

South Hadley Redevelopment Authority

Minutes from Meeting on April 8, 2019

South Hadley Town Hall Room 205, 5:00 p.m.

Meeting called to order AT 5:00 P.M. Present: Frank DeToma, Imad Zubi, Tony Judge, Anne Capra, Win Lavallee, Diane LaRoche Minutes from 3/11/2019 were approved unanimously.

MEPA Application Proposals: Anne Capra gave a brief explanation of the MEPA review process, why MEPA review is required for the Redevelopment Plan; potentially large projects (such as daylighting of BATTERY Brook), any alteration of land, any environmental impact of redevelopment. Specific projects would need to refile for MEPA review later.

4 RFPs were received from consultants for preparation of MEPA application. The Redevelopment Authority will rank the 4 non-price proposals per state criteria. At our next meeting price proposals will be viewed after rankings and choice will be made based on best combination of ranking and price.

Anne is still working on edits to Redevelopment Plan recommended by DHCD, will post revised draft when ready.

Outreach: Once the Redevelopment Plan is fully approved by DHCD it will be posted to the town's website. Public hearings for the Plan should be coordinated with the MEPA public hearing process.

Advisory Committee should be brought up to speed on the process.

Frank will compile a list of Town Meeting members to contact.

Staff Report: Anne gave a brief update regarding a proposal to construct a mixed-use building at 36 Bridge Street. The lot is within the boundary of designated floodplain, any proposal may require creation of compensatory flood storage if impervious surface area is to be created (parking). MassDEP is unlikely to approve of any development in the floodplain. Planning Board may consider waiving zoning requirements for parking spaces to allow permitting of project.

Next meeting will be Tuesday, April 16, 2019 4:00 p.m. Town Hall Room 205

Adjourned 6:20p.m.