



Routes 202/33 Corridor

Zoning and Design Guidelines Study and Text for Town Meeting

Town of South Hadley

Advisory Group #4

August 19, 2024



AGENDA

1. Progress Update and Check-in
2. Non-Conforming Parcel Analysis
3. Social Pinpoint
4. September Community Meeting: Run of show
5. Next steps

WELCOME AND INTRODUCTIONS

Committee Members

Michael Beauchemin

Ken LeBlanc

Dan Luis

Nate Therien

Martha Terry

Town Staff

Anne Capra, AICP,
Director, Planning and
Conservation

Consultant Team

Emily Keys Innes,
AICP, LEED AP ND,
President

Supriya Kelkar,
AICP, LEED AP ND
Urban Planner/Designer

WELCOME! Committee Role and Responsibilities

Role

Review meeting materials.

Provide feedback to the consultant team.

Assist with planning for community workshops.

Help spread the word about the project to the community and encourage people to attend the meetings.

Responsibilities

Attend meetings!

Read materials in advance.

Be kind and respectful during discussions.

Speak up! We want to listen to all of you – your input is critical at every stage of this process.

PROJECT PROCESS AND TIMELINE

Task 1: Project Initiation (this meeting completes this task!)

Task 2. Analysis of Conditions. Review current built environment, identify buildings of concern, evaluate the proposed boundaries and edges.

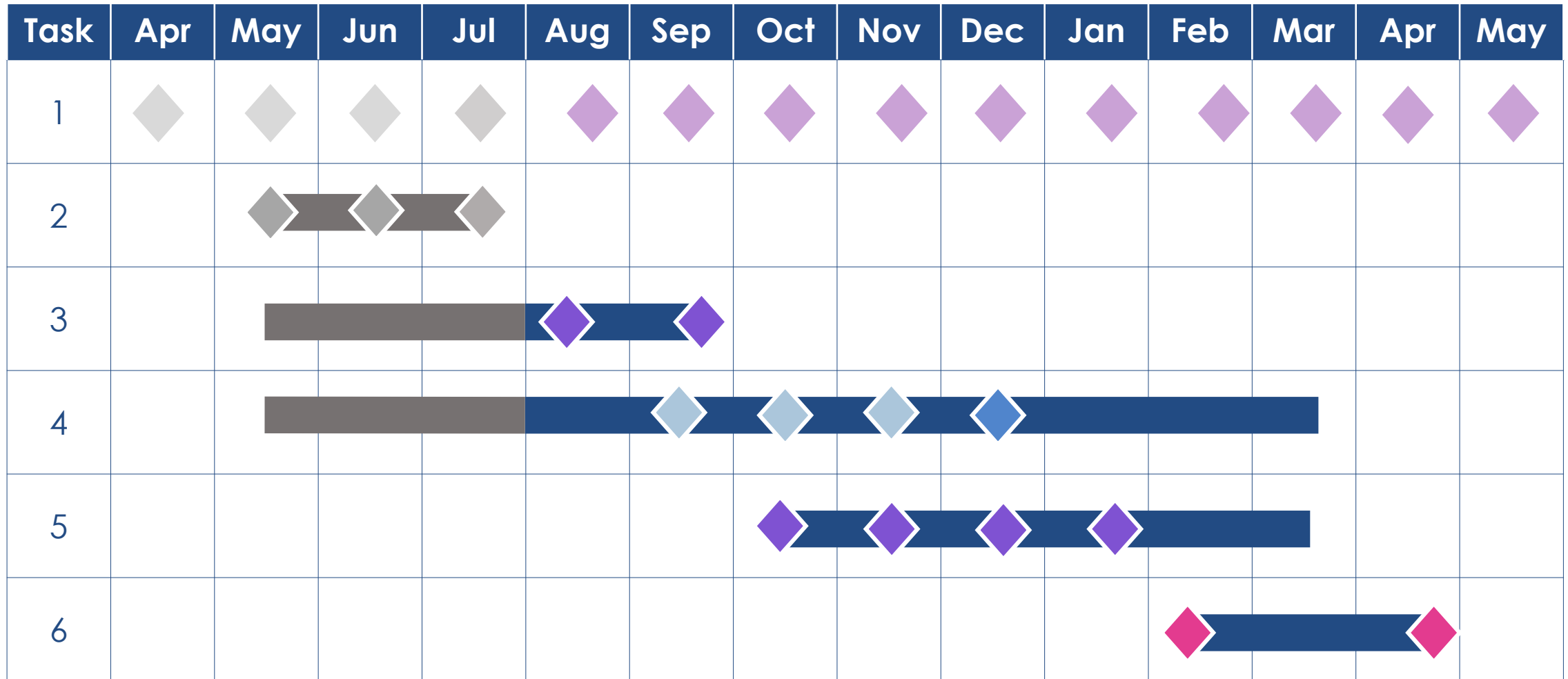
Task 3. Draft Zoning, Boundaries and Design Guidelines. Develop draft framework for zoning, boundaries, and design guidelines; test with steering committee and confirm.

Task 4. Community Input. Develop engagement and outreach plan; conduct two in-person workshops and one virtual workshop.

Task 5: Revised Zoning and Testing. Complete bylaw and design guidelines; present to community. Revise draft.

Task 6: Planning Board Hearing. Present drafts to Planning Board at public hearing. Revise for Town Meeting warrant.

Timeline



HOMEWORK CHECK IN

- ▶ Promotion activities status
 - ▶ Direct Mailing - Town
 - ▶ Newsletter – Martha
 - ▶ Corridor Businesses – Nate & Dan
 - ▶ Social Media - Mike

SCHEDULE FOR MEETINGS AND WORKSHOPS

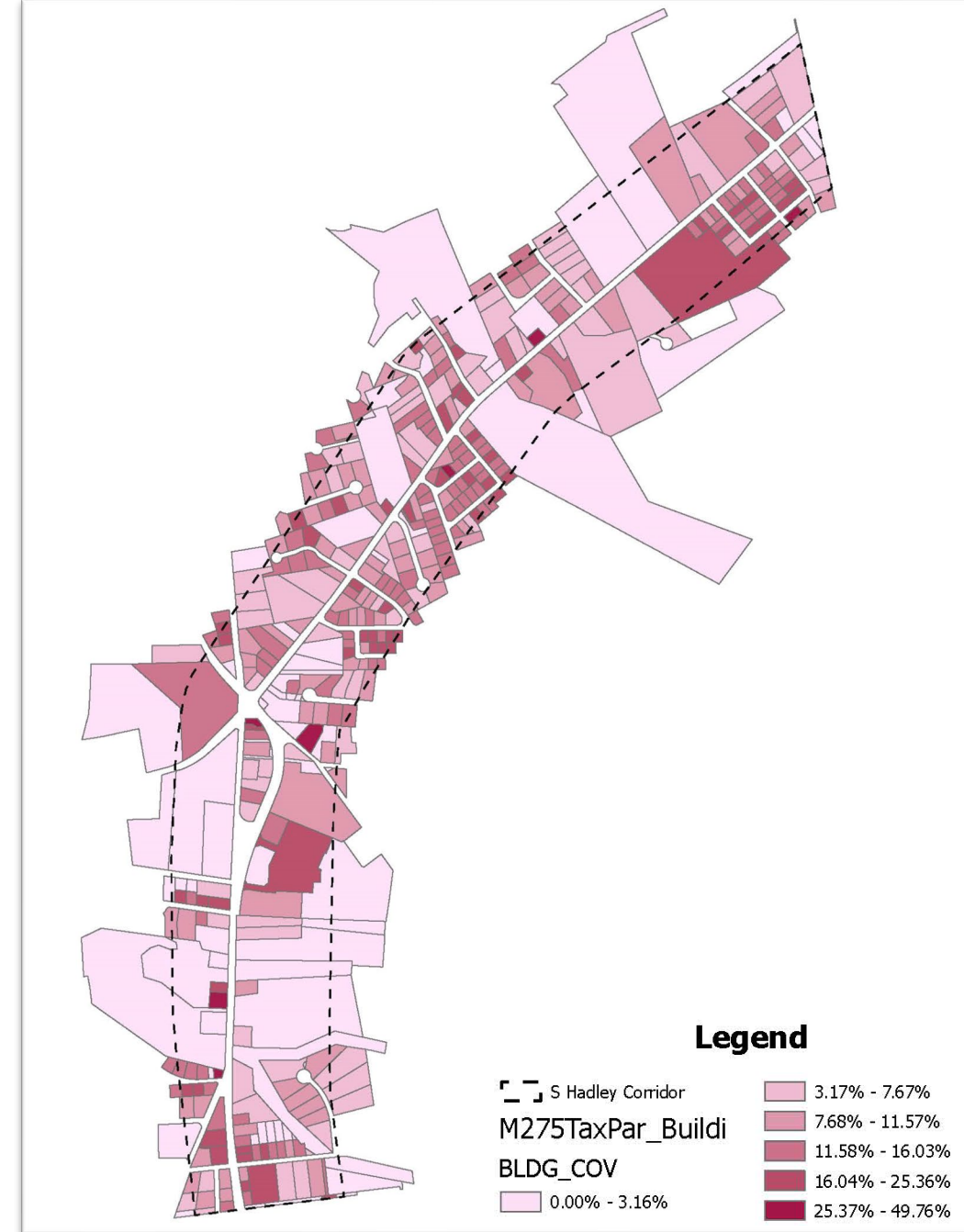
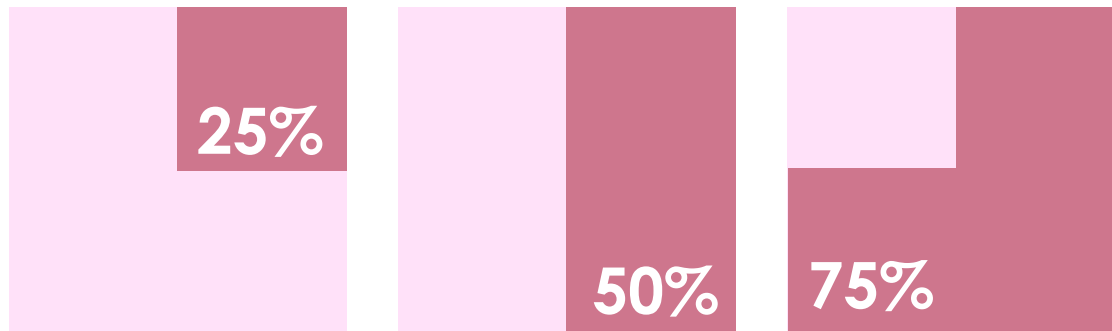
#	Format	Topic	Proposed Date
1	In-person Workshop	Building and site form and design	September 16
2	Virtual Workshop	Boundaries and uses	October 16
3	In-person Workshop	Design guidelines and standards	November 14
4	In-Person Presentation	Draft zoning and design guidelines	January 16
5	Planning Board Hearing	Draft zoning and design guidelines for Town Meeting Warrant	February/March

REVIEW

Non-conformities Analysis

► Building Coverage Analysis

Building coverage is defined as the percentage of the lot area that is covered by building area.

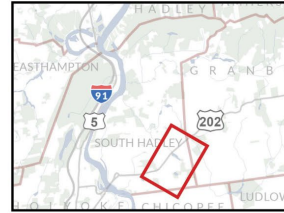


REVIEW

Non-conformities Analysis

▶ Building Coverage Analysis

Principal Uses	Min. Lot Area (SF)	Max. Building Coverage (%)
Residence A-1	22,500	30
Residence A-2	12,500	40
Residence C	87,120	20
Business A-1	25,000	30
Business C	20,000	50



South Hadley Corridor

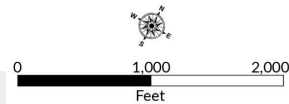
Dimensions - Building Coverage

LEGEND

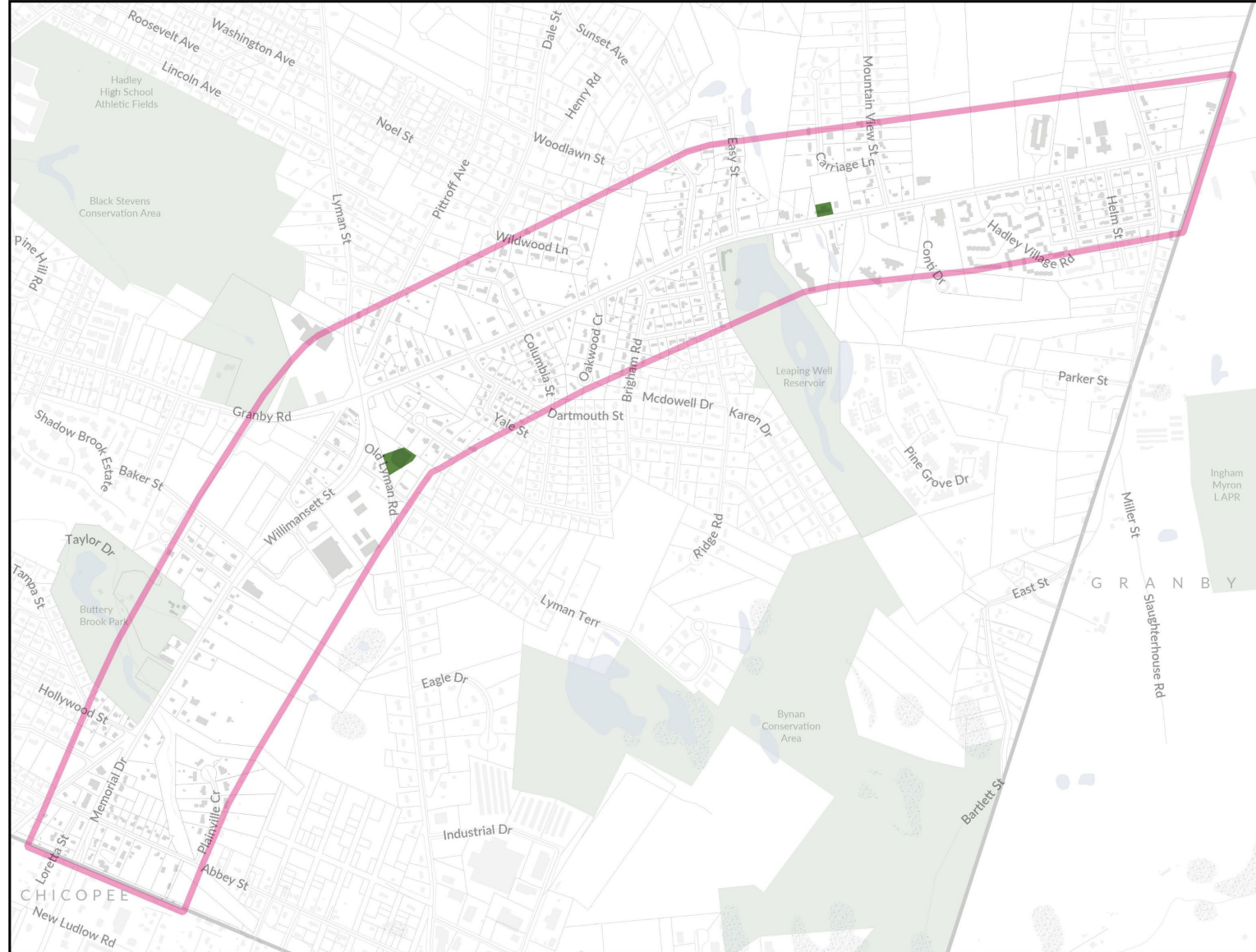
Lot Conformity by Building Coverage

- Conforming
- Nonconforming

Building coverage is calculated by dividing the area of a building footprint within a lot by the total area of the lot.



This map was produced in August 2024 by Innes Associates for the Town of South Hadley using data from MassGIS, Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

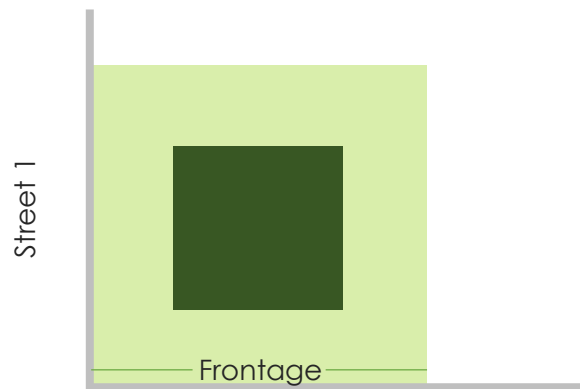


REVIEW

Non-conformities Analysis

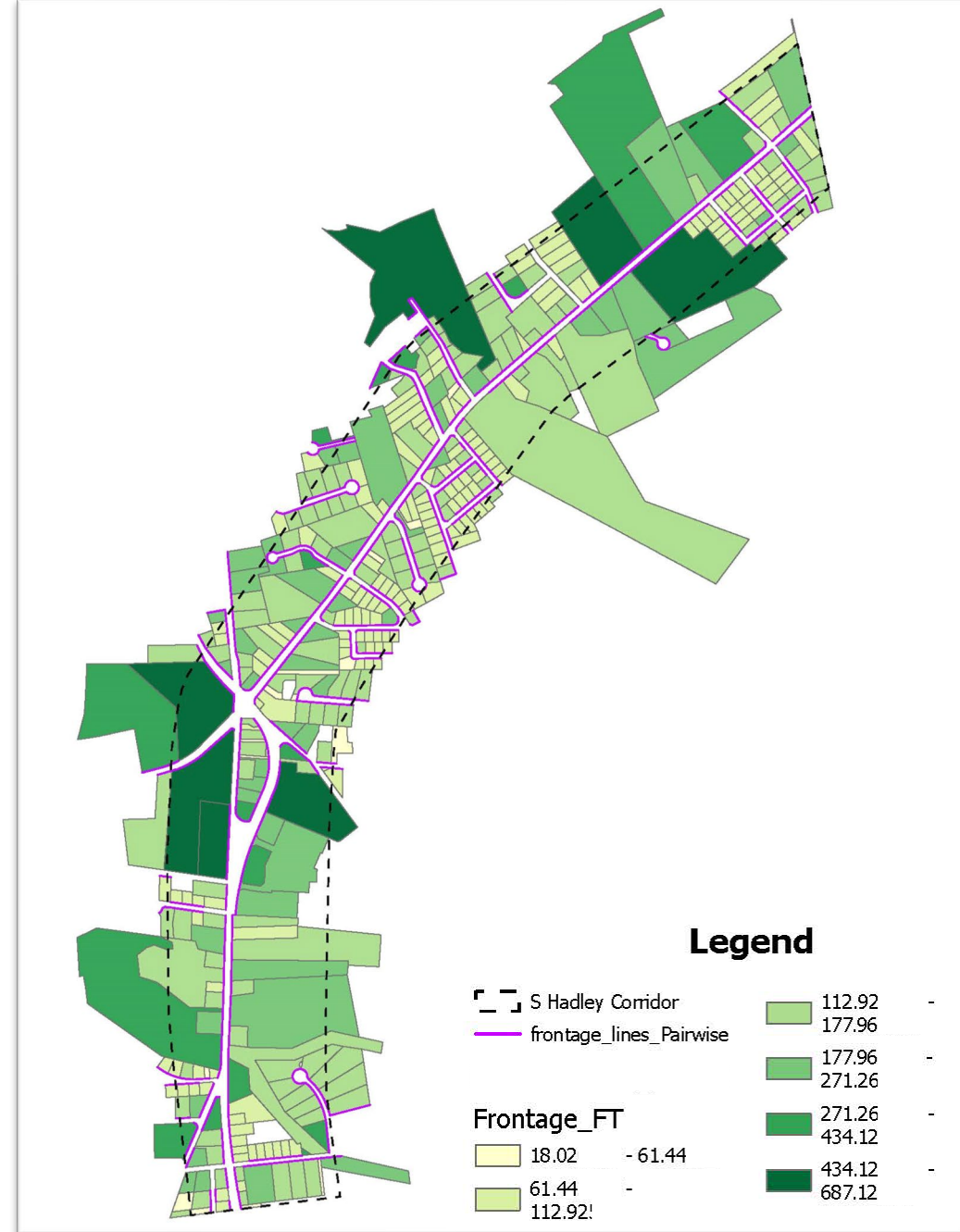
► Frontage Analysis

The part of the land that is next to a street or road (based on the address of the property).



Street 2

Property Address Street



REVIEW

Non-conformities Analysis

▶ Frontage Analysis

Principal Uses	Min. Lot Frontage (SF)
Residence A-1	125
Residence A-2	100
Residence C	None
Business A-1	125
Business C	100



South Hadley Corridor

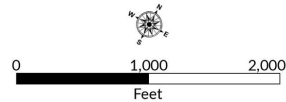
Dimensions - Frontage

LEGEND

Lot Conformity by Frontage

- Conforming
- No Frontage
- No Frontage on Principal St
- Nonconforming

Frontage is measured as the length of the frontage line on the lot's principal street. The lot's principal street is determined as the assessed site address in the assessors' data table.



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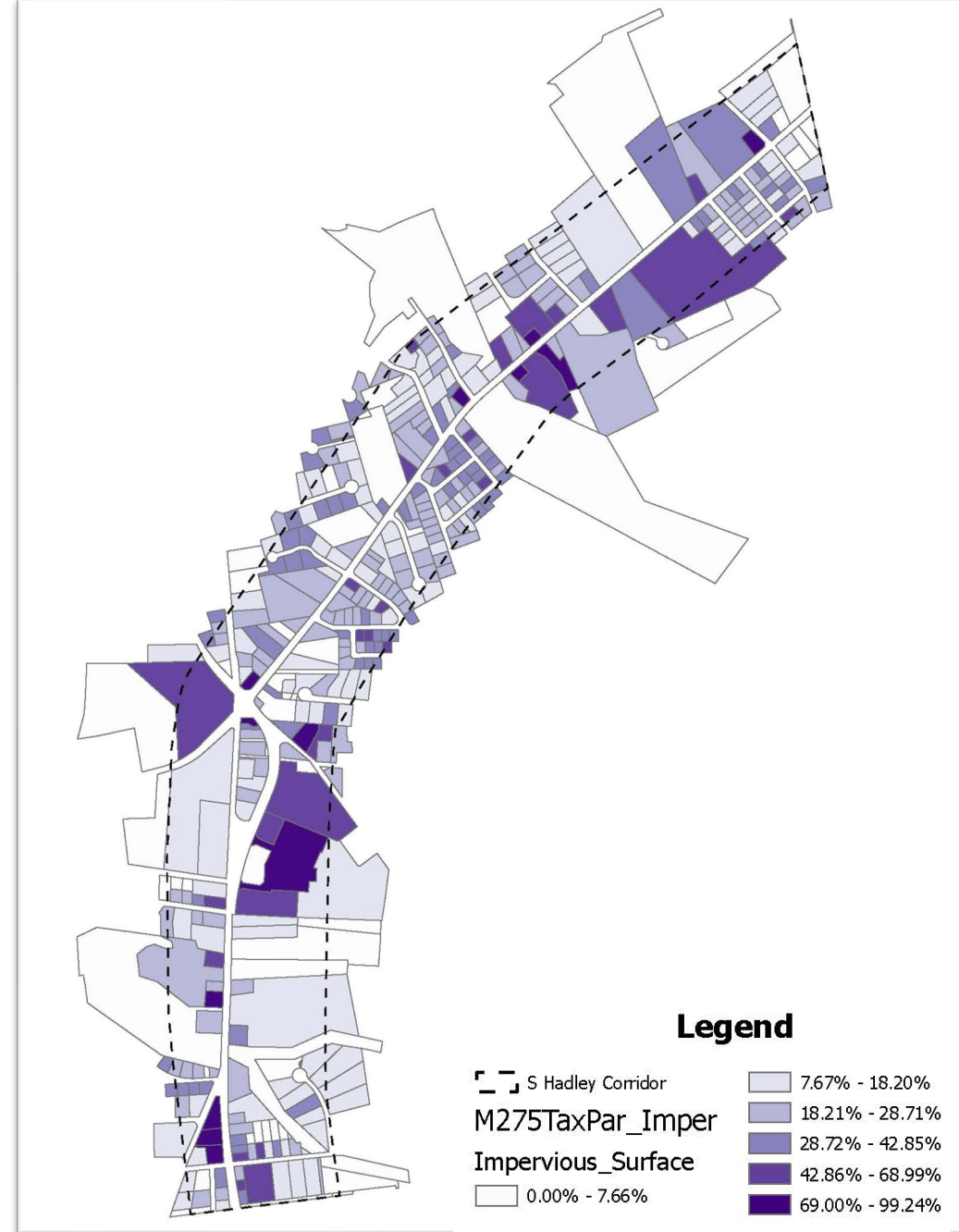
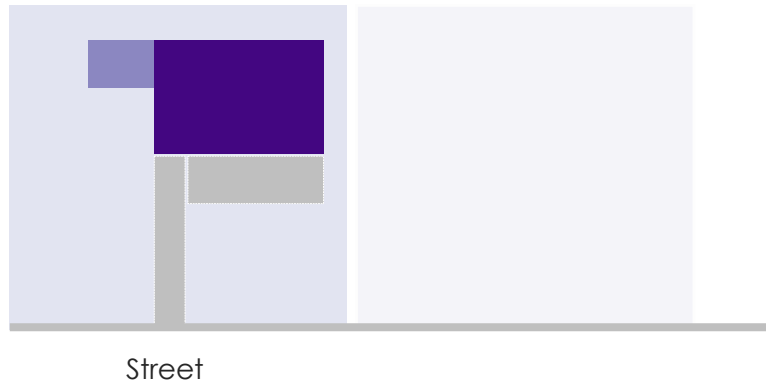


REVIEW

Non-conformities Analysis

► Impervious Surface Analysis

Includes constructed surfaces, such as buildings, parking, sidewalks, roads, and driveways.



REVIEW

Non-conformities Analysis

► Impervious Surface Analysis

Principal Uses	Max. Impervious Coverage (%)
Residence A-1	60
Residence A-2	65
Residence C	50
Business A-1	80
Business C	80



South Hadley Corridor

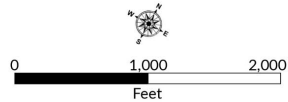
Dimensions - Impervious Coverage

LEGEND

Lot Conformity by Impervious Surface Coverage

- Conforming
- Nonconforming

Impervious coverage is calculated by dividing the area of impervious surfaces within a lot by the total area of the lot.



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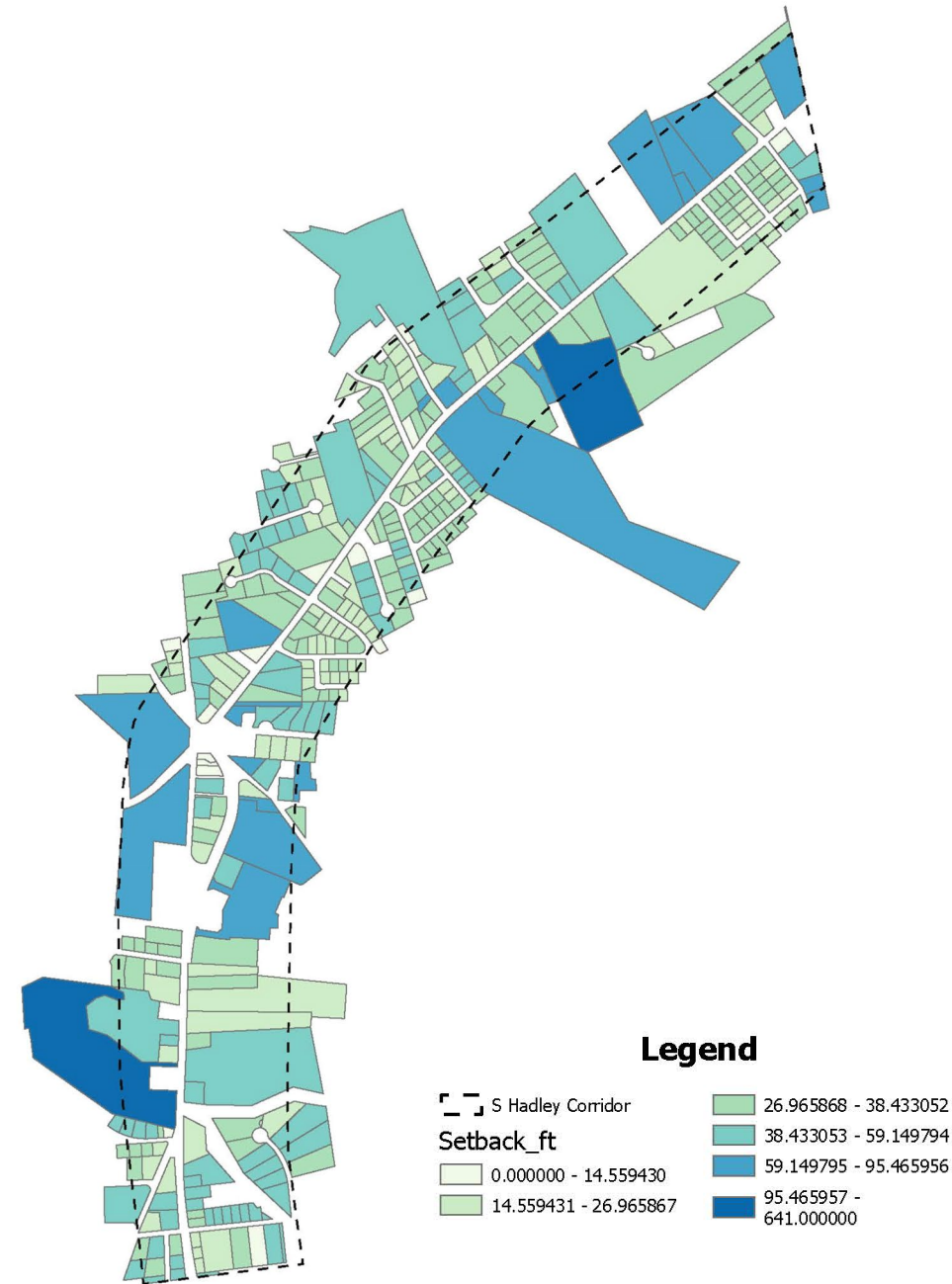
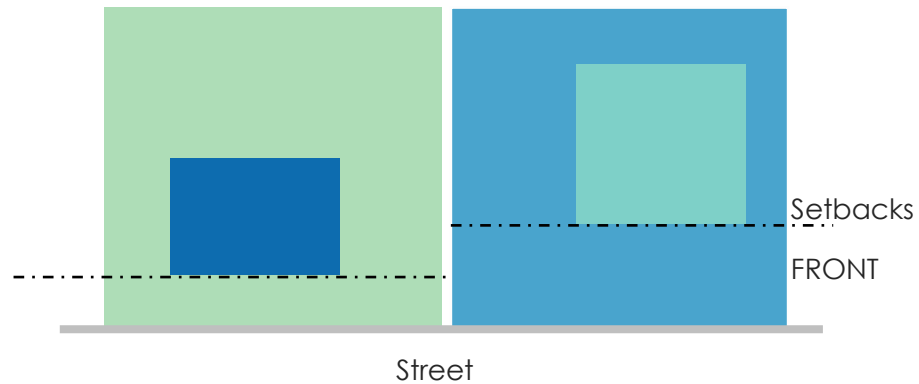


REVIEW

Non-conformities Analysis

► Setback Analysis

The distance between a property line and the area where building can take place.



REVIEW

Non-conformities Analysis

▶ Setback Analysis

Principal Uses	Front	Side	Rear
Residence A-1	40	20	25
Residence A-2	25	10	20
Residence C	30	50	50
Business A-1	0	15	50
Business C	10	15	25



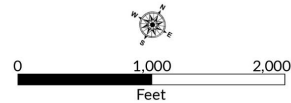
South Hadley Corridor
Dimensions - Front Setback

LEGEND

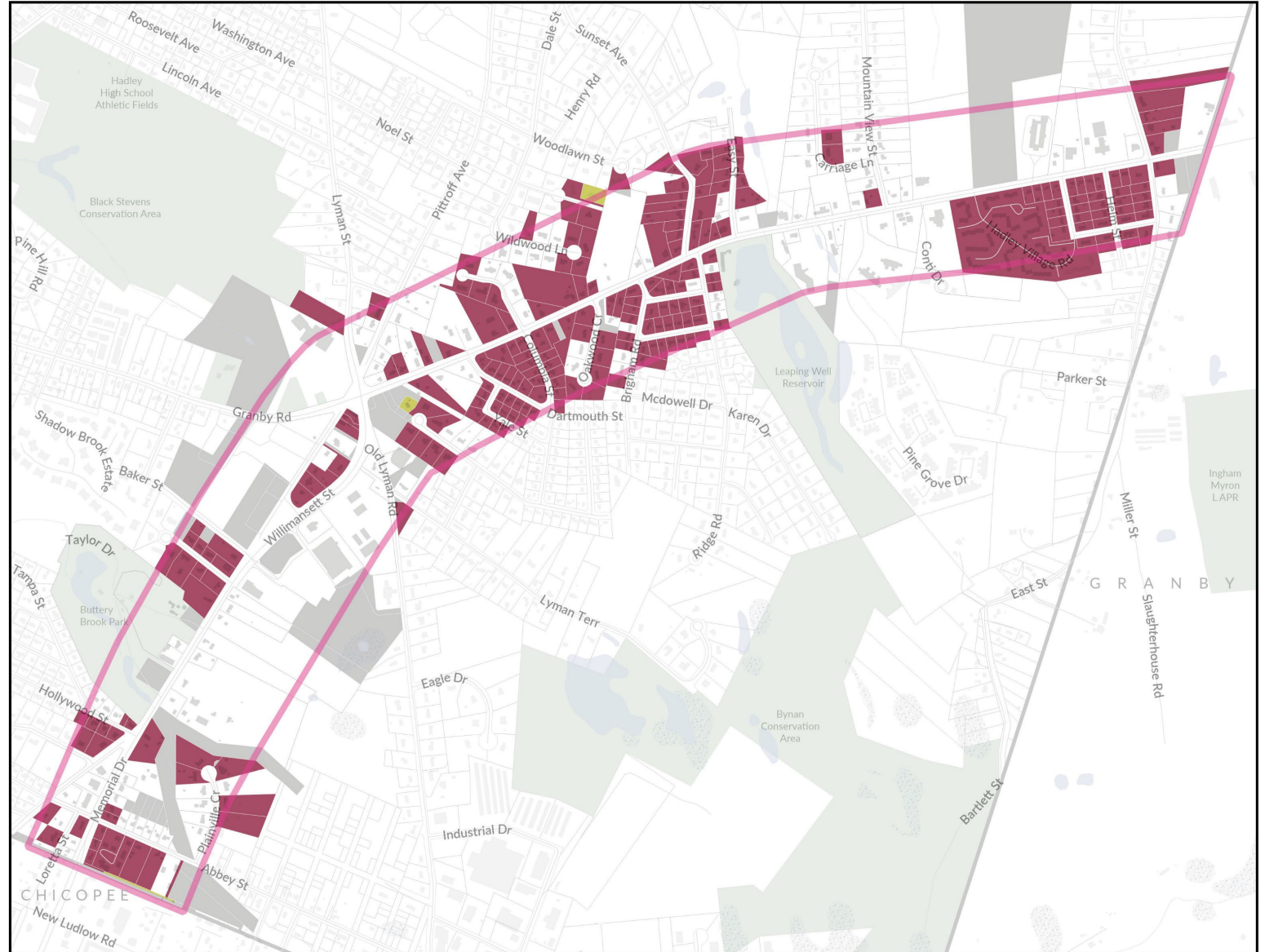
Lot Conformity by Building Front Setback

- Conforming
- No Building
- No Frontage
- Nonconforming

The front building setback is measured as the closest distance that the building is set back from the lot's assessed principal frontage line.



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SEPTEMBER COMMUNITY MEETING

DRAFT Agenda

- ▶ Welcome
- ▶ Introduction to the Team and Committee
- ▶ What is this project about?
- ▶ Zoning 101
- ▶ Interactive Workshop
- ▶ Next steps

SEPTEMBER COMMUNITY MEETING

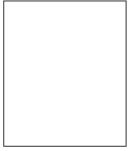
Promotional Material




Scan for our interactive project site! Stay engaged throughout the process!

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

**Routes 202/33
Corridor Rezoning**



<p>SEPTEMBER 16, 2024 <i>Monday</i> 6:00 - 8:00 pm</p> <p><i>South Hadley Council on Aging 45 Dayton Street</i></p> <p>OCTOBER 16, 2024 <i>Wednesday</i> 6:00 - 8:00 pm</p> <p>Virtual via Zoom https://us02web.zoom.us/j/88308956522?pwd=QsS-M8fBnZlOkSyVm-cu1CbHiN8ANzg.nmOy-8Ci7MxC_m3YZ</p> <p>Join the webinar: </p> <p>Or Telephone: +1 646 558 8656 Webinar ID: 883 0895 6522 Passcode: 713870</p>	<p>NOVEMBER 14, 2024 <i>Thursday</i> 6:00 - 8:00 pm</p> <p><i>South Hadley Public Library 2 Canal Street</i></p> <p>JANUARY 16, 2025 <i>Thursday</i> 6:00 - 8:00 pm</p> <p><i>South Hadley Public Library 2 Canal Street</i></p> <hr/> <p>Contact: Anne Capra Director, Planning and Conservation</p> <p>413-538-5030, ext 6128 acapra@southhadleyma.gov</p>
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NEXT STEPS

Homework!

- ▶ Review Community Forum materials
- ▶ Public engagement responsibilities (Monthly check-in)

Next meeting (Community Forum - September 16th)

- ▶ Non-conforming analysis based on current zoning (in StoryMap)
- ▶ Social Pinpoint promoted
- ▶ Meeting and Workshop Materials

