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## REQUEST FOR ZONING AMENDMENT - BUSINESS A

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David Toplon <davet.hvca@yahoo.com>

Sun, Mar 3, 2024 at 4:46 PM

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To: "acapra@southhadleyma.gov" <acapra@southhadleyma.gov>, "ccanning@southhadleyma.gov" <ccanning@southhadleyma.gov>

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Dear Ms. Capra and Ms. Canning

I am writing on behalf of the Hadley Village Condominium Association at [540 Granby Road](#) aka Hadley Village Road. We are direct abutters to [506 Granby Road](#), the location of the Liquor Town retail store. It is just recently our understanding that SAI Shyam, LLC the owner of the aforementioned commercial property has requested that the town amend the classification of this property to allow multi family residential dwellings.

We are categorically opposed to this proposal for a number of reasons:

- 1) The proposed development's proximity to our Association and the presence of wetlands ie: there is a running stream on our shared boundary that also runs across the rear of the paved lot of the Liquor Town's retail store towards Conti Drive. We are worried that building a large number of multi family dwellings and the amount of paved parking necessary to service such dwellings could dramatically alter the already high water table by reducing available drainage and sending additional water in our direction.
- 2) Another important concern is not just for the residents of Hadley Village but for all drivers that use Route 202. As anyone who has tried to exit any business along the Route 202 corridor knows it is already difficult to do with the existing amount of traffic. I would suggest a request from the SHPD of the number of accidents in this area due to the extreme congestion we already experience. We have in a very short distance a large number of vehicles entering/exiting the Raymond Center Medical Complex, All Creatures Great & Small Veterinary Clinic, Pine Grove Condominium, the Mobil Service Station and Convenience Store, businesses on and at the end of Conti Drive. Then within just 500 feet of each other there are the entrances to Liquor Town's retail store, the busy Hanger Pub & Grill directly across the street as well as the entrance to the Hadley Village Condominium with 180 residential units right next door.
- 3) Also of concern is the density necessary to build the proposed number of units on what is a relatively small area of non wetland impacted land. We also worry about noise and light pollution that would occur from the necessary lighting for such a development.
- 4) Where would the entrance to the proposed development be? Conti Drive is a private road. How would that affect the businesses located on this road as far as maintenance and such. Is that road capable of handling such a large influx of traffic? Again - at the rear boundary of the Liquor Town retail store's parking lot is a running stream.
- 5) As abutters are surprised we were given no notice of this hearing along with the possible ramifications should the amendment pass. We are told that there were two postings in the Town Reminder's Legal Notices. I think we all know that while it meets the statutory requirements for such notification(s) we can agree that nobody really reads those notices?

We are aware that the Liquor Town store has been soliciting petition signatures from it's customers at it's cash registers in support of the amendment. With just a cursory look at the people that affixed their signatures to said petition that a large number of them are not even South Hadley residents. And an additional sizable amount of those signatories do not live anywhere near the proposed location. Further many put a street name but not a town that said street is located in. In any case we do not feel it proper and hope it carries little weight in the Board's decision for customers of a liquor store to attempt to influence a decision that will clearly minimally or not at all affect their day to day lives as it will the residents of Hadley Village Condominium, it's nearby residents and businesses and all that use Route 202.

As residents of South Hadley we all share the goal of wanting and having suitable affordable housing available for it's citizens. We enjoy the Liquor Town business and do not want to negatively impact it's success....as a liquor store. However we feel that the proposed zoning amendment for this parcel and subsequent proposed development thereof are not an appropriate use of the land and that the detriment greatly outweighs the benefit. Accordingly we strongly urge the Board to reject the proposed amendment.

Regards,  
David Toplon - Chairman  
Hadley Village Condominium Asso.  
413.532.9410