

Background Materials May 6, 2024– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 5/3/24

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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.

6:30 PM AGENDA ITEM #4 Public Hearing – Special Permit

Non-owner Occupied Short Term Rental – 112 River Road

Application online here: <https://www.southhadley.org/1410/15215/River-Road-112---Short-Term-Rental>

Permit application review checklists are attached – Special Permit and Short Term Rental. A non-owner occupied STR requires a Special Permit, which may be issued with conditions.

Department Comments:

Cornell, Conservation Administrator:

Regarding 112 River Road: this property is located in the flood zone and is susceptible to flooding. Online mapping indicates the house and driveway to be above the flood zone and are unlikely to be impacted in a high water event. I have observed these conditions during such events over the past two years. The water rose above the lawn but didn't reach the house or driveway. I recommend the owner post the emergency evacuation route in the home in case of emergency. The routes should indicate evacuation via the access road through Loomis Village (opened only during high water events) or back down River Rd to North Main St.

Cyr, District 1 Water Department – I have no comments on either of the applications.

Broderick, DPW – DPW has no concerns or comments on either of these applications.

Whitely, Treasurer – No comments.

Awaiting feedback from the Assessor.

Action Needed: Conduct the Public Hearing, accept public comment, deliberate on application, and take a vote on the application for issuance of a Special Permit.

7:00 PM AGENDA ITEM #5 Public Hearing – Site Plan Review

Owner-Occupied Short Term Rental – 5 Pine Street

Application online here: <https://www.southhadley.org/1412/Pine-St-5---Short-Term-Rental>

Short Term Rental Checklist is attached.

In April, the property owner Mary Callahan had submitted and withdrawn an Special Permit application for a non-owner occupied short term rental. She has now applied for Site Plan Review for an owner occupied short term rental. Per the Assessor's FY24 Property Card, the property is a 4 bedroom, 1-story single-family residence. The applicant is seeking to rent 3 bedrooms, 2 bathrooms and associated common areas.

Department Comments:

Cornell, Conservation Administrator – I have no comments.

Cyr, District 1 Water Department – I have no comments on either of the applications.

Broderick, DPW – DPW has no concerns or comments on either of these applications.

Whitely, Treasurer – I have no comments.

Rimbold, Assessor - No comments received.

Action Needed: Conduct the Public Hearing, accept public comment, deliberate on application, and take a vote on the application for Site Plan Review.

AGENDA ITEM #6 Discussion of Flexible Development Bylaw and Associated Bylaws Amendments

Proposed bylaw amendments and 4/22/24 presentation online:

<https://www.southhadley.org/1318/ProposedDraft-Bylaws>

The Board conducted a public listening session on 4/22/24 to entertain comments on considerations for amending the Flexible Development Bylaw. At this point, the Board needs to determine the direction it would like to proceed in with amendments to the bylaw. The following are items that need to be finalized:

- 3-Tier approach to open space conservation and density standards
- Housing types permitted (within applicable Tier)
- Minimum acres threshold for Flexible Development - 5 acres (current), 3 acres, no minimum
- Density Bonuses (affordable units, small units, other??)

In addition, Member Watchilla submitted the following topics for discussion in relation to the Flexible Development Bylaw amendments:

1. Dimensional Regulations within the same parcel
2. Buffer/Screening requirements from the public ROW
3. Setback requirements of development from the public ROW (so we see open space from the roadway and development is pushed back on site)
4. Height limitations on buildings

Currently we have nothing on the 5/20/24 meeting agenda, but I do expect possibly 2 ANRs to be submitted before then that would need to be scheduled for that night. Rob Watchilla will not be present on 5/20.

AGENDA ITEM 7 Planning & Conservation Department Report on Planning Projects and Development Updates

A. Climate Resilience Planning - Community Feedback Needed!

South Hadley is engaged in a new project to improve the community's resilience to the impacts of climate change by better understanding how people's lives are affected by extreme weather.

Community input can be provided in one of two ways:

1. Attend an upcoming community event and share your thoughts. Attendees will receive dinner and a \$10 gift card to Big Y!
 - **Wednesday, May 15th 6-8pm – Council on Aging, 45 Dayton Street**
 - **Tuesday, June 4th 6-8pm – BATTERY BROOK PARK LOG CABIN, 123 WILLIMANSETT STREET**

PLANNING FOR CLIMATE CHANGE IN SOUTH HADLEY

Come join us to talk about how extreme weather events such as heat waves, flooding, and more frequent large storms are impacting you and our community.



5/15/24: South Hadley Council on Aging (6-8 PM)

6/4/24: Buttery Brook Park @ 123 Willimansett St. (6-8 PM)



Register:
<https://qrco.de/SHMVP1>



Register:
<https://qrco.de/SHMVP2>

Attendees will receive dinner + \$10 gift card!

QUESTIONS??

acpra@southhadleyma.gov | (413) 538-5030 x6128

Where did this project come from?

Funding for our project is through an MVP 2.0 Grant from the Massachusetts Executive Office of Energy and Environmental Affairs. The Municipal Vulnerability Preparedness (MVP) program provides support for cities and towns in Massachusetts to build resilience to climate change. In May 2020, the community identified the top climate vulnerabilities for South Hadley and developed an action plan for building resilience to these (MVP 1.0). Several projects have been completed and/or are underway to address the vulnerabilities identified. The MVP 2.0 program expands on the work of South Hadley to date and provides new methods, tools and resources for building climate resilience within South Hadley. In particular, MVP 2.0 focuses on updating community resilience priorities with a focus on social equity and translating these priorities into action through project development and implementation.

The social equity components of this project are focused on conducting outreach to members of the community that may be under represented in community planning projects for a number of reasons. Other target populations include people and families that may not have regular access to transportation, low income, families with young children, food and/or housing insecure, people with disabilities, and seniors that may also meet some of these other criteria.

Our community outreach will have three phases:

Phase I – Gather feedback from people about their top priorities related to how they are impacted by extreme weather.

Phase II – Share the community priorities and identify possible “seed projects” to address some impact of climate change.

Phase III – Share possible seed project concepts and identify final seed project to be implemented.

A Seed Project is a project selected by the Core Team that will advance the community’s resilience priorities, and that can be completed in 9-10 months. We received \$50,000 from the grant to complete a Seed Project.

B. Next Planning Board Meetings and Other Important Dates

Planning Board typically meets the 2nd and 4th Mondays of the month.

5/8/24	Annual Town Meeting
5/20 – PB Mtg	
6/10/24 – PB Mtg	
6/24/24 – PB Mtg	
7/8/24 & 7/22/24	
8/12/24 & 8/26/24	
9/9/24 & 9/23/24	

C. Annual Town Meeting

May 8, 2024 @ 6:15pm

South Hadley High School, 153 Newton Street

Warrant and associated budget and appendices online here:
<https://www.southhadley.org/1356/2023-to-2024>

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.

Short-Term Rental Zoning Permit Application Review Site Plan Review and Special Permits

APPLICATION REQUIREMENTS

The following information is required for all Short-Term Rental Zoning Permit application (Site Plan Review and Special Permit). Before being issued a Short-Term Rental License by the Building Commissioner, Zoning Permit must be issued by the Planning Board.

Chapter 255-51 Short-Term Rental Zoning Bylaw: <https://ecode360.com/print/SO1428?guid=44060665>

Chapter 136 Short-Term Rental General Bylaw: <https://ecode360.com/44057973#44057973>

LOCATION: 112 River Road

COMPLETE	REQUIREMENT
YES	Site Plan and Parking Plan. Location of parcel boundaries, structures, floor plan, and parking.
YES	List of Dwelling Unit Rooms. Including bedrooms, offices, dens, living rooms, kitchen, sunroom, in the Dwelling Unit. The list shall include for each room: (i) whether or not the room will be rented; (ii) the maximum number of overnight guests that will be allowed.
YES	Owner and Emergency Contact Information. Name(s) and current contact information, including but not limited to mailing address, telephone number and email address, for all owners, or agent of the owner, and person who can be contacted 24 hours a day/ 7 days a week in case of Emergency.
YES	Trash Collection. Narrative detailing how trash will be stored and removed from the property.
YES	Snow removal. Narrative detailing how and where snow will be removed and stored on site.
YES	Owner Applicant Certification. Certification by the Applicant that the Applicant is the owner of the Principal Residence which is the subject matter of the Application.
YES	Self-Certification Checklist. Evidence of current compliance with all applicable local zoning and regulations, as well as state health, fire and building codes, shall be provided through submission of an Owner's Self-Inspection and Certification Checklist provided by the Town.
No deed restrictions	Deed Restrictions. Applicant shall provide certification that there are no deed restrictions on the property and if there are, that short term rentals do not violate said restrictions. Applicant must provide a copy of any restrictions.
YES	Compliance Affidavit. An affidavit certifying that the Owner will comply with all of the provisions of the Residential Short-Term Rental Property Bylaw.

PERMIT CONDITIONS

The following shall apply to any Site Plan Review Approval or Special Permit issued:

- A. Only spaces intended for human habitation may be offered for rent as Short-Term Rentals. For example, the applicant cannot offer for rent an accessory structure such as a shed or garage.
- B. Only legally established Dwelling Units may be offered for rent as Short-Term Rentals. Structures including but not limited to campers, mobile homes, RVs, tents/tent platforms, yurts, and any other temporary structure or mobile vehicle do not qualify as Dwelling Units for the purpose of short term rental lodging.
- C. Short-Term Rentals may not be advertised using any exterior signs or displays.
- D. All Short-Term Rental advertisements must include the license number issued by the Town.
- E. Only Owner-Occupants may offer all or part of their Principal Residence as a Short-Term Rental.
 - a. Owner Occupied
 - i. The owner-occupant or their representative must reside on the property during the rental period to satisfy the owner occupancy requirement.
 - ii. In the event the property is owned by multiple persons, related or unrelated, only one of the persons having an ownership interest in the property must reside on the property to be owner-occupied.
 - iii. In the event the property is owned by a business entity, a designated owner representative must reside on the property in a permanent or ongoing basis to carry out the functions as if they were the owner of the property.
 - b. Non-Owner Occupied
 - i. The owner-occupant must be the license applicant.
 - ii. The owner-occupant does not reside on the property during the rental period, however they assume all responsibility for the operation and maintenance of the property, including but not limited to any complaints as herein defined.
 - iii. In the event the property is owned by a business entity, a designated owner representative must be identified including their name and contact information.
- F. Licensees shall maintain liability insurance appropriate to cover Short-Term Rental use.
- G. Short-Term Rentals may only be rented to one party or group at a time, individual rooms may not be rented to separate, unrelated parties or groups at the same time.
- H. The number of individual bedrooms made available for Short-Term Rentals within a Dwelling Unit shall not be greater than the number of lawful bedrooms in the Dwelling Unit.
- I. Renting for less than Twenty-Four (24) hours is prohibited.
- J. Commercial meetings and uses are prohibited.
- K. License Posted. A license shall be conspicuously posted and maintained within the premises in a common area or area as is necessary to be visible to tenants and inspectors.
- L. Transferability. Short Term Rental Licenses shall not be transferable upon a change of ownership.

A. Except in the case of a special permit for changing a nonconforming use or structure, which is governed by § 255-7B, the SPGA must make written findings on the following mandatory standards, requiring that a proposed use will:		
1	<p>Comply with all applicable land use district, overlay district, and other specific requirements of this and other bylaws and regulations, and be consistent with the purpose and intent of this bylaw and of the land use district in which it is located;</p>	<p>Compliant with applicable short-term rental bylaws: 255-51 Residential short-term rentals Chapter 136 Residential Short-Term Rental Units RA2 zoning district – non-owner occupied STR allowed by Special Permit</p>
2	<p>Be suitable to the surrounding neighborhood and the "Land Use Area" in which it is located. Land Use Areas are identified and described in the section of South Hadley's Master Plan entitled "Land Use Area Vision Statements" (pages 1-10 through 1-19). In making this determination, the Planning Board shall take into consideration any guidance provided by the land use goals articulated in South Hadley's Master Plan, goals articulated in South Hadley's open space and recreation plan, and input from relevant boards, Town officials, and the public;</p>	<p>Location no within a 2010 Master Plan Land Use Area.</p>
3	<p>Be compatible with existing uses and uses allowed by right in the neighborhood, Land Use Area, and zoning district;</p>	<p>RA2 Zoning District; single-family residential allowed by right</p>
4	<p>Be compatible with the existing character of the neighborhood and Land Use Area, and/or zoning district. "Character" shall be understood to include prevalent patterns of: site design; setbacks from property lines; amount and location of parking; amount, type, location and quality of open spaces and landscaped areas; amount, type, and location of impervious surfaces; distances and relationships between buildings; density of building(s) relative to land area; building massing; architectural style and detailing; materials; buffering from adjacent uses; traffic volume and timing; noise; odors; and light.</p>	<p>FY24 Assessor's Property Card – 1-story, 2 bedroom single-family residential Inquiry submitted to Assessor.</p>

5	Be suitable for the property on which it is proposed, considering the property's, scenic, cultural and historic significance, and its ability to be buffered or screened from neighboring properties and public roads.	
6	Provide safe access for fire, police, and other emergency vehicles.	Emergency access from River Road.
7	Provide adequate water, drainage and waste disposal systems without causing significant harm to any natural water system or overloading any public water, drainage, or sewer system, or any other municipal facility.	Town water and sewer
8	Not cause significant traffic congestion, impair pedestrian or bicycle safety, or overload existing roads, sidewalks and trails, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.	Driveway accommodates two cars. Consider SP Condition – no on-street parking allowed; all vehicles for renters must be parked in driveway, not in yard or any other location on property.
9	Not result in excessive air, water, noise, or light pollution, or create any other public or private nuisance;	
10	Not degrade the scenic, rural, or historic character of the Town with structures or other lot features which are deemed visually objectionable in light of prevailing community as reflected in the goals articulated in South Hadley's Master Plan;	
11	Be consistent with the South Hadley Master Plan, provided that the Comprehensive Plan provides legally sufficient guidance and that the applicable provision of the Master Plan is not inconsistent with any specific provision of this bylaw;	
12	Comply with applicable criteria for site plans under § 255-148.	Per 255-51(D), site plan requirements, not those of Article XII.

<p>B. In addition, the SPGA may include in its written findings, where applicable, consideration of any or all of the following criteria to be satisfied by the proposed use, building or structure:</p>		
1	<p>For projects involving the removal of existing housing, not adversely affect the availability of affordable housing in the Town;</p>	<p>Not removing existing housing.</p>
2	<p>Not have an overall off-site impact that is significantly greater than the overall off-site impact that would be caused by full development of the property with uses permitted by right, considering relevant environmental, social, visual, and economic impacts;</p>	
3	<p>The adequacy and configuration of off-street parking and loading areas, including their nuisance impact on adjoining properties and on properties generally in the district;</p>	
4	<p>Harmony of signs and exterior lighting, if any, with surrounding properties;</p>	
5	<p>The location of the site, and proposed buildings or structures thereon, with respect to floodplains and floodways of rivers or streams;</p>	
6	<p>The absence of any other characteristic of the proposed use that will be hazardous, harmful, offensive or will otherwise adversely affect the environment or the value of the neighborhood or the community; or</p>	
7	<p>Provisions for energy conservation, for the use of renewable energy sources, and for protection of solar access.</p>	

Short-Term Rental Zoning Permit Application Review Site Plan Review and Special Permits

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Chapter 136 Short-Term Rental General Bylaw: <https://ecode360.com/44057973#44057973>

LOCATION: 5 Pine Street

COMPLETE	REQUIREMENT
YES – Assessor’s parcel map with parking identified for 6 cars in existing driveway; aerial photos of property	Site Plan and Parking Plan. Location of parcel boundaries, structures, floor plan, and parking.
YES – online application; floor plan of house with Exits indicated <i>*Floor plan shows 4 bedrooms + “Other room”; online application lists bedroom #5. Information shared with Assessor for updated valuation.</i>	List of Dwelling Unit Rooms. Including bedrooms, offices, dens, living rooms, kitchen, sunroom, in the Dwelling Unit. The list shall include for each room: (i) whether or not the room will be rented; (ii) the maximum number of overnight guests that will be allowed.
YES – online application	Owner and Emergency Contact Information. Name(s) and current contact information, including but not limited to mailing address, telephone number and email address, for all owners, or agent of the owner, and person who can be contacted 24 hours a day/ 7 days a week in case of Emergency.
YES – project narrative supplement	Trash Collection. Narrative detailing how trash will be stored and removed from the property.
YES – project narrative supplement	Snow removal. Narrative detailing how and where snow will be removed and stored on site.
YES – online application	Owner Applicant Certification. Certification by the Applicant that the Applicant is the owner of the Principal Residence which is the subject matter of the Application.
YES – online application; to be confirmed prior to STR License issuance by Building Commissioner	Self-Certification Checklist. Evidence of current compliance with all applicable local zoning and regulations, as well as state health, fire and building codes, shall be provided through submission of an Owner’s Self-Inspection and Certification Checklist provided by the Town.
YES – Deed provided – no deed restrictions	Deed Restrictions. Applicant shall provide certification that there are no deed restrictions on the property and if there are, that

	short term rentals do not violate said restrictions. Applicant must provide a copy of any restrictions.
YES – online application	Compliance Affidavit. An affidavit certifying that the Owner will comply with all of the provisions of the Residential Short-Term Rental Property Bylaw.
Massachusetts Room Occupancy Excise Registration Certificate provided	Other

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 - iii. In the event the property is owned by a business entity, a designated owner representative must reside on the property in a permanent or ongoing basis to carry out the functions as if they were the owner of the property.
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- J. Commercial meetings and uses are prohibited.
- K. License Posted. A license shall be conspicuously posted and maintained within the premises in a common area or area as is necessary to be visible to tenants and inspectors.

L. Transferability. Short Term Rental Licenses shall not be transferable upon a change of ownership.

**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
MAY 6, 2024 REGULAR MEETING**

Letters and Memos

- April 22 letter from Anna and Doug Bowen, 24 Pine Street, expressing opposition to the Site Plan Review application for a Short Term Rental at 5 Pine Street. (attached)
- April 22 letter from Doug and Regina Collins, 8 Pine Street, expressing opposition to the Site Plan Review application for a Short Term Rental at 5 Pine Street. (attached)
- April 30 letter from Robert and Liane Pueschel, 32 Pine Street, expressing opposition to the Site Plan Review application for a Short Term Rental at 5 Pine Street. (attached)

Legal Notices

Amherst

- Notice from the Amherst Zoning Board of Appeals for a public hearing on May 9 to consider the following: 1) Special Permit for a flag lot at 47 Red Gate Lane; and 2) Special Permit to convert a single family dwelling into a non-owner-occupied duplex and 180 North Whitney Street.
- Notice from the Amherst Zoning Board of Appeals for filing a decision for a Comprehensive Permit for 30 owner occupied affordable residential units in 15 duplex structures at 20 - 40 Ball Lane.

Chicopee

- Notice from the Chicopee Planning Board for filing a decision of approval for a waiver from frontage to create a single-family building lot on Kennedy Street.
- Notice from the Chicopee Zoning Board of Appeals for a public hearing on May 8 to consider a variance to waive requirements to connect to city sewer at 41 Robbins Road.
- Notice from the Chicopee Zoning Board of Appeals for filing a decision of approval for a variance from frontage requirements to create a single family building lot on Kennedy St.

Granby

-

Hadley

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Holyoke

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April 22, 2024

Dear Anne Capra, Planning Board Members, and Building Inspector,

Please include this letter as a public comment for the May 6th hearing regarding a Site Plan Review request for 5 Pine St. to establish a Short Term Rental. As long term residents at 24 Pine St., diagonally across from 5 Pine St., we continue to be opposed to a Short Term Rental in our neighborhood. This is not against Mary Callahan, this is against bringing this drastic change into our neighborhood, which will surely affect our peaceful residential way of life, and decrease our property values.

This is asking all of us long-term property owners to sacrifice property values for the benefit of one new resident's desire to establish a STR. If Mary Callahan's request is approved, it will set a precedent that will alter the character and general ambience of our A1 residential neighborhood. In the STR Bylaws 136-1 Purpose F, it states, "To help stabilize, protect, and enhance the essential characteristics of and quality of life within existing residential neighborhoods for all residents."

With all the concerns and opposition you have received from neighbors, how does Mary Callahan's request meet this Purpose as stated in the bylaws? How does inviting transitory visitors, who might stay a few days or close to a month in our A1 residential neighborhood, enhance our quality of life? It is instead a disruption to our community of single family homes. Mary Callahan's plan for a STR at 5 Pine St. is not compatible with our neighborhood's shared characteristics, and rather than enhancing, it will add instability to our quality of life.

Thank you for your attention in this critical issue.

Anna and Doug Bowen

Site Plan Review at 5 Pine Street So.Hadley

I would like to have this read at the public hearing on Monday 4/6/2024

I am sure that being a Planning Board member can, at times, be a thankless job. Well this is one of those times. Like most of our neighbors, we don't regularly follow town meetings, and were totally blindsided by this new AirB&B ordinance. Who would think that a law would have been enacted that could have such a detrimental effect on a neighborhood and it's property values. I am confident that most So.Hadley residents are unaware that this could happen in their neighborhood. I see nothing in the AirB&B ordinance that limits the number of rentable bedrooms in a Residence A neighborhood. Nothing that limits the number of cars if the blacktop is of adequate size. I have seen no mention of how many AirB&Bs are allowed in one neighborhood. At minimum, an AirB&B should have been limited to one short-term rentable bedroom in a Residence A neighborhood, but even that I would find inappropriately zoned.

AirB&B is a huge profitable corporation and homeowners that rent through AirB&B are doing it to make money. Mary bought the 5 Pine Street property for one reason only: to run a boarding house "AirB&B" in a beautiful neighborhood in a college town. If you read her application, it even says she will rent up to 3 individual bedrooms to individual people and they will have access to the kitchen and living areas. Short term rentals can only be for up to 30 days, but if these rentals turn over frequently, the neighborhood will see it as full time occupancy. Multi family dwellings belong in a neighborhood that is properly zoned for such dwellings.

For over 40 years, my wife and I have lived in this beautiful, quiet owner-occupied neighborhood. Now the view from our property will be an active AirB&B directly across the street from us, with up to 6 cars parked on a driveway. Owner-occupied or non owner-occupied, no fair-minded person could ever suggest that this won't affect the harmony and property values of our neighborhood.

The Town of So. Hadley should protect our property values, not undermine them. I don't know what it would take to right this wrong, but something should be done immediately to prevent this ordinance from having such a detrimental affect on other tax paying/resident's neighborhoods.

Thank you for your time,
Doug and Regina Collins

Date: April 30, 2024

To: Anne Capra and Planning Board members

From: Robert & Liane Pueschel

Subject: Site-Plan Review 5 Pine Street

Dear Ms. Capra and Board members,

We wish to inform the Planning Board that we continue to be opposed to Mary Callahan's recently revised plan for an owner-occupied Airbnb at 5 Pine Street. As you are aware, many neighbors and abutters are also opposed to this new plan.

Owner-occupied or not, allowing this permit to go forward will have a significant impact on our quiet neighborhood and set a precedent for possible disruptions in other A-1 districts.

Please take a moment to consider what it would be like living across the street from a house with up to 6 cars in the driveway, coming and going throughout the day and the disruption that this would cause. This would affect the tranquility of the neighborhood and would hardly be "enhancing quality of life" as stated in the Bylaws.

The concerns of long-time residents should be heard when making decisions that will affect the quality of their neighborhoods, and most likely affect their real estate values. Over the years, considerable money has been spent to improve the appearance and value of our property, as is the case with many of our neighbors. Property values should not be put at risk, nor should quality of life be compromised in order to accommodate someone's desire to run a Short-Term Rental (i.e. 'business').

We are asking you to consider denying the request for the revised plan for 5 Pine Street.

Robert and Liane Pueschel

32 Pine Street