

MAR 13 2025

10 am Time

KM

CHRISTINE J. WALTON
143 OLD LYMAN RD
South Hadley, MA 01075

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,

This request is initiated pursuant to MGL Chapter 40A, Section 5 and § 255-6 of the South Hadley Zoning Bylaw to amend the South Hadley Zoning Map in reference to a triangular shaped parcel described herein from its current Business C zoning district to the Residence A-1 zoning district. MGL Chapter 40A, Section 5 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.

I, Christine J. Walton affirm that I own the property subject to this request. The subject property is a 1.5949+/- acres triangular shaped portion of Parcel 1 as identified on Assessors Map #8 and generally depicted on the attached map. The subject 1.5949+/- acres parcel is more particularly described as follows:

- Beginning at the southwest corner of Parcel 133 on Assessors Map #8;
- Thence, running westerly a distance of approximately 740+/- feet to a point on the west line of Parcel 1 on Assessors Map #8;
- Thence, running southerly along the west line of said Parcel 1 to a point at which the Business C and the Residence A-1 zoning districts abut (a distance of approximately 175+/- feet);
- Thence, running northeasterly along a line which marks the existing division between the Business C and Residence A-1 zoning districts to the point of beginning at the southwest corner of Parcel 133 as shown on Assessors Map #8;
- Said area being approximately 1.5949± ACRES.

Wayne Walton and Dan Luis are hereby authorized to represent me regarding this petition before any and all Town Boards and bodies. Their contact information is as follows:

Wayne Walton
8 Prospect Street
South Hadley, MA 01075
waltonexc@comcast.net
413-626-9723

Dan Luis
Luis Builders, Inc.
37 Westbrook Road
South Hadley, MA 01075
Luis.builders@yahoo.com
413-246-0604

I recognize this may be a bit tight, but respectfully request that this petition be incorporated into the May 2025 Annual Town Meeting Warrant and be processed accordingly.

By way of a brief background, as will be discussed further at the Planning Board public hearing, this request is being made to enable the development of a new residential development. This will expand the Town's tax base and provide new homes for residents. The portion of land subject of this request will be added to another 4.2587 +/- acres already lying in the Residence A-1 zoning district (also a portion of said Parcel 1 as identified on Assessors Map #8 and under my current ownership) to create a 5.85+ acre development site as depicted on the attached map.

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.

We look forward to participating in the public hearing process upon your referral of this request to the Planning Board. If you, the other members of the Selectboard, Planning Board, or the Planning Department have any questions, please feel free to reach out to either myself, Wayne, or Dan.

Thank you,



Christine J. Walton, Owner and Petitioner
143 Old Lyman Road
South Hadley, MA 01075

Areas of Proposed Zone Change and Proposed Development

Request by Christine Walton

Change Parcel from Bus C to Res A-1

