the motion Five (5) out of five (5) members voted in favor of the motion through roll call.

- *Town Meeting* – Director Capra intended on hosting a meeting for Town Meeting members to review the articles the Board would be bringing forth at May 2023 Town Meeting. She asked members if the meeting should be held during a Planning Board meeting or held by the department on a different night. Vice-Chair Mulvaney recommended against a meeting held by the Planning Board as some Board members were also Town Meeting members. As no one objected, Director Capra would schedule a meeting through the department and notify the Board of the meeting date.
- *27 Bardwell Street* – A special permit had been issued to the site for conversion of the existing building into condominiums. Clerk Brown stated that structures had been built on the site which appeared to deviate from the approved plan. Associate Member Adelman indicated that the structures were for storage to serve future residents of the condominiums. Director Capra would follow up with the Building Commissioner regarding the potential violation.

Agenda Item #7 --- Other New Business

Members addressed comments made during the open comment period regarding the request to re-open the public hearing to consider the Accessory Dwelling Unit (ADU) draft bylaw. Clerk Brown moved to re-open the public hearing to consider the proposed Accessory Dwelling Unit bylaw. The motion was not seconded. Therefore, the motion did not pass. Clerk Brown would submit her minority opinion in writing regarding the ADU bylaw so it could be incorporated into the Board’s report to Town Meeting regarding the subject.

Agenda Item #8 --- Adjournment

Motion: Member Therien moved to adjourn the meeting. Vice-Chair Mulvaney seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call.

The meeting adjourned at 9:09 PM

Respectfully Submitted,
Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
Illuminated Sign Request – White Wing – Updated Renderings	Planning Files

SOUTH HADLEY PLANNING BOARD VIRTUAL PUBLIC HEARING:

Zoning Map Amendment Request filed by RLB Management to change the zoning designation of 280 and 286 Granby Road from Residence A-1 to Business A, Map 15 Parcels 122, 123, 124, 125, 175, 176 and 113

MEETING MINUTES OF MARCH 13, 2023

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

Chair Hutchison called the hearing to order at 7:09 PM and Clerk Brown read the hearing notice as follows:

The South Hadley Planning Board will hold a virtual public hearing on Monday, March 13, 2023 at 6:30 p.m. to discuss a petition filed by RLB Management, c/o Robert Bolduc, to amend the South Hadley Zoning Map by changing the zoning designation of parcels at 280 and 286 Granby Road from Residence A-1 to Business A.

The public hearing will be conducted virtually/online using the Zoom Webinar platform and persons may join the meeting by either joining Zoom Webinar or by phone. The log-in information is as follows:

URL to join: <https://us02web.zoom.us/j/83878035511?pwd=Ulo3dW5lUHZpZnRmWnRPZzIeVFFndz09>

Or join by phone: +1(646) 931 3860

Webinar ID: 838 7803 5511 Passcode: 093700

The property contains seven (7) parcels creating a 3.17-acre contiguous tract of land located at the corner of Granby Road (Route 202) and Willimansett Street (Route 33) known as 280 and 286 Granby Road and identified as Assessor's Map 15 Parcels 122, 123, 124, 125, 175, 176 and 113. The property is currently undeveloped.

The materials relative to the petition are available on the Town's website at the following link:

<https://www.southhadley.org/1347/Zoning-Map-Amendment-Requests>. Alternatively, hard copies of the documents may be viewed at South Hadley Planning and Conservation Department office.

Any person interested in, or wishing to be heard, regarding this item should appear/join the hearing at the time and in the manner designated. The public hearing is being conducted in accordance with the provisions of Chapter 40-A, Section 11, Massachusetts General Laws as modified by Chapter 53 of the Special Acts of 2020 and the Governor's Executive Orders pertaining to public gatherings during the COVID 19 State of Emergency.

Joanna Brown, Clerk

South Hadley Planning Board

Publication: Friday, February 24, 2023

Friday, March 3, 2023

The petitioner's consultant, Rob Levesque of Rob Levesque Associates, was present at the hearing. He explained that his client wanted to develop the site into a series of retail stores. Starbucks Coffee Company has expressed interest in opening a coffee shop with drive-thru service at the location. Rob Levesque reiterated that his client had no intention or interest in opening a gas station on the site. Conceptual renderings were provided to elaborate on the petitioner's intention.

Director Capra overviewed the process for acceptance of a zone change. The petition was submitted to the Selectboard who referred it to the Planning Board for review and recommendation. The petition would then be considered at Town Meeting where it would ultimately be accepted or rejected. When considering a request for a zone change, the Board would refer to community plans and studies to guide their recommendation. Director Capra

detailed the site's existing zoning and potential uses as well as the development potential under the petitioned Business A zoning.

Chair Hutchison indicated that the petitioner's request was reasonable. The Business A zoning designation was likely the best fit for the property given all the zoning designations available.

Associate Member Adelman identified that the two renderings showing the petitioner's development interest had different traffic layouts. One rendering had one entrance and the other had two. The property was located at the intersection of Routes 202 and 33 which experiences heavy vehicle traffic. He wanted to see how site development would impact the existing traffic along the corridor as well as traffic within the abutting residential neighborhoods.

Member Therien felt a zone change recommendation was premature. Rezoning along the entire Route 202/33 corridor should be considered, as was identified in the recent corridor study, before a recommendation for this site could be given.

Vice-Chair Mulavney agreed with Member Therien's comments and looked forward to hearing public comment.

Clerk Joanna Brown agreed with Associate Member Adelman's traffic concerns. She was concerned the development would increase traffic concerns. She also identified that the property was located within the Accident Prevention Zone of Westover Air Base.

Member Michael Davis echoed the concerns for traffic as stated by other board members. He also identified that creation of a drive-thru coffee shop would further enforced vehicular use of the area rather than encourage pedestrian and bike use. He also expressed concern for the impacts to the abutting residential neighborhood.

Chair Hutchison opened the hearing to public comment.

Lucia Foley, 60 Shadowbrook Estates, addressed the Board. She lives near the site and likes to walk the area. The area was auto-centric with limited benefit to pedestrians. Innovative design strategies, such as constructing the buildings closer to the street than was theorized in the renderings, could help foster pedestrian use of the area and buffer residences behind the property.

Mike Adams, 4 Carol Anne Drive, addressed the Board. He recalled that a similar request to rezone the property came before the board a few years ago. Since that time, a study of the Route 202/33 corridor had been completed. It did not appear the proposal conformed to the findings of the study. As shown in the development renderings, vegetation serving as a buffer to his abutting neighborhood would be removed. Additionally, noise and light from the drive-thru operation would reach the abutting residential properties. He identified that the petitioner was seeking a zoning designation with the widest variety of business uses. If a zone change was granted, the property could be developed in any manner allowable under zoning of which gas stations were included.

Kevin Taugher, 42 Woodlawn, addressed the Board. He was concerned that this type of development would lead to negative traffic impacts. He stated that the intersection of Routes 202 and 33 had been identified as a 'high crash cluster'. Site development needed to be well thought out as entering and exiting the site would be challenging.

Sue and Dan Ware, 295 Granby Road, addressed the Board. They live near the site but did not receive notification of the hearing. They expressed concern for traffic and advocated that a traffic assessment be performed prior to development.

Anne Stockton, 325 Hadley Street, addressed the Board. She expressed appreciation for the Board's careful review of the petition.

Lisa Adams, 4 Carol Anne Drive, addressed the Board. She agreed with the concerns brought forward by residents during the hearing which included concerns for increased traffic.

Martha Terry, 25 Brainard Street, addressed the Board. She advocated for the Board to pursue development of a 'Low Density Mixed Use' zoning category, as was recommended in the Route 202/33 Corridor Study. This would allow the site to be developed in a manner that satisfied the needs of the property owner and the community. She was opposed to the petitioner's request for a Business A zoning designation.

Emelie Lyszchyn, 44 Old Lyman Road, addressed the Board. She supported some level of site development but did not support the amount of development proposed. She was concerned about increased traffic.

Linda Young, Westbrook Road, addressed the Board. She was concerned for traffic and questioned if a study had been performed. Chair Hutchison indicated that a study had not been performed as the petition was only for the zone change. A traffic study would be considered during review of applications for development.

Rob Levesque heard and understood the concerns made during the hearing. He would share the information with his client and consider all possible development alternatives. He asked if the Town had initiated a zoning review of the Route 202/33 Corridor as was recommended in the corridor study. Director Capra indicated that a study had not begun.

Jennifer Levitt, Oak Ave, addressed the Board. She agreed with the comments and concerns made during the hearing which included the concern for increased traffic. She opposed the petitioner's request.

Mark Adams, 4 Carol Anne Drive, addressed the Board again and reaffirmed his concerns for the petition. He asked for the zone change process to be explained. Director Capra clarified that there were a number of different processes depending on how the petition was filed. As this was a landowner petition, it was first submitted to the Selectboard and then referred to the Planning Board for Town Meeting recommendation. After such a petition is filed, the Town must act on the request.

Following public comment, members discussed a motion regarding the petitioner's request. It appeared that a majority of the Board were not supportive of the petition at this time as additional review of the zoning along the 202/33 corridor needed to be performed prior to support for a zone change.

Motion: Member Therein moved to *not* recommend that Town Meeting approve the petition for a zoning map amendment at 280 and 286 Granby Road to change the zoning from Residence A-1 to Business A and moved to draft a report to Town Meeting indicating such. Vice-Chair Mulvaney seconded the motion. Four (4) out of five (5) members voted in favor of the motion through roll call. Chair Hutchison voted against the motion as he supported the petitioner's request.

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

The regular meeting reconvened at 8:26 PM.

Respectfully Submitted,
Colleen Canning, Planning/Conservation

Appendix

Document	Document Location
280 and 286 Zone Change Petition	Planning Files
March 8 email Marth Terry, Brainard Street	Attached
March 11 Google Form from Linda Young, 15 Westbrook Road	Attached
March 11 letter from Martha Terry, Brainard Street	Attached
March 11 email from Carol Gillis, College Street	Attached
March 12 email from Thomas Terry, Brainard Street	Attached
March 12 email from Pauline Casey, Central Ave.	Attached
March 13 email from Hattie Finkel, Amherst Road.	Attached
March 13 email from Karen Hyvonen, Spruce Run.	Attached
March 13 email from Bobbie Salthouse, 20 The Knolls	Attached

Fwd: message

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

Fri, Mar 10, 2023 at 2:03 PM

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

From: **Martha Terry** <marthatterry25@gmail.com>
Date: Wed, Mar 8, 2023 at 2:38 PM
Subject: message
To: Anne Capra <acapra@southhadleyma.gov>

Dear Anne,

Please relay this message to the Planning Board members and associate:

Dear Members of the Planning Board and Associate Member:

I have read the public hearing announcement re: Mr. Bolduc's request for a Zone Change to Business A at the corner of Routes 202 and 33.

I have also read and examined the 202/33 Corridor Study, completed in January of 2022, not 2021 as Mr. Bolduc attests.

On page 41 of the study, the proposed zone change for that corner is to Low Density Mixed Use, not to Business A, as Mr. Bolduc states.

His statement is erroneous.

I attended most, if not all, of the public meetings to create this 202/33 corridor study, and the final recommendation for the 202/33 corridor never mentions Business A zoning at this corner, but proposes the LDMU Designation, which does not yet exist as a category in the town's Use Regulations Table, but which could be created within a reasonable amount of time.

Thank you,

Martha Terry

March 13, 2023 Planning Board Public Hearing- Granby Road Zone Change Request

6:30 - Public Hearing

to consider a petition filed by RLB Management to amend the zoning map by changing the zoning designation of 280 and 286 Granby Road from Residence A-1 to Business A, Map 15 Parcels 122, 123, 124, 125, 175, 176 and 113 (<https://www.southhadley.org/1347/Zoning-Map-Amendment-Requests>)

Please read the Planning Board's protocols for virtual meetings here : [Virtual Meeting Protocols](#) *

I have read and acknowledged the protocols

Please State Your First and Last Name *

Linda Young

Please State Your Street Address including City/State *

15 Westbrook Road

Please state your email address - if any

lyoung@mtholyoke.edu

Do you wish to speak at the Planning Board meeting?

Yes

No

Please list the agenda items to which you wish to speak

Rte. 202/33 zone change request

You can include written comments below

I think whatever goes into this spot will become a traffic nightmare especially for people who want to head south or east. However, as something will happen here, I would prefer a mixed use development with affordable housing on top of retail. This will ease just a little our affordable housing dilemma. I would also encourage the use of Carol Ann Street as an egress though I do understand the residents on that street as well as W. Cornell and Oak have way too much traffic as it is. Thank you for reading this.

This form was created inside of southhadley.ma.gov.

Google Forms

Dear Members of the South Hadley Planning Board and Associate Member,

I am writing to express my opposition to a zone change at the northeast corner of Routes 202 and 33 in town, from Residential A-1 to Business A.

A study, funded by a grant also known as “taxpayer money”, of the Routes 202 and 33 corridor was completed in January 2022, after two years of professional study, public meetings, surveys, and input from citizens of South Hadley. I attended and participated in almost all the meetings, sent in comments, and completed any surveys that were sent out.

I also served as an appointed member of the Master Plan Committee, 2007 to 2010, and as an appointed member of the recent Master Plan Update Committee. Both these committees recommended Mixed Use at this location.

I would like the work of both these Master Plan Committees and the Routes 202/33 Corridor Study respected and followed.

On page 41 of the current Routes 202/33 Study, the proposed zone change for that corner is from Residential A-1 to Low Density Mixed Use, not to Business A as the applicant states in his letter to the Planning Board.

The applicant proposes a Starbucks business and two professional buildings with the zone change to Business A. However, under the current Residential A-1 zoning, he may have several professional business buildings, each with some allowed retail. Under the current zoning, he is also able to build residences on the site. Those residences may also house home occupations.

Mr. Bolduc therefore, under the current zoning, has many options for different types of “soft” businesses or for residences. There is no need for a zone change. Moreover, the town is under no obligation to grant the applicant his zone change request so that he may maximize his profits.

A zone change at this location is permanent. Once it is given, the applicant has free reign to develop the site as he wishes. He may develop the site as he proposes in his application or he may build something totally different. Or he may sell the property, with its enhanced value, to someone else.

I understand that the Low Density Mixed Use designation must yet be developed. I am also aware that the Planning Board has been extremely busy since the final Routes 202/33 Corridor Study was issued about a year ago.

I would like the Planning Board Members to add the creation of this Low Density Mixed Use category to their long list of projects, if they have not already done so.

Again, there is no need for haste regarding this parcel. The applicant currently has many profitable options under the current zoning.

When the LDMU category is developed, the applicant may build a Starbucks Business and other shops or professional buildings on this corner, and apartments may be built over these businesses. This is a win/win for businesses and housing, both very needed in this town.

In sum, the applicant has many, many options with the current zoning, and will have expanded options, including a Starbucks business, if he waits for the Planning Board to create the new Low Density Mixed Use zoning category.

Thank you for your time and consideration,

Martha Terry

Re: NO on Zoning Change

Anne Capra <acapra@southhadleyma.gov>

Sat, Mar 11, 2023 at 1:42 PM

To: Carol Gillis <carolgillis@comcast.net>

Cc: Colleen Canning <ccanning@southhadleyma.gov>

Your message has been received and will be forwarded to the Planning Board.

On Sat, Mar 11, 2023 at 12:01 PM Carol Gillis <carolgillis@comcast.net> wrote:

I am unable to attend meeting but am against the zoning change proposed by R. Bolduc.

Thank you, Carol Gillis

Sent from my iPad

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Anne Capra, AICP
Director, Planning & Conservation
Town of South Hadley
116 Main Street | South Hadley, MA 01075
(413) 538-5017 x6128
acapra@southhadleyma.gov

Re: Proposed Zone Change

Anne Capra <acapra@southhadley.ma.gov>

Mon, Mar 13, 2023 at 8:34 AM

To: "Terry21@aol.com" <terry21@aol.com>, Colleen Canning <ccanning@southhadley.ma.gov>

Tom,

Your email has been received and will be forwarded to the Board.

Anne

On Sun, Mar 12, 2023 at 11:32 AM Terry21@aol.com <Terry21@aol.com> wrote:

Dear Members of the Planning Board and Associate Member,

I am writing to express my opposition to the proposed zone change from Residential A-1 to Business A for the northeast corner of the Routes 202 and 33 intersection.

I am not opposed to a business being located at that site. However, it should be done based upon the recommendation of the recent Routes 202/33 Corridor Study, which is to rezone this parcel to Low Density Mixed Use.

While the Planning Board has not the opportunity to create the new Low Density Mixed Use zoning classification, it has expressed support. To ignore the recommendations included in the report would undermine it before it is even formally implemented.

I urge the Planning Board to not endorse this request.

Thank you,

Thomas Terry

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[Anne Capra, AICP](mailto:acapra@southhadley.ma.gov)
Director, Planning & Conservation
Town of South Hadley
116 Main Street | South Hadley, MA 01075
(413) 538-5017 x6128
acapra@southhadley.ma.gov

Re: zone chg

Anne Capra <acapra@southhadleyma.gov>

Mon, Mar 13, 2023 at 8:33 AM

To: Pauline Casey <pcas010@comcast.net>, Colleen Canning <ccanning@southhadleyma.gov>

Pauline,
Your letter has been received and will be forwarded to the Board.
Thanks,
Anne

On Sun, Mar 12, 2023 at 9:04 PM Pauline Casey <pcas010@comcast.net> wrote:

Hi Anne: I would just like to remind people of what happened in Holyoke when the new owner of the former church on Pleasant St. was granted a zone change for his plan to have a motorcycle business promising to preserve its historical aspect and after receiving it has put it up for sale. Now anything could go in there. It was granted with reluctance by at least Sue Panitch for just that possibility. Pauline Casey
Sent from my iPhone

--
Anne Capra, AICP
Director, Planning & Conservation
Town of South Hadley
116 Main Street | South Hadley, MA 01075
(413) 538-5017 x6128
acapra@southhadleyma.gov

Re: Planning Board Meeting, 3/13/23

Anne Capra <acapra@southhadleyma.gov>

Mon, Mar 13, 2023 at 11:53 AM

To: Harriet Finkel <hattie.finkel@gmail.com>, Colleen Canning <ccanning@southhadleyma.gov>

Harriet,
Your email has been received and will be forwarded to the Board.
Anne

On Mon, Mar 13, 2023 at 11:40 AM Harriet Finkel <hattie.finkel@gmail.com> wrote:

Good Morning Ann,

I am writing to express my opposition to the proposed zoning change to the northeast corner of Routes 202 and 33 from current Residential A to Business A. This proposal offers no benefit to the Town and would only serve to benefit the applicant. As a Town Meeting Member, I could not support this change if it is presented as an Article at the May Town Meeting.

Please distribute this email to all Planning Board members and include these comments in tonight's Planning Board minutes.
Thank you.

Yours very truly,

Hattie Finkel
[450 Amherst Road](#), District D

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Anne Capra, AICP
Director, Planning & Conservation
Town of South Hadley
116 Main Street | South Hadley, MA 01075
(413) 538-5017 x6128
acapra@southhadleyma.gov

Public Hearing for Zoning Map Amendment Request filed by RLB Management to change the zoning designation of 280 and 286 Granby Road from Residence A-1 to Business A

Karen Hyvonen <kmhyv@juno.com>

Mon, Mar 13, 2023 at 10:11 AM

To: "SHPlanBoard@southhadleyma.gov" <SHPlanBoard@southhadleyma.gov>

Dear Planning Board Members,

I am troubled by how frequently careful planning and balanced, targeted approaches to town development are thwarted by calls for exceptions as soon as guidelines are confirmed. In this case, my understanding is that there is much flexibility in current zoning rules and thus no need for the changes requested. I would agree with a recent LTE in the Gazette expressing concern that such changes could also open the door to vacation rentals that could easily change the tenor of neighborhoods in unintended ways. Please support the carefully considered parameters already in place. Thank you.

Karen Hyvonen 1 Spruce Run

Sent from [Mail](#) for Windows

Fwd: Proposed zoning change on NE Corner of 33/202

Colleen Canning <ccanning@southhadley.ma.gov>
To: Colleen Canning <ccanning@southhadley.ma.gov>

Mon, Mar 13, 2023 at 6:00 PM

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

From: **Bobbie Salthouse** <bobbiesalthouse@gmail.com>
Date: Mon, Mar 13, 2023 at 3:20 PM
Subject: Proposed zoning change on NE Corner of 33/202
To: <acapra@southhadley.ma.gov>

Hi Anne,

I am writing to express my view that the Planning board adhere to the recommendations of the 202/33 Corridor Study (as well as the 2010 and recently updated Master Plan) all which recommend that the Robert Bolduc parcel be rezoned not as Business A but as low density mixed use, which encourages both commercial and much needed housing development. **If the parcel is rezoned Business A it would not be developed in a way that benefits South Hadley's statement vision for that area.**

Thank you,

Bobbie Salthouse