

**SOUTH HADLEY PLANNING BOARD VIRTUAL MEETING
MEETING MINUTES OF JULY 19, 2021
As Approved**

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; and Colleen Canning, Senior Clerk Planning and Conservation Department

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

Agenda Item #1 --- Open Comment Period

No members of the public indicated their interest to speak during the public comment period.

Agenda Item #2 --- Minutes

Draft minutes of the May 6 and May 18 Master Plan meeting and draft minutes of the June 14 and June 21 regular meeting were sent to the Board for review. Spelling errors were noted within the draft.

Motion: Member Davis moved to approve the May 6 and May 18 Master Plan meeting minutes and the June 14 and June 21 regular meeting as revised. 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 included in the agenda background materials. Additional correspondence relating to the scheduled public hearing continuance were emailed to the Board prior to the meeting.

Agenda Item #6 --- Meeting Schedule

The Board needed to finalize their meeting schedule date throughout the 2021 calendar year. The Board typically would meet the second and fourth Monday of each month. However, due to holidays and planned vacations, the Board decided to revise their meeting schedule as follows:

- August 16
- September 13
- September 20
- October 18
- October 25
- November 8
- November 22
- December 13
- January 3 (Tentative- Staff will verify if this date is observed as the New Year's holiday)

- January 24
- February 7
- February 28

Agenda Item #4 --- Public Hearing Continuance: Application for Special Permit for proposed new two-family dwelling on McKinley Avenue filed by Anthony Wheeler

Chair Hutchison called the public hearing continuance into order at 6:50 PM (See public hearing minutes)

The regular meeting reconvened at 9:00 PM.

Agenda Item #5 --- Decision: Application for Special Permit for proposed new two-family dwelling on McKinley Avenue filed by Anthony Wheeler

No decision was considered as the public hearing was continued to September 13, 2021 at 6:45 PM.

Agenda Item #7 --- Planning and Conservation Department Report

Anne Capra reviewed the following items:

- *Skinnerwoods* – The letter of credit was finalized and retained by the Town. The applicant was working with staff to get the Form H Plan recorded at the Registry of Deeds.
- *MassWorks Infrastructure Improvements* - Invitation for bids was issued and staff anticipated awarding the contract in the coming months
- *WoodLawn Plaza* – Funding had been secured and construction would commence in the Spring of 2022
- *Other grant activity* – Funding had been awarded for a feasibility study for the removal of the Titus Pond Dam through the ‘Municipal Vulnerability Preparedness Action Grant.’ A ‘MassTrials Grant’ application had been submitted for improvements to the Leaping Well Nature Trail

Agenda Item #8 --- Other New Business

- *PVPC Alternate Commissioner* – The position for alternate commissioner to the Pioneer Valley Planning Commission was now vacant. Interested parties were encouraged to apply.
- *Signature Authorization* – As the Planning Board recently appointed new staff, the Board could consider a motion to allow the new Director of Planning and Conservation to sign permits on their behalf due to the Covid-19 State-of-Emergency.

Agenda Item #9 --- Adjourn

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

The meeting adjourned at 9:18 PM.

Respectfully Submitted,
As Approved
Colleen Canning, Senior Clerk, Planning and Conservation Department

Appendix

Document	Document Location
QA Report	Attached

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

Application for Special Permit for proposed new two-family dwelling by Anthony Wheeler.
Property Location: southside of McKinley Avenue approximately 151 feet east of its intersection
with Newton Street (Assessor's Map #27 – Parcel #179)

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As Approved**

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Chair Hutchison called the public hearing continuance to order at 6:50 PM

The applicant, Anthony Wheeler, was present at the public hearing.

Revised project plans had been submitted since the previous hearing which sought to address comments of the board and concerns from the general public. Plans were revised to reflect a drive-under garage space to address concerns for adequate off-street parking at the location. Side-entrances for each unit had been contemplated at the previous hearing date. However, the applicant decided against that design as it would require steps and retaining walls to accommodate the site's existing grade which could create safety concerns for prospective tenants. Two draft parking layouts were provided for the Board. One plan showed adjoining blacktop and the other showed a lawned area between the two units' driveways. Mr. Wheeler explained that the updated plans were conceptual and the elevations were not accurate to construction specifications. The cost to create such did not make sense until plan approval. On-street parking could be prohibited as a condition of special permit approval. The majority of board members identified that the updated plans were an improvement from the initial submission.

Martha Terry, 25 Brainerd Street, addressed the Board. She submitted a google form (attached) which indicated her interest to speak at the hearing. She stated that, in previous years, she was a member of the Master Plan Update Committee and a member of a local taskforce which sought to review and recommend design standards for conversions of single-family homes to two-family homes. She stated that the existing McKinley Ave neighborhood was largely single-family homes and development of this project could lead to negative traffic and parking impacts. She stated that the proposed architecture was outside neighborhood's existing character and recommended that the dwelling look like a single-family home from the exterior to retain the character of the neighborhood.

Janine Knight, 17 McKinley Avenue, addressed the Board. She submitted a google form (attached) which indicated her interest to speak at the hearing. She was a direct abutter of the subject property and observed that the proposed dimensions and location of the dwelling had

changed from the initial submittal. These changes brought the structure closer to their shared property line. She expressed concern for the level of development considering the small lot size. She would support development of a single-family home.

Bruce Blanchard, 16 McKinley Avenue, addressed the Board. He stated that the elevations of the proposed structure were higher than allowed. He did not support the application as he was concerned for the level of development on a small lot.

A straw poll was performed amongst board members to allow each member to indicate if they saw the project as permissible given appropriate revisions. The majority of members did not indicate disapproval. However, at least one member indicated that they were not inclined to approve the project.

Anthony Wheeler explained the dimensional changes in the most recent plan set. The dimensions of the dwelling increased to accommodate the drive-under garages and the building's position was altered to accommodate the grade of the existing site.

John Urekew, 391 Newton Street, addressed the Board. He agreed with much of the public comments and did not support the proposed project.

Lenny Peitreas, 21 McKinley Ave, addressed the Board. He was opposed to the proposed project as the neighborhood was largely single-family homes and the project failed to meet the existing dimensional requirements.

Bruce Blanchard, 16 McKinley Avenue, addressed the Board again. He reiterated his concerns for the proposed dwelling's elevation and expressed his opposition to the project.

The Board discussed what materials would be required for the next hearing date as follows:

- Confirmation that the front yard setback is within compliance with local regulations
- Verification that the proposed grade of the site and height of the dwelling conform to local regulations
- Confirmation that the proposed project layout conformed to maximum impervious surface standards
- Consideration for the comments received from the public
- No rendering would be required

Members of the board indicated preference to the parking layout which included a lawn area.

Motion: Vice-Chair Mulvaney moved to continue the hearing to September 13, 2021 at 6:45 PM. Member Therien seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call.

The regular meeting reconvened at 9:00 PM.

Respectfully Submitted,
As Approved

Colleen Canning, Senior Clerk, Planning and Conservation Department

Document	Document Location
QA – Report	Attached
McKinley SP – revised plans	Planning Files
Martha Terry – Google Form	Attached
Jeanine Knight – Google Form	Attached

July 19, 2021 Planning Board Meeting Q&A Transcript

# Question	Asker Name	Asker Email	Answer(s)
1 If one side of the proposed duplex has 3 cars, where will these be parked if only one can fit in the garge and none should be parked in the turn around?	Martha Terry	marthaterry25@gmail.com	live answered
2 Also, I would like to hear from Mr. Wheeler about why the most recent rendering is 5.5 ft closer to my home at 17 McKinley and why now it takes up 1520 square feet as opposed to the originally proposed 1280sq ft.	Janine Knight	jknight@hampshire.edu	live answered
3 I can assure you that it's more than two neighbors who opposed this. Refer to the last meeting notes for those who also spoke against this.	Janine Knight	jknight@hampshire.edu	live answered
4 Additionally, why is it slated to be 5.5 feet closer to my home, 17 McKinley than the initial plan	Janine Knight	jknight@hampshire.edu	live answered
5 And why is it no longer equidistant between the current dwellings	Janine Knight	jknight@hampshire.edu	live answered

July 19, 2021 Public Hearing Continuance - Special Permit for Duplex on McKinley Ave

This public hearing continuance regards the application for a Special Permit to develop a new two-family dwelling filed by Anthony Wheeler for the property at the following location: southside of McKinley Avenue approximately 151 feet east of its intersection with Newton Street (Assessor's Map #27 – Parcel #179)

Application and Plan Materials are posted at bottom of page at the following link:

<https://southhadley.org/316/Project-Plans-M-through-Z>

Please note the Planning Board's Virtual Hearing Guidelines/Protocols posted at :

<https://southhadley.org/1043/Virtual-Public-Hearing-Guidelines> *



Check an acknowledgement that this was noted

Please State Your First and Last Name *

Martha Terry

Please State Your Street Address including City/State *

25 Brainerd St

Please State Your Email Address

marthaterry25@gmail.com

Do you wish to speak at the July 19th public hearing continuance regarding the Special Permit Application to construct a duplex on McKinley Ave? *

Yes

No

You may also submit written comments and/or questions. Do you wish to submit written comments and/or questions at this time? *

Yes

No

Please state any comments or questions you wish to submit at this time.

Do you have any other comments, questions, or information that the Board should be aware of? *

Yes

No

If "yes" to previous question, please provide such other comments, questions, or information below.

This form was created inside of southhadleyma.gov.

Google Forms

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Check an acknowledgement that this was noted

Please State Your First and Last Name *

Janine Knight

Please State Your Street Address including City/State *

17 McKinley Ave South Hadley, MA

Please State Your Email Address

Janine.raquel@gmail.com

Do you wish to speak at the July 19th public hearing continuance regarding the Special Permit Application to construct a duplex on McKinley Ave? *

Yes

No

You may also submit written comments and/or questions. Do you wish to submit written comments and/or questions at this time? *

Yes

No

Please state any comments or questions you wish to submit at this time.

I remain concerned about the size of the proposed dwelling based on the size of the lot, and as we understand it, this construction does not comply with current zoning laws. I want to reiterate that I would have no objection to a one-family home being built there and even the construction of a one-family home would require a special permit, to our understanding. That would be a slightly more appropriate size and would allow for adequate parking for the new residents and not result in overflow issues as often as it would for the proposed dwelling.

My new concern based on the newly released plans for the lot is that the structure is 5 feet closer to my property line, sitting at 16 feet away, than it is to the existing duplex on the other side, sitting at 21 feet away. Ideally the new structure would be placed equidistant from both existing homes adjacent to the proposed property.

Do you have any other comments, questions, or information that the Board should be aware of? *

Yes

No

If "yes" to previous question, please provide such other comments, questions, or information below.

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

Google Forms