

Background Materials August 26, 2024– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 8/23/24

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

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Sign up for [CivicReady](#) notifications for **weather alerts and emergency notifications**.

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.

AGENDA ITEM #4, 5 and 6 Review and Discussion of Flexible Development Bylaw and Associated Bylaws Amendments

Proposed bylaw amendments and past presentations are online:

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

Town Counsel Attorney Mead has reviewed the draft bylaws and provided comments, which are minimal but we will review these line by line in the meeting. See attached memo.

Action Needed: Review Counsel’s comments, make any necessary edits, finalize draft bylaws for public hearing on September 9th.

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

A. Next Planning Board Meetings and Other Important Dates

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

9/9/24	Right of First Refusal Notice - Lithia Springs Road Chapter 61 Land Sale Permit Extension Request for Park at Woodlawn Plaza Public Hearing - Flexible Development and Related Bylaws
9/23/24	Public Hearing - 460 Amherst Road - Alteration for nonconforming use/structure Approval of Town Meeting report on Flexible Development and Related Bylaws
10/7/24	
10/28/24	
11/4/24	
11/13/24	Special Fall Town Meeting
11/25/24	
12/2/24	
12/9/24	
January – 1/13 & 1/27/25	February – 2/10 & 2/24/25
March – 3/10 & 3/24/25	April – 4/14 & 4/28/25

B. Route 202/33 Corridor Rezoning Project

Project website: <https://community.innesassocltd.com/south-hadley>

The project advisory committee has been working for three months with the project consultant Innes Associates. Four community forums are scheduled with the first on September 16th at 6pm at the Council on Aging. Flier attached. Please circulate to your networks.

The focus of the first forum is to take a close look at how existing development patterns along the corridor compare to the existing zoning – Nonconformity analysis. Attendees will engage in an exercise to share their opinions on what the future development/redevelopment of the corridor should look like in terms of the built form.

The four forums are cumulative so people are invited to attend all of them, however feedback is welcome at any phase of the project.



Routes 202/33 Corridor
Zoning Amendments

COMMUNITY FORUM #1

01 **16TH SEPTEMBER, 2024**

Monday

6:00 - 8:00 pm

*South Hadley Council on Aging
45 Dayton Street*

Can't make it to the Forums?



*Scan for our interactive
project site and stay engaged
throughout the process!*

<https://community.innesassocltd.com/south-hadley>

*Be sure to share your opinions on the future development
of Routes 202 and 33 in South Hadley!*

*Attend the Community Forums or comment on the
interactive project website.*

AGENDA ITEM #8 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.



For more information
on the project scan
the code or visit

[https://southhadley.org/1400/
Route-202-33-Corridor-Re-Zoning](https://southhadley.org/1400/Route-202-33-Corridor-Re-Zoning)

Routes 202/33 Corridor **Zoning Amendments**



COMMUNITY FORUMS

01 16TH SEPTEMBER, 2024 *Monday*
6:00 - 8:00 pm

*South Hadley Council on Aging
45 Dayton Street*

02 16TH OCTOBER, 2024 *Wednesday*
6:00 - 8:00 pm

*Virtual via Zoom
Join the webinar:*



[https://us02web.zoom.us/j/88308956522?p-
wd=QsS-M8fBnZIOkSyVmcu1CbHiN8ANzg.nmOy-
8Ci7MxC_m3YZ](https://us02web.zoom.us/j/88308956522?p-wd=QsS-M8fBnZIOkSyVmcu1CbHiN8ANzg.nmOy-8Ci7MxC_m3YZ)

*Or Telephone: +1 646 558 8656
Webinar ID: 883 0895 6522
Passcode: 713870*

03 14TH NOVEMBER, 2024 *Thursday*
6:00 - 8:00 pm

*South Hadley Public Library
2 Canal Street*

04 16TH JANUARY, 2025 *Thursday*
6:00 - 8:00 pm

*South Hadley Public Library
2 Canal Street*

YOUR voice matters - please join us!

**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
AUGUST 26, 2024 REGULAR MEETING**

Letters and Memos

- Letter received August 20 from Martha Terry, 25 Brainerd Street, regarding the Planning Board's meeting format (attached).
- Notice received August 21 from the Historic District Study Committee for a public hearing on September 21 to consider establishment of the Old Firehouse Museum Local Historic District (attached).

Legal Notices

Amherst

- Notice from the Amherst Planning Board for a public hearing on August 7 to consider an application for Site Plan Review for construction of a mixed-use development on University Drive at Amity Street.
- Notice from the Amherst Planning Board for public hearing on August 21 to consider the following: 1) application for Site Plan Review for live/pre-recorded entertainment at Uptown Bar and Grill located at 104 North Pleasant St; and 2) application for Site Plan Review to allow renovation/expansion of the Jones Library to be constructed within the setback on the property of the Amherst Historical Society located 67 Amity Street.
- Notice from the Amherst Zoning Board of Appeals for a public hearing on August 8 to consider a special permit application to alter a pre-existing/nonconforming hotel/motel into a dormitory at 345 N. Pleasant Street.
- Notice from the Amherst Zoning Board of Appeals for a public hearing on August 22 to consider a special permit application to change an owner occupied duplex into a non-owner occupied duplex at 161 Chestnut Street.
- Notice from the Zoning Board of Appeals for a public hearing on August 29 to consider a comprehensive permit application for a 31-unit mixed income rental housing development at 70 Belchertown Road.
- Notice from the Amherst Zoning Board of Appeals for filing the following decisions: 1) modification of a special permit to change special conditioning regarding notification of ownership/management change at the Black Walnut located at 1184 North Pleasant St; 2) special permit renewal for quarrying operations at 1550 West St; and 3) special permit to construct a mixed-use building at 395 West Street.

Chicopee

- Notice from the Chicopee Board of Appeals for a public hearing on August 14 to consider a variance to create a new reduced single-family building lot from 148 Joy Street and leave the existing house on a reduced lot.
- Notice of decision denial from the Chicopee Zoning Board of Appeals for a variance to create a new reduced size single-family building lot from 37 Monroe Street.

Granby

- Notice from the Granby Board of Appeals for a public hearing on August 20 to consider a special permit application for an accessory dwelling at 125 Maximilian Drive.
- Notice from the Granby Planning Board for the following decisions: 1) Special Permit and Site Plan Approval for a special event venue at 145 Harris Street; and 2) Site Plan

Approval for a 50'x 60' barn/garage at 70 Chicopee Street; and 3) Special Permit and Site Plan Approval for construction of a mother-in-law suite at 0 Philip Circle.

Hadley

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Holyoke

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Planning Board of South Hadley Needs to Abide by the Will of the Citizens

The Planning Board of South Hadley has chosen to prioritize its own conveniences over the will of town residents. The May 2024 Town Meeting overwhelmingly voted to recommend that future Planning Board meetings be held in a hybrid format, in lieu of virtually as the Planning Board currently meets.

This topic was discussed at length in a recent Planning Board meeting. (<https://vimeo.com/956573700>, advance tape to one hour and 35 minutes.) Instead of moving forward to implement a hybrid meeting format, Planning Board members raised questions about logistics and details which all could easily be answered by the Town Administrator or another authority. The Planning Board focused on their personal conveniences rather than what is best for town residents.

On September 9, the Planning Board will hold a public hearing on Proposed Zoning Amendments and New Zoning Bylaws. They insist upon a virtual format for these very important issues. A virtual public hearing prevents in person, face to face contact with Planning Board Members and limits discussion. It also makes it impossible for citizens without a computer to participate. Moreover, attendees cannot see who else is at the meeting.

In closing, I strongly urge the Planning Board to reconsider its opposition to hybrid meetings. Other boards, such as the Select Board successfully conduct hybrid meetings. It is high time for the Planning Board to follow suit.

Martha Terry

South Hadley

To: Lisa Wong, South Hadley Town Administrator

cc: Town of South Hadley Planning Board
Town of South Hadley Clark
Trustees of the Old Firehouse Museum
Massachusetts Historical Commission

Date: August 21, 2024

Re: Public Hearing for the establishment of the Old Firehouse
Museum Local Historic District - scheduled for Sept 21, 2024 at 10AM

On May 15, 2024, we submitted a draft proposal for the establishment of the Old Firehouse Museum Local Historic District. The proposal was subsequently endorsed by both the South Hadley Planning Board and the Massachusetts Historical Commission. In addition, to date, it has been endorsed by the South Hadley Selectboard, the South Hadley Redevelopment Authority and South Hadley Falls Neighborhood Association.

At this time, we are giving notice of a public hearing, as required by Massachusetts General Law (Chapter 40C, Section 11). This hearing is scheduled for **Saturday, September 21, 2024 at the Old Firehouse Museum** (4 North Main St). The hearing will begin at 10AM; following the hearing, there will be tours of the Museum and grounds.

After the public hearing, the Study Committee will prepare the final report, incorporating the recommendations from the Planning Board, the Massachusetts Historical Commission, and the community. The Committee will then submit the final report to Town Meeting for consideration. Under 40C it must be adopted by a two-thirds affirmative vote.

Thank you for your consideration as we work to establish South Hadley's first local historic district.

Sincerely,

Melissa Taylor
Chair
South Hadley Historic District Study Committee

Committee Members:

Gerald Judge
Robert Judge, Vice Chair
Leo Labonte
Diane LaRoche, Clerk
Eleanor Small

You are **invited**

Please join us at a public hearing to hear about plans for South Hadley's first Local Historic District

The South Hadley Historic District Study Committee is proposing the "Old Firehouse Museum Local Historic District" consisting of the town-owned firehouse and the adjacent Fred M. Smith Memorial Green.

Please join us to hear more about the proposal. The Committee members will discuss the benefits of this district to South Hadley and will answer your questions.

Sept 21, 2024 @ 10AM

Old Firehouse Museum (4 North Main St)
Hosted by the South Hadley Historic District Study Committee

The hearing will begin at 10AM
Tours of the museum and grounds will follow
Light refreshments will be provided

To date (8/21/24), this proposal has been endorsed by the Massachusetts Historical Commission, the South Hadley Planning Board, the South Hadley SelectBoard, South Hadley Redevelopment Authority, and the South Hadley Falls Neighborhood Association.

For more information use the QR code or email melissataylor7500@gmail.com

