

## Background Materials March 4, 2024– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 3/1/24

**Cable Access Channel 15** –The Cable Studio has indicated that this meeting will be live streamed on Channel 15.

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**Background Reports for all Planning Board meetings** are posted online:

<https://www.southhadley.org/1274/Agenda-Background-Materials>

### AGENDA ITEM #1 Open Comment Period

This 10-minute period is set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 9/11/23, posted on the Town of South Hadley Planning and Conservation Department webpage here:

<https://www.southhadley.org/DocumentCenter/View/11705/Policy-on-Open-Comment-Period---As-Adopted-2023-09-11>

**Action Needed:** Allow members of the public to offer comments to the Board.

### AGENDA ITEM #2 Minutes

Planning and Conservation Coordinator Colleen Canning will forward minutes separately.

**Action Needed:** Vote to approve the minutes.

### AGENDA ITEM #3 Correspondence

Correspondence are attached.

**Action Needed:** No action needed.

### 7:00PM Public Hearing - AGENDA ITEM #4 Business A-1 Zoning Bylaw Amendment Petition

Amendment materials: [Request for Zoning Amendment- Business A-1 | South Hadley, MA - Official Website](#)

On December 28, 2023, Himanshu Patel, Managing Partner of SAI Shyam, LLC located at 506 Granby Road (Assessor’s Map 32, Parcel 52) submitted a request to the Selectboard for a Zoning Bylaw

amendment to the Business A-1 zoning district. The Selectboard referred the request to the Planning Board on January 16, 2024 for review. The Planning Board intends to open a public hearing on March 4, 2024, and thereafter, prepare a report to Town Meeting regarding the proposed amendment. The process for amending the Zoning Bylaw and Zoning Map are codified in MGL Chapter 40A, Sec. 5. *This proposal is a request to amend the Zoning Bylaw; it is not a Zoning Map amendment request.* Therefore, it applies to all parcels within the subject Business A-1 zoning district, and as such, there is no abutter notification. The notification for the proposed amendment is provided to all residents of South Hadley via posting notice of the intended March 4, 2024 public hearing in compliance with MGL Chapter 40A and the Open Meeting Law. Refer to the attached memo for discussion of this item.

## AGENDA ITEM #5 Discussion on Flexible Development Bylaw and Associated Bylaw Amendments

If time permits, we will continue discussion on these bylaw amendments. The Board began discussion of these bylaw amendments on 1/22/24. A detailed report summarizing the comprehensive bylaw amendment package is attached to this report. All proposed bylaw amendments are online [here](https://southhadley.org/1318/ProposedDraft-Bylaws): <https://southhadley.org/1318/ProposedDraft-Bylaws>

Town Counsel has reviewed the proposed bylaws and provided guidance for some changes that we will discuss. Revised versions of 255-31 Flexible Development and the Use Regulations Schedule are now posted to the website based on her comments.

There was discussion on considering lowering the acreage threshold in the Flexible Development Bylaw from five acres to three acres. To help us envision what increased density might look like, I've uploaded some density studies from other communities provided through MassPlanners. Most are for multifamily developments but thought they were worth sharing for this exploratory discussion (scroll to bottom of page at link below).

[Proposed/Draft Bylaws | South Hadley, MA - Official Website](#)

**Action Needed:** Continue discussion on amendments to Flexible Development Bylaw and associated bylaws.

## AGENDA ITEM #6

### Planning & Conservation Department Report on Planning Projects and Development Updates

#### **A. Route 202/33 Corridor Rezoning Project – Advisory Committee**

In response to the Request for Proposals for a consultant to develop rezoning recommendations and design guidelines for the Routes 202 and 33 corridor, we have received proposals from three firms. Those proposals are under review by Town staff (Assistant Town Administrator, Highway Superintendent, and Director of Planning and Conservation) and a recommendation will be made to the Town Administrator for awarding a contract. In the meantime, I am working to set up the project Advisory Committee.

The project Advisory Committee will consist of the following members, to be appointed by the Town Administrator:

Business owner within the study area (1)  
 Residential property owner within the corridor (1)  
 Resident at large (2) - each representing Town Meeting Precincts other than the corridor (corridor spans A, C and E)  
 Planning Board Member (1)  
 Planning Director

Advertisement for committee members is being posted through the Town website and social media, as well as the Town Reminder. To apply, complete the application form here: [Form Center • Application for Appointment to Board, Commissi \(southhadley.org\)](#) In the field “Other” write in “Route 202/33 Corridor Re-Zoning Advisory Committee”. **Applications are due Wednesday, March 13<sup>th</sup> by 3pm.**

Planning Board Member – One (1) Planning Board member will serve on the five member advisory committee. The Board needs to identify this member tonight.

Advisory Committee Roles and Responsibilities

The Advisory Committee will work with the project consultant and Director of Planning and Conservation to review and comment on analyses, draft re-zoning recommendations and draft design guidelines. Committee members are expected to participate in the following meetings and public engagement activities between April 1, 2024 thru May 1, 2025:

- Attend Advisory Committee meetings (6 to 8) – virtual and in person
- Review and comment on draft materials as developed by project consultant
- Attend public workshops (two in person, one virtual)
- Attend Planning Board public hearing (up to 4)

A summary of the project and scope of work is online [here: Route-202--33-Corridor-Re-Zoning-Project-Description \(southhadley.org\)](#)

**B. Next Planning Board Meetings and Other Important Dates**

*Planning Board typically meets the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month.*

3/11/24 – PB Mtg	500 Granby Road Illuminated Sign Permit
3/25/24 – PB Mtg	
4/8/24 – PB Mtg	
4/22/24 – PB Mtg	
5/6 – PB Mtg	
5/8/24	Annual Town Meeting
5/20 – PB Mtg	
6/10/24 – PB Mtg	
6/24/24 – PB Mtg	

AGENDA ITEM #7 Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

No additional business has been submitted to me as of the date of this notice.

**TO: Planning Board**  
**FROM: Anne Capra, AICP, Director of Planning and Conservation**  
**DATE: March 1, 2024**  
**RE: Proposed Business A-1 Zoning Amendment submitted by SAI Shyam, LLC, 506 Granby Road**

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On December 28, 2023, Himanshu Patel, Managing Partner of SAI Shyam, LLC located at 506 Granby Road (Assessor's Map 32, Parcel 52) submitted a request to the Selectboard for a Zoning Bylaw amendment to the Business A-1 zoning district. The Selectboard referred the request to the Planning Board on January 16, 2024 for review. The Planning Board intends to open a public hearing on March 4, 2024, and thereafter, prepare a report to Town Meeting regarding the proposed amendment. The process for amending the Zoning Bylaw and Zoning Map are codified in MGL Chapter 40A, Sec. 5. *This proposal is a request to amend the Zoning Bylaw; it is not a Zoning Map amendment request.* Therefore, it applies to all parcels within the subject Business A-1 zoning district, and as such, there is no abutter notification. The notification for the proposed amendment is provided to all residents of South Hadley via posting notice of the intended March 4, 2024 public hearing in compliance with MGL Chapter 40A and the Open Meeting Law.

All proposal materials are posted online here: <https://www.southhadley.org/1390/Request-for-Zoning-Amendment--Business-A>

### Summary of Proposed Amendment

The proposed zoning bylaw amendment would allow multifamily residential uses as part of a mixed use development within the Business A-1 zoning district. Under the current Zoning Bylaw, residential development is prohibited within Business A-1, and the stated intent is for "general business...to create vibrant commercial areas while minimizing impacts on roads and residential districts". The stated purpose of the proposed amendment is to support commercial uses along principal roadways while allowing for some residential development as part of a mixed use development. Specific features of the proposed amendment include:

1. Site Plan Review is required (includes abutter notification and a public hearing).
2. Only sites on "Principal Roadways" are eligible, summarized as Route 33, Route 47, Route 116, and Route 202.
3. There must be an existing commercial building within 200' of the principal roadway which the property fronts.
4. The parcel must be a single parcel with a minimum area of 112,120 SF (2.57 acres) within the Business A-1 zoning district.
5. Parcel must have a minimum of 125' of continuous frontage on principal roadway.
6. Total building coverage of first floor residential units shall not exceed 20%.
7. 50' vegetated buffer of adjacent detached single-family residences.
8. Reserved open space in the amount of 50% of the parcel.
9. Design Review and architectural design standards will be developed by the Planning Board and applied to projects.
10. Multifamily dwellings may not be located on the first floor within 200' of the principal roadway.
11. Multifamily dwellings located 200' or more from the principal roadway must conform to the Residence C zoning density (lot area per dwelling unit).
  - "On any tract or lot there shall be a minimum of 3,000 square feet of land area for each family unit located thereon plus 300 square feet of land area per bedroom in each unit. In the case of a row- or townhouse sold to an individual owner, each individual lot shall have a minimum land area of 2,000 square feet and a minimum frontage of 20 feet for each family unit.

[<https://ecode360.com/attachment/SO1428/SO1428-255b%20Dimensional%20Regulations%20Schedule.pdf> ]”

**Parcels Affected by Proposed Zoning Amendment**

<https://www.southhadley.org/DocumentCenter/View/12568/Business-A-1-Parcels-Analysis-By-Area>

Please refer to the attached maps for illustration of the parcels within the Business A-1 zoning district:

- Business A-1 Zoning District
- Business A-1 Zoning District – North
- Business A-1 Zoning District – South
- [Business A-1 Zoning Qualified Parcels](#)

Of the 85 parcels within the Business A-1 zoning district, only 6 of them meet the criteria within the proposed bylaw amendment and qualify for the proposed mixed use development. Those parcels are highlighted in grey in the table below, identified on the *Business A-1 Zoning Qualified Parcels Map*, and are located on Granby Road.

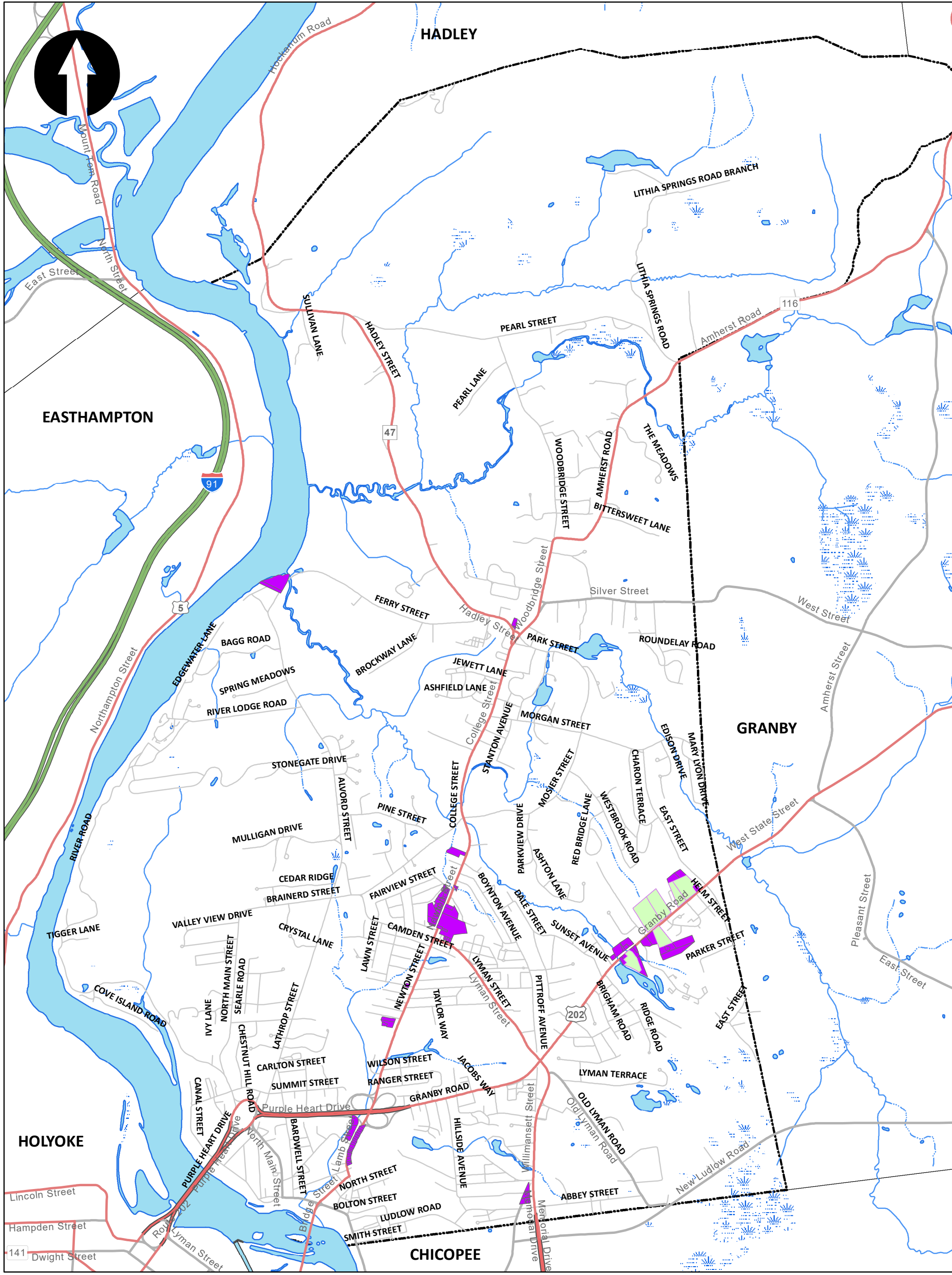
MAP	PARCEL ID	ST NO.	LOCATION	AREA (acres)	OWNERSHIP	40R DISTRICT	OTHER ZONE	CURRENT USE	QUALIFICATION COMMENTS
31	36	470	Granby Road	3.90	Maraline Development Corp.	No		Raymond Center Prof Bldg	Qualified
32	29	545	Granby Road	24.70	SHELD	No	Res A1	Vacant - Wetlands	Qualified but difficult to develop
32	31	589	Granby Road	5.90	Second Baptist Church	No		Church	Qualified
32	43	577	Granby Road	2.79	TJF Properties LLP	No		Taylor Rental	Qualified
32	46	515	Granby Road	9.22	Howie Realty, LLC	No		Hanger Pub & Grille	Qualified
32	52	506	Granby Road	4.15	Amherst Market TK, Inc	No		Liquor Town	Qualified
28	200	501	Newton Street	9.21	South Hadley Plaza LLC	Yes	BA & Res A2	Shops and Restaurants	Not qualified due to 40R District
31	104	1	Conti Drive	8.90	Stephen Rehm	No	Res A1	Page's Automotive	Not qualified - not on Principal Road
17	20	300	Newton Street	4.65	Joseph Marois	No	Res A2	Florist Shop	Not qualified due to Res A2 zoning
53	21	1	Alvord Street	3.85	Brunelle, Inc	No		Marina etc	Not qualified - not on Principal Road
28	309	488	Newton Street	3.17	Professional Bldg Multiple Owners	Yes		Office Condos	Not qualified due to 40R District

**Additional information**

The petitioner’s consultant discussed the concept of the subject zoning amendment at the November 13, 2023 Planning Board meeting. Information from that meeting is online here:

Meeting Minutes: [https://www.southhadley.org/AgendaCenter/ViewFile/Minutes/\\_11132023-5260](https://www.southhadley.org/AgendaCenter/ViewFile/Minutes/_11132023-5260)

Background Notes: <https://www.southhadley.org/DocumentCenter/View/12078/Agenda-Items---111323---Background>



# Business A-1 Zoning District - Qualified Parcels

## Town of South Hadley

- Legend**
- BUSINESS A-1 Qualified
  - BUSINESS A-1

Data Sources:  
 Zoning Districts - South Hadley Assessor, GIS Dataviewer  
 Parcels - Mass GIS L3 Parcel Datalayer  
 Roads - MassGIS

