

# Background Materials March 10, 2025– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 3/7/25

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

## Help us help you stay informed!

Receive notifications when **Planning Board notices** are posted to the Town website. Customize your notifications and whether you want to receive them by email or text here:

[Alerts & Notifications | South Hadley, MA - Official Website](#)

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 required.

### AGENDA ITEM #4 136 East Street ANR

An ANR application has been submitted for 136 East Street, Assessor’s Map 35, Parcel 6, by the owner of the property, 136 East Street LLC. The property contains 9.8 acres with a single-family dwelling and barn in the Residence A-1 zoning district, with a minimum frontage requirement of 125’. The plan proposes to create one new lot – Lot A / 22,505 Square feet with 125’ frontage.

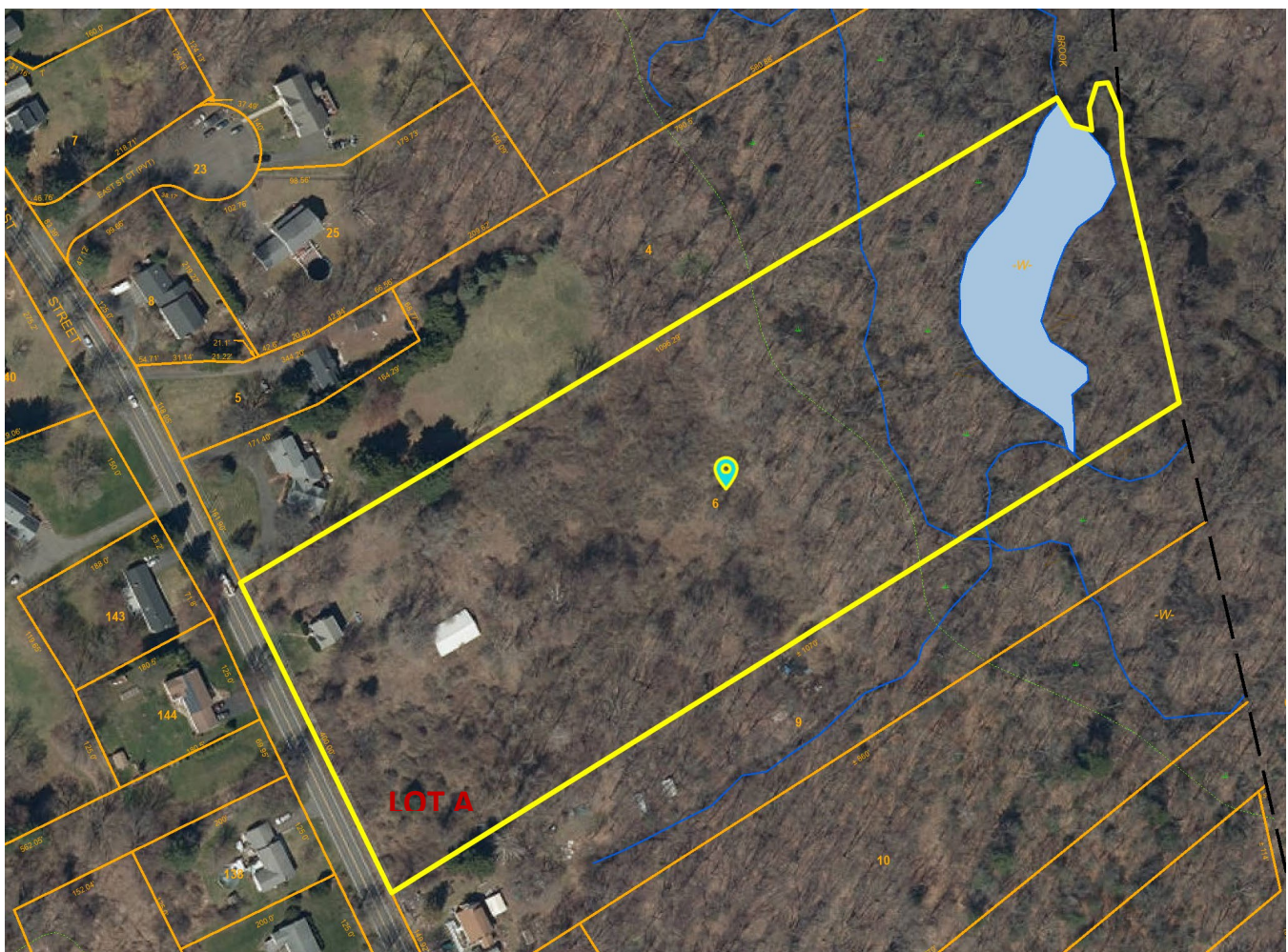
#### ANR Standards for Approval

1. Type of Way: East Street is a Town-owned roadway maintained by the DPW, therefore this standard is met.

2. Minimum frontage required for zoning district: The property is in the RA1 zoning district with 125' minimum frontage requirement. The proposed new Lot A will have 125' frontage. The remaining lot will have 150' of frontage. Therefore, this standard is met.
3. Vital access: This pertains to whether or not the new lot can be accessed from the way from the frontage shown on the plan and is their practical access from the way to the buildable portion of the lot. This can also be about whether or not the way on which the proposed lots front provides adequate access. Because East Street is a town owned and maintained roadway, and the lot is practicably accessible from the frontage on East Street, this standard is met.

**RECOMMENDED MOTION:**

Based on the findings [as indicated above], I move to [endorse/decline] the application for Approval Not Required for 136 East Street Lot A.



**Action Needed:** The Board needs to vote to endorse or decline to endorse the ANR plan.

## AGENDA ITEM #5 Edgewater Lane ANR

ANR Plan: [PID-0044-0055-000-ANR-Plan-Edgewater-Lane-SH-Jan-2025](#)

ANR Plan Memo from Applicant: [2025-02-03 Edgewater Lane Research Letter.pdf](#)

ANR Application Form A, and unrecorded “Solander Plans”: [Edgewater-ANR---Application-and-Historic-Solander-Plans](#)

On the ANR plan there is a notation “As Per Unrecorded Plans By A.A. Solander 1968, For Bagg”. However, two of these plans were actually recorded:

Assessor’s Map 44, Parcel 23 at Book 4735, Page 62 (identified as #5 in the map series)

Assessor’s Map 44, Parcel 8 at Book 1537, Page 564 (identified as #6 in map series)

An ANR Plan application has been submitted for endorsement by Margart E. Bagg, Trustee of the HBB Trust. The applicant’s representative is builder Dino Marinello, and the Professional Land Survey is Ed Chapdelaine of Durke, White, Towne and Chapdelaine. The property is 5.3 acres, known as Assessor’s Map 44, Parcel 55, located in the Agricultural zoning district. It is currently forested and enrolled in Chapter 61A. Per the Chapter 61A regulations, in July 2024, the Town received notice of the intent to sell the property and a signed purchase and sale agreement with Dino Marinello. At their July 10, 2024 meeting, the Conservation Commission voted to recommend to the Selectboard that the Town exercise their first right of refusal to acquire the property for conservation purposes, desiring to add the land to the adjacent Bagg-Pierce Conservation Area. Thereafter, the Selectboard voted to decline the Town’s right of first refusal to acquire the property for conservation purposes at their August 6, 2024. Mr. Marinello has since commissioned the ANR Plan that is now before the Board for endorsement.

On February 24, 2025, the ANR plan was submitted to the Planning Board for endorsement. Per the Subdivision Control Act, the Board has 21 days to either endorse the plan or file written notice of a denial with the Town Clerk. Therefore, the Board must make a decision at their meeting on 3/10/25 as to whether to endorse the plan or to file a denial. The parcel subject to the ANR is within the Agricultural Zoning District and the minimum frontage requirement is 150’, and minimum lot area is 30,000 square feet. Each of the proposed three (3) new lots meet those dimensional requirements.

### **Action Needed:**

The Board needs to review the ANR application and either endorse the plan or file a denial with the Town Clerk.

## 7:15 PM AGENDA ITEM #6 Discussion Route 202/33 Zoning Recommendations

*This has been advertised as a joint meeting with the Routes 202/33 Rezoning Advisory Committee.*

Background materials online here: <https://southhadley.org/DocumentCenter/View/13880/Route-20233-Corridor-Draft-Zoning-Recommendations-Memo---372025>

Through a Community Planning Grant from the Executive Office of Energy and Environmental Affairs (EEA), the Town hired Innes Associates to develop recommended zoning amendments and design guidelines for the 1-mile Routes 202 and 33 corridor stretching from the Granby town line in the north to the Chicopee city line in the south. A project advisory committee was appointed in April 2024 and has met 10 times in working meetings with the project consultant. Additionally, four community forums have been held and an interactive online map has been available for public engagement. Innes Associates will be presenting the draft zoning recommendations and as released by the Advisory Committee at their last meeting on March 3, 2010. On May 5<sup>th</sup>, Innes will present the draft design guidelines which are intended as companion to the zoning, but will not be further developed until the zoning is worked out.

**Action Needed:** Presentation of draft zoning recommendations by Innes Associates. Host discussion amongst the Planning Board and Advisory Committee regarding the draft materials. Schedule next steps to continue development of final zoning recommendations and design guidelines, public hearing, and timeline for submittal to Town Meeting for adoption.

## 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 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month.*

3/24/25	<ul style="list-style-type: none"> <li>• Anthony’s Dance Club/Adult Entertainment Use – Special Permit Public Hearing</li> <li>• ADU Bylaw Amendments – Public Hearing</li> </ul>
4/14/25	<ul style="list-style-type: none"> <li>• Mount Holyoke College Geothermal Project – Site Plan Review Public Hearing</li> <li>• Route 202/33 &amp; Business A-1 Design Guidelines Discussion w/ Innes Associates</li> <li>• ADU Bylaw Amendments Draft Report to Town Meeting</li> <li>• Planning Board Reorganization/Meeting Schedule</li> </ul>
4/18/25	<b>Arbor Day Celebration - 9:30 a.m. at the George Hahn/Edwin Warner Arboretum</b>
4/28/25	<ul style="list-style-type: none"> <li>• Route 202/33 Zoning Recommendations Discussion (Innes not available)</li> <li>• Business A-1 Design Guidelines &amp; Route 202/33 Corridor Design Guidelines Discussion</li> </ul>
5/5/25	Business A-1 Design Guidelines & Route 202/33 Corridor Design Guidelines Discussion
5/14/25	<b>Annual Town Meeting</b>
5/19/25	Business A-1 Design Guidelines Public Hearing
6/1/2025	<b>Business A-1 Mixed Use Permitting Moratorium Expires - Design Guidelines Adoption Due</b>
June – 6/9 & 6/23	Sign Bylaw Amendment Discussion Agricultural Uses Amendment Discussion
July – 7/14 & 7/28	Subdivision Regulations Public Hearing

<b>August – 8/11 &amp; 8/25</b>	Sign Bylaw Amendment Public Hearing Agricultural Uses Amendment Public Hearing
<b>September</b>	Route 202/33 Zoning Public Hearing (Special Fall Town Meeting Warrant)

**B. 27 Bardwell Street Special Permit Status**

Town Counsel Mead, Talerman and Costa was asked to review the application of the recent permit tolling provisions to the Special Permit for the conversion of the former Bardwell Library to condominiums at 27 Bardwell Street. Their finding is that the current permit extension will expire 12/31/2026.

*“Reference is made to the above captioned matter. In that connection, we have reviewed the question of the impact on the “tolling” provisions set forth in Chapter 238, § 280 of the Acts of 2024 on the approvals for this property. The tolling provisions would push the deadline out to December 31, 2026. I say that because the language of the recent legislation provides that “an approval in effect or existence during the tolling period shall be extended for a period of 2 years in addition to the lawful term of the approval”. The effective date of tolling for the purposes of Chapter 238, § 280 is January 1, 2023. Here, the lawful term of the approval in place as of January 1, 2023, was up to and including December 31, 2024. By application of chapter 238, s. 28, the permit (extension) in place will expire on December 31, 2026.”*

**SOUTH HADLEY PLANNING BOARD  
LIST OF CORRESPONDENCES  
MARCH 10, 2025 REGULAR MEETING**

---

**Letters and Memos**

- 

**Legal Notices**

*Amherst*

- Notice from the Amherst Planning Board for a public hearing on March 19 to consider application for Site Plan Review and Special permit for a mixed-use development at Gould Way and Lannon Lane.

*Chicopee*

- 

*Granby*

- 

*Hadley*

- 

*Holyoke*

-