



March 12, 2025

Ms. Andrea Miles, Chair
South Hadley Selectboard and
Ms. Lisa Wong, Town Administrator
116 Main Street, Room M18
South Hadley, MA 01075

Dear Ms. Miles and Ms. Wong,

The Village Commons has been a partner with and an asset for the Town of South Hadley for thirty-eight (38) years. We enjoy and value the working relationship with our partners. As our Village ages and market trends evolve, it's only natural that we will all experience headwinds and growth together. In preparation for the future and in hopes of maintaining exceptional mixed-use occupancy rates, relationships and opportunities, the entities must plan for those market trends and sustainability.

As we have always, the Center Redevelopment Corporation (“the Corporation”) is planning for the future. To this end, we have engaged with architects, engineers, and planning consultants to assist as it prepares for the next 3 decades. Earlier this year the Corporation consolidated its multiple parcels into a single parcel as a first step in putting this planning into action.

We have identified some issues with the current myriads of zoning districts and their associated different limitations and opportunities – often times at conflict with one another in the context of a mixed-use development such as The Village Commons. Accordingly, the Corporation has prepared an approach to zoning which will provide a coordinated framework for The Village Commons as we move forward, which can also be used for similar developments of different scales where appropriate.

Therefore, pursuant to Massachusetts General Laws Chapter 40A, Section 5 and § 255-6 of the South Hadley Zoning Bylaw, the Corporation requests that the Town consider amending the South Hadley Zoning Bylaw and Zoning Map as detailed in the attached Zoning Bylaw and Map Amendment. This request relates to the below described parcel currently zoned Business A-1, Residence A-2, and Residence A-1 zoning districts. Massachusetts General Laws Chapter 40A, Section allows “an individual owning land to be affected by” enactment of a proposed zoning bylaw amendment to initiate proposals for adoption of an amendment to the Zoning Bylaw.

The Corporation affirms that it owns the subject property described below and that I, Jeffrey Labrecque as Chief Executive Officer am empowered to represent the Corporation in this matter.

The subject property is a 7.810+/- acre parcel (see Attachment A) generally referenced as “The Village Commons” and depicted on the attached ANR Plan endorsed by the Planning Board at their January 13, 2025 meeting (and recorded in the Hampshire County Registry of Deeds on January 24, 2025 at Page 77 in Book 257) and more particularly described as follows:

- Bounded on the east by Hadley Street (Route 47)
- On the south by “College Street” for approximately 389 feet;
- On the south and west by parcels owned by Mount Holyoke College and depicted on Parcels 85 and 86 on Assessors Map 49 and Parcel 65 as depicted on Assessors Map 47; and,
- On the north by Parcel 64 as depicted on Assessors Map 47 and Parcels 63, 64, and 68 as depicted on Assessors Map 49.

A further description is provided in Attachment B.

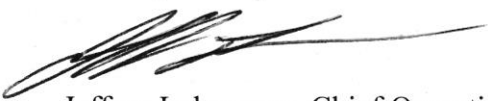
This request is to amend the Zoning Bylaw (in § 255-11, Article VII, Attachment 1, and Attachment 2) to create a new zoning district – “Village District” and amend the Zoning Map to change the zoning of the subject property from Business A-1, Residence A-2, and Residence A-1 to the new “Village District” zoning district. The details of the proposed amendment are provided in Attachment C.

I respectfully request that this petition be incorporated into the May 2025 Annual Town Meeting Warrant and be processed accordingly.

I understand and acknowledge that § 255-6 of the South Hadley Zoning Bylaw provides that I, as the petitioner, am responsible for payment of the cost of notice of the public hearing. Accordingly, please have the newspaper in which the notice is published forward the bill to me.

I look forward to participating in the public hearing process upon your referral of this request to the Planning Board. If you or the Planning Department have any questions, please feel free to reach out to me at 413-532-3600 or via email jlabrecque@thevillagecommons.com

Thank you for your consideration.

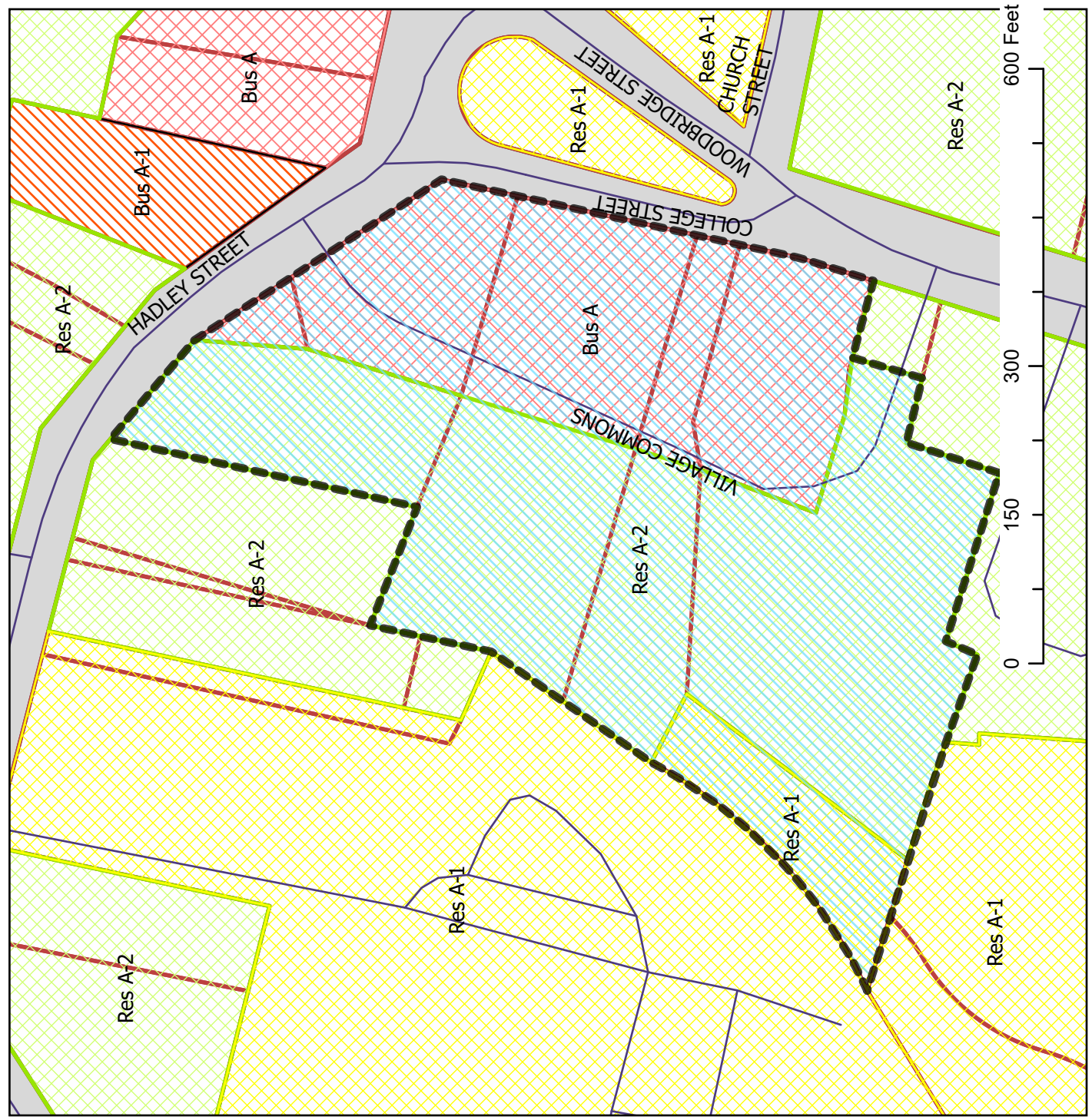
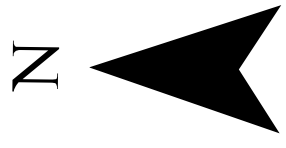


Jeffrey Labrecque, Chief Operating Officer
Center Redevelopment Corporation

Attachment A Proposed Village District with Existing Zoning

Legend

- Proposed Village District
- Res A-1
 - Bus A
 - Res A-2
 - Bus A-1
 - Res B



Attachment B

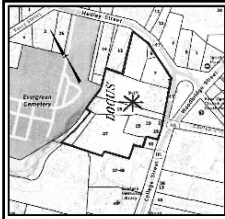
Description of Boundaries of Proposed Village District Zoning District

- Beginning at a point at the intersection of Hadley Street (aka Route 47) and “College Street” run westerly along said “College Street” approximately 389 +/- feet;
- Thence, north 79.93 feet;
- Thence, west 101.05 feet;
- Thence, north 63.40 feet;
- Thence, west 102.95 feet;
- Thence, north 174.95 feet;
- Thence, west 40.78 feet;
- Thence, north 208.94 feet;
- Thence, west 23.14 feet;
- Thence, north 75.38 feet to a point in the center of a stream which is also a point on the southerly line of Parcel #64 as depicted on Assessors Map #47;
- Thence, easterly along the southerly line of said Parcel #64 to a point at the southwest corner of Parcel #68 as depicted on Assessors Map #49 (approximately 340 +/- feet);
- Thence, continuing easterly along the southerly lines of Parcels #68 and #64 as depicted on Assessors Map #49 (approximately 199 +/- feet);
- Thence, south along the west line of Parcel #63 as depicted on Assessors Map #49 (approximately 119 +/- feet);
- Thence, easterly along the south line of said Parcel #63 to a point on the right of line of Hadley Street (Route 47) (approximately 308 +/- feet);
- Thence, continuing easterly along the right of way line of Hadley Street (Route 47) (approximately 427 +/- feet) to the Point of Beginning.

NOTE: In the event of any conflict with or deviation from the ANR Plan endorsed by the Planning Board at their January 13, 2025 meeting (and recorded in the Hampshire County Registry of Deeds on January 24, 2025 at Page 77 in Book 257) said ANR plan dimensions and courses are to be read as correct and shall apply.

Attachment B

ANR Plan

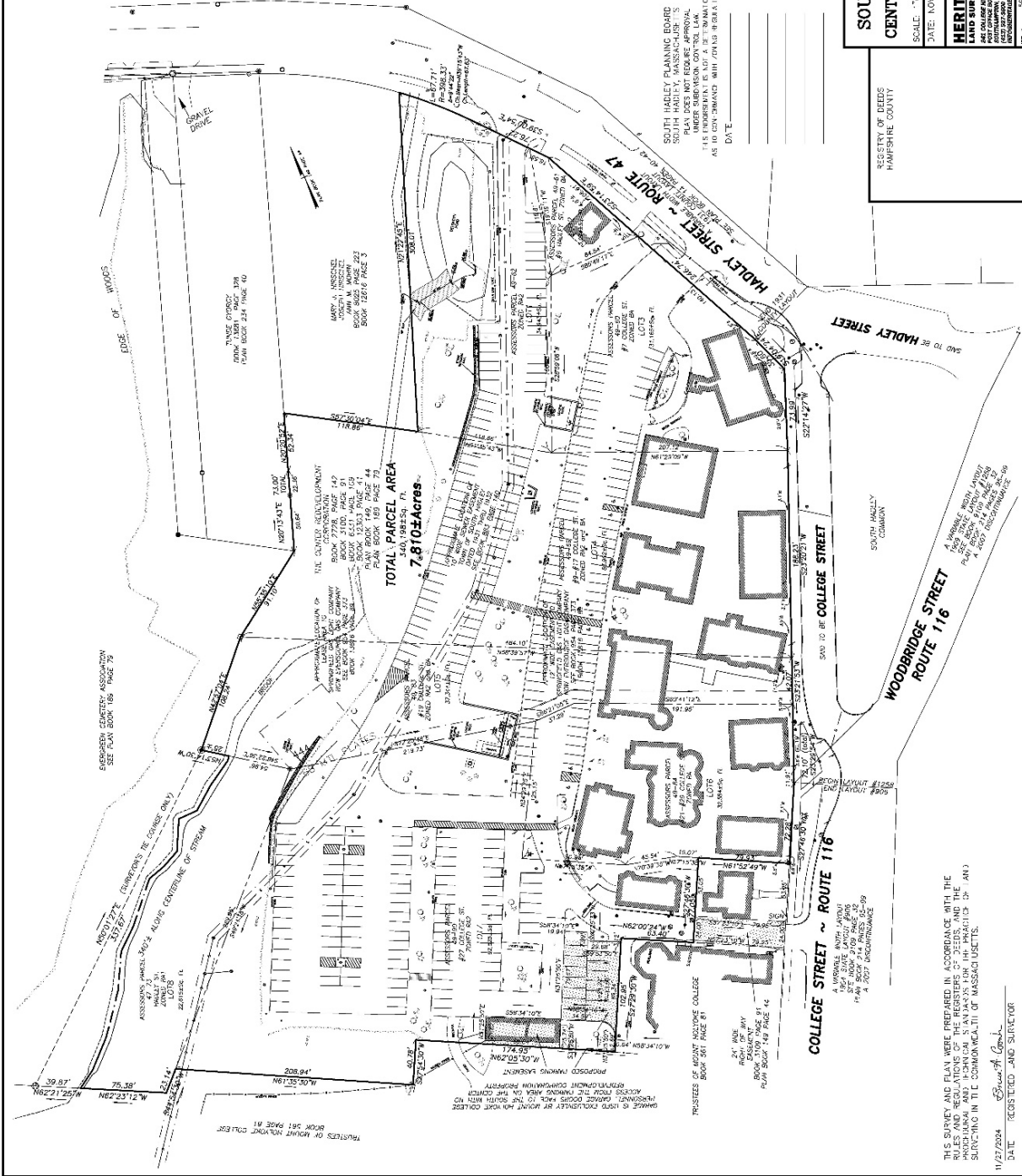


LOCUS REFERENCE
 PLAN FOR THE CENTER REDEVELOPMENT CORPORATION,
 ALSO KNOWN AS: CENTER REDEVELOPMENT CORPORATION.
 17 COLLEGE STREET, MASSACHUSETTS
 SEE BOOK 2778 PAGE 142
 BOOK 3100 PAGE 01
 P.L.N. BOOK 149 PAGE 44
 BOOK 1283 PAGE 47
 BOOK 1283 PAGE 47
 ASSESSOR'S MAPS: 48-52 ZONED R42, 49-51 ZONED BA,
 49-57 ZONED RA, 49-58 ZONED RA2, 49-59 ZONED RA,
 49-60 ZONED RA2, 49-61 ZONED RA1

LEGEND

- IRON PIPE FOUND
- IRON NAIL FOUND
- BOUND FOUND
- CHAIN LINK FENCE
- STUCCO FENCE
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- ELECTRIC LINE
- TELEPHONE LINE
- GAS PIPE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- SQUAND
- SIGN
- FLOODLIGHT
- WATER SUMP-DIT
- HYDRANT

SOUTH HADLEY PLANNING BOARD
 PLAN DOES NOT REQUIRE APPROVAL
 SOUTH HADLEY, MASSACHUSETTS
 THIS INSTRUMENT IS VOID & SET IN VAIN
 AS TO ANY DEMAND WITH OTHER RIGHTS
 DATE



SCALE: 1" = 40'

DATE: NOVEMBER 27, 2024

SUBDIVISION NOT REQUIRED PLAN OF LAND IN
SOUTH HADLEY, MASSACHUSETTS
 SURVEICED FOR
CENTER REDEVELOPMENT CORPORATION

REGISTRY OF DEEDS
 HAMPSHIRE COUNTY

HERITAGE
 LAND SURVEYING & ENGINEERING, INC.
 400 COLLEGE AVENUE # 101A, SOUTH HADLEY, MA 01075
 TEL: 413-246-1111 FAX: 413-246-1112
 WWW.HERITAGESURVEYING.COM

DATE REGISTERED AND SURVEICED
 11/27/2024

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE
 RULES AND REGULATIONS OF THE REGISTRY OF DEEDS, AND THE
 RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF DEEDS,
 SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

DATE REGISTERED AND SURVEICED
 11/27/2024

Attachment C

Proposed Zoning Bylaw and Zoning Map Amendment

To see if Town Meeting will vote to amend Chapter 255 Zoning Bylaw including the Zoning Map as follows:

1. In § 255-11 “Establishment of districts.” Insert a new district as follows:

Village District (“VD”) Zoning District (Mixed-Use). The purpose of this district is to encourage mixed-use development characterized by a mix of office, retail, entertainment, and residential uses consistent with the traditional scale, density, design, and mix of uses that characterize South Hadley’s historic village centers in a manner that is pedestrian-friendly through high-quality site planning, architecture, and landscape design.

2. In Attachment 1, Use Regulations Schedule by inserting the Village District (VD) and indicate the uses which are permitted/prohibited as follows:

- a) In the “Residential Uses” category, indicate that only the following uses are permitted:

- 1) Two-family dwellings (new)
- 2) Three-family dwellings
- 3) Multifamily dwellings for more than three families/g

- b) In the “Residential Uses” category, indicate that all other uses are prohibited.

- c) In the “Residential Uses” category, insert the following footnote:

Allowed residential uses are only permitted by Site Plan Review and as part of a Mixed-Use development as detailed in § 255-52.

- d) In the “Open Space Uses” category, indicate that only “Agricultural, horticultural, or floricultural uses” exempt under MGL Chapter 40A, Section 3 are permitted.

- e) In the “Open Space Uses” category, insert the following footnote:

This restriction regarding “Agricultural, horticultural, or floricultural uses” is not to be interpreted as a prohibition on temporary, special events which may include agricultural related activities such as, but not limited to, farmers markets or outdoor concerts. Such other temporary events may be permitted in

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Proposed Zoning Bylaw and Zoning Map Amendment

accordance with the approved Mixed-Use plan and applicable Bylaws, statutes, and regulations.

- f) In the “Public and Institutional Uses” category indicate the following uses are permitted by Site Plan Review:
- 1) Town buildings
 - 2) Public and private nonprofit educational institutions/d/f
 - 3) Structures used for religious purposes/e/f
 - 4) Federal and state government buildings
 - 5) Public playgrounds and parks
 - 6) Clubs, lodges, social and community center buildings
 - 7) Hospitals, sanitariums, and charitable services
- g) In the “Public and Institutional Uses” category, note that the allowed uses are only permitted by Site Plan Review.
- h) In the “Public and Institutional Uses” category, insert the following footnote:
- Allowed uses are only permitted as part of a Mixed-Use development as detailed in § 255-52 unless they are exempt under MGL Chapter 40A, Section 3.
- i) In the “Business Uses” category, insert the use “Indoor Theater” and “Financial Institution including or separate ATM”
- j) In the “Business Uses” category indicate the following uses are permitted by Site Plan Review:
- 1) Retail sales
 - 2) Personal, business, and professional services
 - 3) Open-air parking for 25 vehicles or fewer/d
 - 4) Public parking areas and garages (unrestricted capacity)
 - 5) Offices
 - 6) Motels – hotels
 - 7) Restaurants
 - 8) Financial Institution including ATM
 - 9) Indoor Theater
- k) In the “Business Uses” category, indicate that all other uses are prohibited.
- l) In the “Business Uses” category, insert the following footnote:

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Allowed uses are only permitted by Site Plan Review and as part of a Mixed-Use development as detailed in § 255-52.

m) In the “Industrial Uses” category indicate that all listed uses are prohibited.

n) In the “Other Uses” category, indicate that only the following uses are permitted By Site Plan Review:

Accessory uses to permitted principal uses, as provided in Article VII Other earth removal, extraction, and/or fill activities/b

o) In the “Other Uses” category, indicate that all other uses are prohibited.

p) In the “Other Uses” category, insert the following footnote:

Allowed uses are only permitted if consistent with the Mixed-Use Development’s approved Site Plan as detailed in § 255-52.

3. In Attachment 2, Dimensional Regulations Schedule for Buildings and Structures by inserting the following table for Village District (VC) specifying the following Basic requirements for Principal Uses and Accessory Uses including the associated footnotes

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Minimum Yard Setback (feet)			Maximum Height	
					Front	Side	Rear	Stories	Feet
Village Commons Zoning District									
Basic requirements:									
- Principal uses	87,120/a	50	75/a/b	85%/a/b	0/a	6/a	5/a	4/5/a	65/a
- Accessory uses/a	None	None	25/a/b	95%/a/b	0/a	6/a	5/a	4/5/a	65/a

NOTES:

- a. In accordance with the provisions of § 255-52.
- b. Total building coverage of principal and accessory uses shall not exceed the principal use coverage.

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Proposed Zoning Bylaw and Zoning Map Amendment

4. In Article VII Supplemental District Regulations”, insert a new §255-52 “Village District” to read as follows:

A. Purpose

The purpose of this district is to encourage mixed-use development characterized by a mix of office, retail, entertainment, and residential uses consistent with the traditional scale, density, design, and mix of uses that characterize South Hadley's historic village centers in a manner that is pedestrian-friendly through high-quality site planning, architecture, and landscape design.

- B. Uses permitted. Uses permitted Village Common District are as listed in Attachment 1, Use Regulations Schedule.

- C. Dimensional requirements. Dimensional requirements are as listed in Attachment 2, Dimensional Regulations Schedule for Buildings and Structures as supplemented and clarified upon in this § 255-52.

(1) Building Heights

- (a) The Maximum building height as provided in Attachment 2 is not to exceed 5 stories as provided below. The variable maximum height provided in Attachment 2 is permitted to reflect the variation in ground elevation and elevation of Route 116 relative to the Village District.
- (b) The variable story height limitation is to be interpreted and administered as follows:

[1] Portions of buildings occupied by dwelling units or business uses shall not exceed 5 stories. However,

[a] One story providing drive under parking and/or enclosure of building support equipment may also be provided.

[b] To enhance the aesthetic appearance of the building and/or to better enable use of the roof for solar energy collecting/generating operation, use of an enclosed “story” exclusively or primarily for housing of mechanical equipment or other facilities necessary for the building’s operation shall not be counted as one of the permitted “stories”.

[2] No building or portion thereof lying within 150 feet of Route 116 shall exceed 4 stories, except as provided in 255-52C(1)(b)[3] below.

[3] Where a building is located on grades which diminish as the site gets further away from Route 116, the building height may vary with the portion further away and not visible from Route 116 being allowed to be one story higher than the portion of the building nearest Route 116 up to the maximum height (in feet) as provided in Attachment 2.

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Proposed Zoning Bylaw and Zoning Map Amendment

[4] To accommodate screening of rooftop uses and equipment, measurement of building height shall not include such screening elements.

- D. Site Plan Review. Development in the Village District is subject to Site Plan Review as provided in Article XII of this Zoning Bylaw and as further modified herein.
- (1) Design Review is to be incorporated into the Site Plan Review process, so the integration of the uses and design are collectively reviewed.
 - (2) Once Site Plan is approved and the buildings are constructed to completion and occupancy permits have been issued, further site plan review for location of individual uses within an approved building space is not required; provided the development maintains compliance with the approved site plan and this §255-52.
 - (a) Exception. Conversion of Business Use space to a Residential Use space will require Site Plan Review.
 - (b) The Planning Board may, in their Site Plan Review Rules and Regulations provide that any “post-approval” Site Plan Reviews will be processed as “Minor Site Plan Review”.
- E. Residential Development
- (1) Dwelling units are permitted only as an integral part of a mixed-use development. The dwelling units may be provided either in a mixed-use building or a separate “residential only” building in accordance with this § 255-52.
 - (2) Density. The maximum number of dwelling units permitted shall be determined as follows:
 - (a) A minimum of 3,000 square feet of land area for each dwelling unit located thereon plus 300 square feet of land area per bedroom in each dwelling unit.
 - (b) Given the integrated design and nature of the multi-use development, calculation of the allowed number of dwelling units shall consider the entire mixed-use development site.
 - (3) Placement of dwellings. No dwelling units are to be located on first floor of any building fronting on Route 116.
 - (a) Waiver Permitted. The Planning Board may grant a waiver from this provision if the finished grade declines from the front of the building to the rear of the building by an amount of no less than eight (8) feet. In such an event, the Planning Board may permit dwelling units on the ground floor of this building provided it is located to the rear of the building and the entrance is not visible from Route 116.
 - (4) No entrance to a building or dwelling shall be greater than 100 feet from an access street or drive, or greater than 200 feet from an off-street parking area which shall be located on the same lot or tract of land.

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F. Minimum Development Site

- (1) The minimum parcel size for development in the Village District must be sufficient for a mixed-used building. Therefore, the minimum parcel size in the Village District is 87,120 square feet.
- (2) This minimum parcel size does not apply to a “lease pad” which may be used for placement of equipment or “minor” facilities (such as, an ATM, walk up kiosk, etc.).

G. Mixed Use Development

- (1) The Village District is intended to accommodate the incorporation of buildings with an internal mix of businesses and residences as well as free standing buildings which are exclusive to business or residential uses on a single parcel. However, the intent of the Village District is to have development in which varied uses are integrated together and are mutually supportive. Applicants for Site Plan Review/Design Standards Review must demonstrate how the mixture of uses supports the Village District purpose.
 - (a) Buildings with no residential occupancy must be developed and operated in common with other mixed-used and residential-only buildings in accordance with an approved site plan and management plan.
 - (b) A schedule for development of the mixed uses is to be provided as part of the Site Plan Review submission and incorporated into the Planning Board decision.
 - (c) Infrastructure is to be provided which interconnects all of the buildings and uses areas on the development site.
 - (d) There is not a mandated ratio of residential to business square footage in the Village District; however, the Planning Board may incorporate advisory guidelines regarding such ratios into their Rules and Regulations based on robust objective research and public involvement.

H. Parking

- (1) All developments must conform to the requirements for off-street parking and loading areas as specified in § 255-86 of this Zoning Bylaw.
- (2) Shared Parking. Consistent with the nature of New England village centers, the purposes of this § 255-52, and § 255-86, parking provisions for mixed-use developments in the Village District are encouraged to incorporate shared-parking arrangements between uses and entities. Strict application of the “provisional standards” for each use is not appropriate. Applicants for mixed-use developments shall sufficiently demonstrate that the quantity and layout of the parking plan for the proposed development is appropriate.
- (3) Parking needs for the residential dwelling units may be partially satisfied by the parking provided for the commercial building space if the Planning Board

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Proposed Zoning Bylaw and Zoning Map Amendment

determines that the shared parking will be sufficient to meet the needs of the residential and commercial uses.

I. Signs

- (1) Except as provided herein, all signs are to conform to the signage requirements as specified in § 255-85 of this Zoning Bylaw.
 - (a) Exception. As part of the Site Plan Review/Design Standards Review for a mixed-use development, applicants may submit, and the Planning Board may approve a comprehensive signage plan which ensures that signage is context sensitive to the proposed development. Applicants must demonstrate to the Planning Board's satisfaction that the variations from 255-85 are supported by the proposed designs and are in keeping with the purpose of the Village District.

J. Design Standards

- (1) Overview and Authorization
 - (a) The Village District is intended to be developed in an architectural and integrated style compatible with the Village Commons as it exists in 2025. This site has variable grades associated with decreasing elevations as the site departs the Route 116 roadway westerly. Recognizing the intent of the District and the existing conditions, consideration of design during the plan review process is essential.
 - (b) The Planning Board may adopt and amend, by simple majority vote, Mandatory Design Standards which shall be applicable to all Projects.
 - (c) Mandatory Design Standards must be objective and not subjective, clear but sufficiently flexible to address the needs of the project, the community, and the neighborhood consistent with the Purpose of the Village District, and may only address:
 - [1] Scale and proportions of buildings;
 - [2] Alignment, width, and grade of accessways, drives, and sidewalks;
 - [3] Type and location of publicly maintained infrastructure;
 - [4] Location of building and garage entrances, off-street parking;
 - [5] Protection of significant natural site features;
 - [6] Location and design of on-site open spaces and landscaping,
 - [7] Exterior signs; and
 - [8] Screening and Buffering in relation to adjacent properties and roadways.
 - (d) Design Standards must address the topics in the context of the purpose of the Village District.
 - (e) Advisory Design Guidelines. The Planning Board may adopt suggestive design guidelines which amplify, clarify aspects of this § 255-52J and address issues which the Planning Board determines are essential to

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Proposed Zoning Bylaw and Zoning Map Amendment

achieving the purpose of the district but are not adequately addressed within § 255-52.

(2) Design Principles

- (a) Promote family-friendly walkable village center that predominantly serves local residents and visitors while accommodating all street users;
 - (b) Pedestrian access and safety by encouraging design strategies to reduce conflicts between drivers and pedestrians;
 - (c) Reduce negative impacts on the natural environment from stormwater overflow and lighting glare or overspill;
 - (d) Support a consistent level of design for a complementary mix of uses within the Village District;
 - (e) The public realm should be characterized by street trees, street furniture, sidewalks with ample width for diverse users, and attractive furnishings and infrastructure;
 - (f) Architectural design shall be compatible with the character and scale of buildings in the Town's traditional village centers. Variation in detail, form and siting shall be used to provide visual interest and avoid monotony. Proposed buildings shall relate harmoniously to each other with adequate light, air, circulation and separation between buildings. The Planning Board may take into consideration whether exterior building facades and materials are consistent with South Hadley's character. The Planning Board may consider whether the roofline is peaked or is otherwise consistent with the Town's character.
5. On the "Zoning Map" incorporated into the Zoning Bylaw by § 255-12, change the zoning on the following parcel from Business A-1, Residence A-2, and Residence A-1 to the "Village District" zoning district:

A 7.810+/- acre parcel (see Attachment A) generally referenced as "The Village Commons" and depicted on the attached ANR Plan endorsed by the Planning Board at their January 13, 2025 meeting (and recorded in the Hampshire County Registry of Deeds on January 24, 2025 at Page 77 in Book 257) and more particularly described as follows:

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- On the south by "College Street" for approximately 389 feet;
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Map 49 and Parcel 65 as depicted on Assessors Map 47;
and,

- On the north by Parcel 64 as depicted on Assessors Map 47 and Parcels 63, 64, and 68 as depicted on Assessors Map 49.