

**SOUTH HADLEY REDEVELOPMENT AUTHORITY
ADVISORY COMMITTEE MEETING**

**Thursday, September 5, 2019
7:00 PM**

**South Hadley Public Library
Community Room
2 Canal Street, South Hadley**

Present: Frank DeToma, Redevelopment Authority Member; Tony Judge, Redevelopment Authority Member; Imad Zubi, Redevelopment Authority Member; Diane LaRoach, Redevelopment Authority Member; Anne Capra, Conservation Administrator/Planner; Richard Harris, Town Planner; Colleen Canning, Senior Clerk Planning and Conservation; Joanna Brown, Planning Board Member; Lucia Foley, Bike Walk Committee Member; John Hine, Town Meeting Member and Municipal Light Board Member; Liz Austin, Chair of the Connecticut River Watershed Association Board; Melissa O'Brien, Planning Board Vice-Chair; Andrea Miles, Selectboard Member, Marianne Millard, Chair of the Bike Walk Committee; Kevin McCaffery, Mount Holyoke College; Anne Award, Municipal Light Department Chair; Sarah Etelman, Selectboard Member; Wayne Cordos, Advisory Committee; Helen Fantini, Advisory Committee Chair and Town Meeting Member; Christopher Geraghty, Selectboard Member, Rep. Daniel Carey, State Representative.

Agenda Item #1 --- Discuss and Consider Status of South Hadley Falls Urban Redevelopment and Renewal Plan

Frank DeToma, Redevelopment Authority Member, presented the mission statement of the proposed redevelopment while utilizing a PowerPoint presentation.

Imad Zubi, Redevelopment Authority Member, presented goals of the proposed redevelopment plan.

Diane LaRoach, Redevelopment Authority Member, presented six areas of focus for the redevelopment plan

Tony Judge, Redevelopment Authority Member, presented community assets and resources represented in the redevelopment plan.

Anne Capra, Conservation Administrator/ Planner, presented the action plan and outlook for redevelopment.

Agenda Item #2 --- Public Outreach and Local Approvals for Urban Redevelopment and Renewal Plan – Next Steps and Timeframe

Anne Capra offered an overview to the Advisory Committee of the application process and the requirements set forth by the state that govern urban renewal. She explained that the plan is

currently under review through MEPA to assess the plan's environmental impact. Following review, MEPA will issue a certificate. A Public Hearing will be held at a Selectboard meeting on September 17, 2019 to discuss and consider the endorsement of the plan. Following endorsement by the Selectboard, the plan would then be considered for endorsement at a Special Town meeting tentatively scheduled for November 2019. Recommendations from the Advisory Committee were welcomed to aide in public outreach.

Joanna Brown, Planning Board member, inquired if the public hearing notices sent out included a link to the draft plan on the Town's website. The link was not included in the mailing. Richard Harris, Town Planner, recommended that the draft plan be linked in the town website's homepage as a 'news flash'.

Helen Fantini, Advisory Committee Chair, asked what would happen after endorsement and who would be the regulatory agency that would implement the plan. Anne Capra explained that the Redevelopment Authority was independent from the Town and they didn't have capital. Frank DeToma added that the plan's intention was to work on a vision for the Falls that had common goals. Richard Harris, Town Planner, stated that the plan could be viewed as 'owned by the community' but 'managed by the Redevelopment Authority'. He added that it would offer framework for administration of developments within the Falls and would give potential developers the understanding of what kind of developments the community wanted. This could be extended to the larger community involving neighboring towns.

Helen Fantini inquired who would be making the 'first move' relative to development. Richard Harris explained that private developments and public projects would work together for mutual benefit.

Marianne Millard, Chair of the Bike Walk Committee, was concerned about the cost of redevelopment to the Town. Richard Harris explained that acceptance of the Redevelopment Plan at Town Meeting did not guarantee future appropriation of funds. He referenced the Town's Master Plan that was endorsed at Town Meeting in 2010. The Master Plan was endorsed conceptually and was used as a tool to attract funding. No monies would be spent by the Town on redevelopment until after Town Meeting approval.

Liz Austin, Chair of the Connecticut River Watershed Association Board, inquired about the requirement for a Public Hearing and inquired who would be endorsing the plan. Anne Capra explained that the Public Hearing was required by State law. Following the hearing, the Redevelopment Authority would be seeking endorsement of the plan from the Selectboard. Liz Austin observed that the Selectboard Meeting room may not be large enough to accommodate hearing.

Lucia Foley, Bike Walk Committee Member, inquired if there were marketing materials for potential developers within the proposed redevelopment area. Frank DeToma responded that, if and when, the plan was endorsed, potential marketing materials would be generated. He

added that the generation of marketing materials would require some level of funding from the Town.

Joanna Brown wanted to know what types of developments residents of the Falls wanted to see. She referred examples of mixed use developments in outside communities. Frank DeToma responded that the proposed redevelopment plan would be reflexive of the Town's Master plan. Diane LaRoach, as a lifelong resident of the Falls, recognized the need for affordable housing.

Relative to affordable housing, Liz Austin inquired about any progress made in 40-R developments within the Falls. Richard Harris remarked that there were ownership issues that had prevented developments from pursuing the designation.

Marianne Millard recommended that, when addressing the proposed plan at Town Meeting, the presentation reflect the plan level; not an individual project level.

The Advisory Committee recommended that Diane LaRoche be designated as the person to present the proposed plan at the Public Hearing as she was a resident of the Falls and was able to 'tell a story' through her presentation of the materials.

Agenda Item #3 --- Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

There was no new business to discuss.

Respectfully Submitted,
Colleen Canning, Senior Clerk to Planning and Conservation

Appendix

Document	Document Location
Public Hearing PowerPoint Presentation of URRP	Redevelopment Authority Files
Draft URRP	Redevelopment Authority Files
URRP Executive Summary	Redevelopment Authority Files
URRP Public Hearing Notice postcard mailing	Redevelopment Authority Files