

Background Materials March 24, 2025– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 3/21/25

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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.

6:30 PM AGENDA ITEM #4 Public Hearing – Anthony’s Dance Club

Application is online here: [New Ludlow Road \(500\) - Adult Entertainment | South Hadley, MA - Official Website](#)

A detailed review of the application is attached separately. In summary, the business is an adult entertainment night club located on 1.03 acres at 500 New Ludlow Road (Assessor’s Map 8, Parcel 73) in the Business B zoning district, and the Adult Entertainment Overlay District. Per Zoning Bylaw 255-42 (adopted by Town Meeting on February 17, 2004) any Adult Entertainment Use, as defined within the bylaw, is allowed by Special Permit, within one of the two designated Adult Entertainment Use Overlay Districts. (The Overlay District includes 500 New Ludlow Road and 2084 Memorial Drive.) The bylaw also states, “Preexisting adult entertainment use. Pursuant to MGL c. 40A, § 9A, all existing adult entertainment uses shall apply for a special permit within 90 days following adoption of this bylaw amendment.”



The subject property is within the Business B zoning district, and surround to the north, east and west by Business B, and to the south by Industrial A. The Chicopee city line is approximately 50’ to the south of New Ludlow Road.

Action Needed: The Board needs to hold the public hearing, accept public comment, and vote on the issuance of a Special Permit. It is likely that the hearing will need to be continued to another night.

6:30 PM AGENDA ITEM #5 Public Hearing - ADU Bylaw Amendment

Proposed bylaw amendment based on Planning Board discussion online here: <https://southhadley.org/DocumentCenter/View/13890/255-50-Accessory-Dwelling-Units---Proposed-Amendments---3725>

Alternative proposed amendment based on EOHLG Guidelines: [255-50-Accessory-Dwelling-Units-Proposed-Amendment---Based-on-EOHLG-Guidance---3212025](#)

Since the Planning Board’s last working session on the bylaw amendment, EOHLG has issued further guidance on implementation of 760 CMR 71.00, and the Attorney General’s Office has reviewed our draft amendment. Based on this guidance, I am proposing a full repeal and replace of the existing 255-50 with a new proposed bylaw:

[255-50-Accessory-Dwelling-Units-Proposed-Amendment---Based-on-EOHLG-Guidance---3212025](#)

Summary Background

The new ADU law (part of the Affordable Homes Act St. 2024, c. 150, § 8) went into effect on 2/2/25 and at this time, our local bylaw is not fully in compliance with the new Regulations as promulgated under [760 CMR 71.00](#). In summary:

1. The Act amends M.G.L. c. 40A, § 3 to encourage the production of accessory dwelling units throughout the Commonwealth.
2. The Act establishes that in certain circumstances the use of land or structures for ADUs are protected from zoning restrictions by providing that zoning shall not prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single ADU, or the rental thereof, in a single-family residential zoning district, and imposes protections on ADUs through M.G.L. c. 40A, § 3, the Dover Amendment.
3. The Act explicitly prohibits municipalities from imposing owner-occupancy of either the ADU or the principal dwelling and impose limitations on parking requirements in excess of that defined in 760 CMR 71.03(2)(b). 255-50 has an owner occupancy requirement that will need to be removed.
4. Municipalities may impose reasonable restrictions and regulations, but may not exceed the limitations set for dimensional standards required for principal dwellings or single-family residential dwelling or accessory structure in zoning districts where ADUs are permitted, which ever results in more permissive regulation. [760 CMR 71.03(3)(b)(2)] 255-50 has restrictions on the number of bedrooms, number of occupants, height limitations, and set back requirements. These restrictions are either not applicable to single-family dwellings or are more restrictive than that allowed for single-family dwellings within zoning districts which permit single-family residential dwellings.

Based on the regulations as promulgated in 760 CMR 71.00, I have provided recommended amendments to bring zoning bylaw 255-50 Accessory Dwelling Units into compliance, which are incorporated into the new amendment I am proposing for review. The changes include the following:

1. Delete B(1)(c) owner occupancy provision.
2. Delete B(1)(e) limitation on occupancy of no more than three people nor no more than 2 bedrooms. There is no such regulation of single-family dwellings elsewhere in the zoning bylaw.
3. Delete B(1)(i) height limitation of 1 ½ stories. Replace with regulation requiring compliance with dimensional standards for single-family principal dwellings in the zoning district subject to the ADU.
4. Delete B(1)(g) off street parking requirements. Replace with language from 760 CMR 71.03 (2)(b).
5. Delete B(1)(H) and B(1)(H)(i) building setbacks requirement compliance with principal dwelling. Per 760 CMR 71.03(3)(b)(2), the more permissive setback would be that of the accessory structure. Replace with regulation requiring compliance with setbacks for accessory structures in the zoning district subject to the ADU.
6. Delete B(3-5) owner occupancy provision documentation.
7. Add new definitions for “Protected Accessory Dwelling unit”.

8. Add allowance for Protected ADUs in single-family residential zoning districts for all principal dwellings.

Action Needed: Hold the public hearing and accept public comment on the proposed amendments. The Board should then discuss any changes to the proposed amendments, and vote on recommending a final proposed amendment to the Town Meeting for acceptance.

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

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

If time allows, I welcome initial thoughts and feedback on the discussion at the 3/10/25 meeting on the draft zoning recommendations presentation by Innes Associates, and discussion and comments from the Route 202/33 Rezoning Advisory Committee and the public. Per the schedule outlined below, we will continue formal discussion on 4/14/25 with Innes Associates.

Action Needed: Any follow up thoughts from the presentation and discussion at the 3/10/25 meeting?

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.

4/14/25	<ul style="list-style-type: none"> • Mount Holyoke College Geothermal Project – Site Plan Review Public Hearing • Route 202/33 & Business A-1 Design Guidelines Discussion w/ Innes Associates • ADU Bylaw Amendments Draft Report to Town Meeting • Planning Board Reorganization/Meeting Schedule
4/18/25	Arbor Day Celebration - 9:30 a.m. at the George Hahn/Edwin Warner Arboretum
4/22/25 <i>Tuesday</i>	<ul style="list-style-type: none"> • Village Commons Zoning Amendment and Zoning Map Amendment Proposal – Public Hearing • Old Lyman Road Zoning Map Amendment Proposal – Public Hearing
4/28/25	<ul style="list-style-type: none"> • Village Commons Zoning Amendment Proposal – Discussion/Draft Report to Town Meeting • Old Lyman Road Zoning Map Amendment Proposal – Discussion/Draft Report to Town Meeting • Route 202/33 Zoning Recommendations Discussion (Innes not available)
5/5/25	Business A-1 Design Guidelines & Route 202/33 Corridor Design Guidelines Discussion – Innes Associates & Route 202/33 Rezoning Advisory Committee
5/14/25	Annual Town Meeting
5/19/25	Business A-1 Design Guidelines Public Hearing (w/ Innes Associates)

6/1/2025	Business A-1 Mixed Use Permitting Moratorium Expires - Design Guidelines Adoption Due
June – 6/9 & 6/23	Sign Bylaw Amendment Discussion Agricultural Uses Amendment Discussion
July – 7/14 & 7/28	Subdivision Regulations Public Hearing
August – 8/11 & 8/25	Sign Bylaw Amendment Public Hearing Agricultural Uses Amendment Public Hearing
September	Route 202/33 Zoning Public Hearing (Special Fall Town Meeting Warrant)

B. New Zoning Amendment Petitions for Annual Town Meeting May 15th

On March 13th, the Selectboard received the following two petitions for zoning amendments to be placed on the Annual Town Meeting Warrant for 5/14/25 and have referred them to the Planning Board. The Planning Board will hold public hearings for each of these on Tuesday, April 22nd at 6:30pm.

- **Rezoning a 1.6-acre tract off Old Lyman Road (143 Old Lyman Road) from Business C to Residence A-1**

Petition is online here: [SKM_C251i25031714380](https://www.skm.com/Case/C251i25031714380)

- **Creation of a Village District Zoning provision and rezoning the Village Commons to that district.**

Petition is online here: [2025-Zone-Amendment-Submission-Packet-submitted-2025-03-13](https://www.skm.com/Case/2025-Zone-Amendment-Submission-Packet-submitted-2025-03-13)

I sent the Planning Board a site visit meeting request on 3/21/25 and would like to schedule a site visit prior to the public hearing.

C. Significant Tree Definition

In reviewing 255-10 Terms defined of the Zoning Bylaw Chapter 255, I see that “significant tree” is defined as follows:

SIGNIFICANT TREE — A tree with a diameter of 18 inches or more as measured 4.5 feet above the ground.

Therefore, this definition applies to this term throughout the Zoning Bylaw Chapter 255.

**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
MARCH 24, 2025 REGULAR MEETING**

Letters and Memos

- March 11 letter (attached) from Denise Presley, 19 The Knolls, regarding the effective special permit expiration date for re-development of 27 Bardwell Street.

Legal Notices

Amherst

-

Chicopee

-

Granby

-

Hadley

- Notice from the Hadley Planning Board for a public hearing on April 1 to consider zoning bylaw amendments relating to solar energy systems and the Senior Housing Overlay District.

Holyoke

-

DENISE PRESLEY

March 11, 2025

VIA ELECTRONIC MAIL

Anne Capra, Director
South Hadley Planning Board
116 Main Street
South Hadley, MA 01075

RE: 27 Bardwell, South Hadley

Dear Ms. Capra,

I noticed the March 10, 2025 Planning Board meeting background materials included Town Counsel's opinion that Governor Healey's 2024 Permit Extension Act requires the Planning Board to extend its permit of the above-referenced development until *December 31, 2026*, which is 12 months longer than the expiration date you cited in your January 27, 2025 background materials.

Town Counsel seems to have two discrete opinions as to whether the Town has any options in dealing with a developer who has failed to complete the project after 6 special permit extensions in nearly 10 years. The first opinion was consistent with those of several prestigious Massachusetts law firms who advised clients that permitting authorities retain the ability to revoke or modify a permit or approval- if the permit contains language authorizing the modification or revocation. Assuming the Planning Board's special permit followed the Town's Development Agreement such language would have been included. Moreover, some permits are not covered by the PEA, e.g., those that are subject to enforcement orders and settlement agreements. Your January 27, 2025 report to the Planning Board, and the public, said a condition of the Developer's January 1, 2024 extension was his agreement to file bimonthly progress reports. Twelve months later, you said he's only filed one. In light of the foregoing, notwithstanding Town Counsel's finding that the facts underlying this project are irrelevant, some would argue the Developer is in breach of a generous agreement to comply with the Development Agreement and to at long last satisfy the Building Commissioner's orders vis-à-vis completion of the project.

I also understand the 2025 assessed tax value of this five-unit property is \$605,700, and the tax payments are delinquent (to date, \$10,001.23). Hopefully, the Developer won't also receive a reprieve from complying with the responsibility to pay taxes due, when they are due.

Very sincerely,

/s/ Denise L. Presley

Copy: Lisa Wong, Town Administrator
Diane Supczak-Mulvaney
Nate Therien
Joanna Brown
Brad Hutchison
Rob Watchilla
John Parenteau

**Anthony’s Dance Club
500 New Ludlow Road – Special Permit Application – Public Hearing March 24, 2025**

Application online: <https://www.southhadley.org/1475/16366/New-Ludlow-Road-500---Adult-Entertainmen?activeLiveTab=widgets>

255-42 Adult Entertainment Uses
<https://ecode360.com/30053552#30053552>

Background

The business is an adult entertainment night club located on 1.03 acres at 500 New Ludlow Road (Assessor’s Map 8, Parcel 73) in the Business B zoning district, and the Adult Entertainment Overlay District. Per Zoning Bylaw 255-42 (adopted by Town Meeting on February 17, 2004) any Adult Entertainment Use, as defined within the bylaw, is allowed by Special Permit, within one of the two designated Adult Entertainment Use Overlay Districts. (The Overlay District includes 500 New Ludlow Road and 2084 Memorial Drive.) The bylaw also states, “Preexisting adult entertainment use. Pursuant to MGL c. 40A, § 9A, all existing adult entertainment uses shall apply for a special permit within 90 days following adoption of this bylaw amendment.”



In July 2024, the Building Commissioner issued a Notice of Violation Letter to the operator of Anthony’s Dance Club, Edward Tourangeau, stating that the business was required to obtain a Special Permit by January 31, 2025, and obtain the applicable permit by April 15, 2025. Therefore, this application is in response to that Notice.

There is no record of a Special Permit having been issued to Anthony’s Dance Club or any adult entertainment use at 500 New Ludlow Road after passage of the Adult Use Overlay Zoning District in 2004. Per the bylaw, the first Special Permit may be issued for one year, and a renewal issued for up to three years thereafter. Thus, as this will be the first Special Permit issued to this business, the term of the Special Permit under consideration is one (1) year.

The subject property is within the Business B zoning district, and surround to the north, east and west by Business B, and to the south by Industrial A. The Chicopee city line is approximately 50’ to the south of New Ludlow Road.

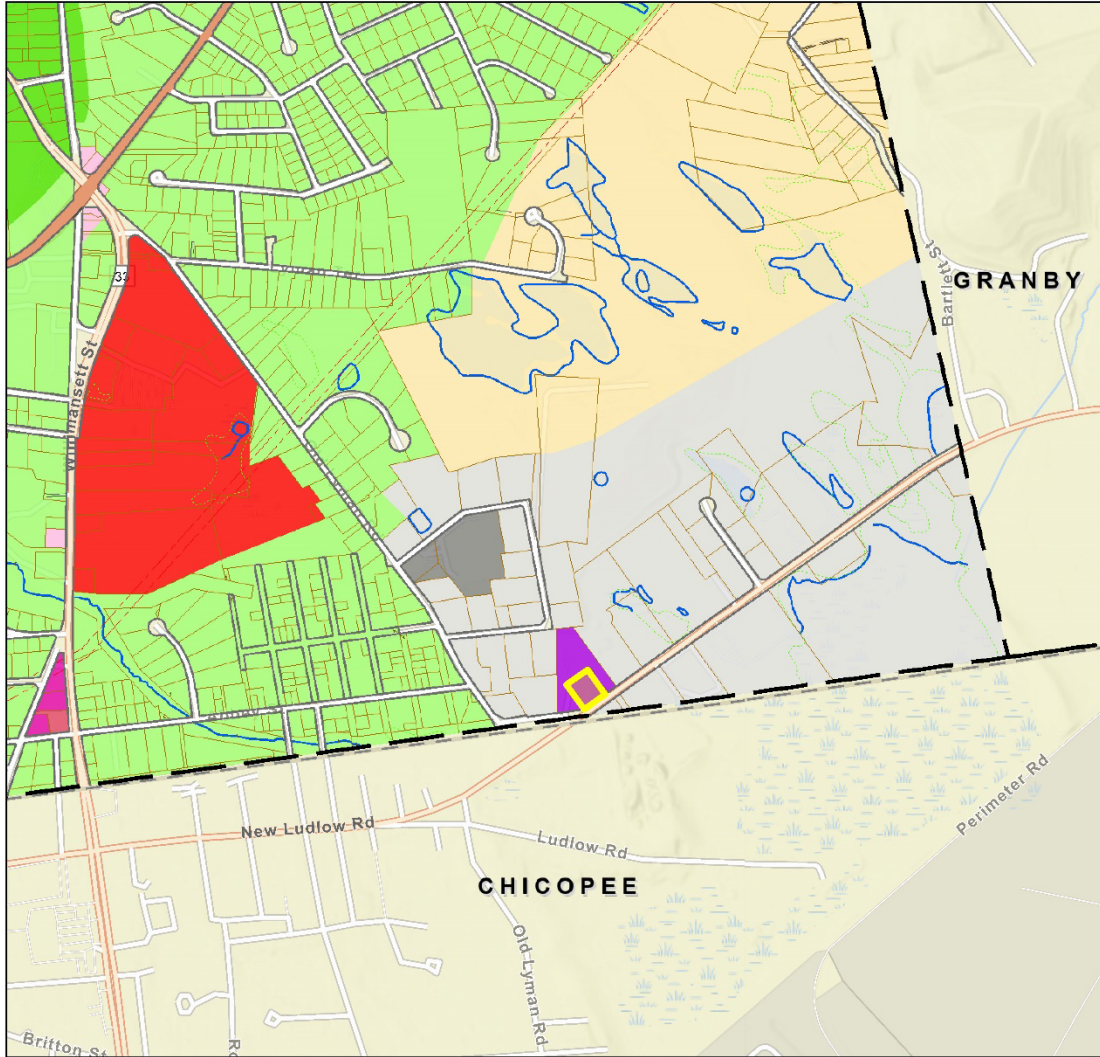


500 New Ludlow Road

Town of South Hadley, MA

1 inch = 1116 Feet

March 16, 2025



Large Scale	HOOK	Right of Way	Business A	Industrial B
CAI Town Line	RoadNotPar	Utility	Business A-1	Residence A-1
PROPERTYLINE	TLTIC	Water Lines	Business B	Residence A-2
PVTRD	WETLAND	Adult District	Business C	
ROAD	Private Road ROW	Agricultural	Industrial A	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Development Standards

255-42 (I) Development Standards – No special permit for an adult entertainment use shall be granted unless the site on which the use is proposed to be undertaken conforms to the following standards or a provision is made for conformity with these standards prior to the adult entertainment use being operated:

1. Buffer – 6’ vegetated buffer shall be provided along the rear and side lot lines, no less than 6’ in height and 10’ in width; Planning Board may authorize a solid wood, stockade fence in lieu of vegetation.

No vegetative screening or stockade fence is visible on the property.

2. Screening – No visual access to interior of building.

Based on the photos of the building submitted with the application, there is no visual access to the interior of the building from the parking lot or road. There are no exposed windows, the front entrance has one solid door that opens into an enclosed foyer, and a 6’ high fence surrounds the back door area.

3. Multitenant buildings – Not permitted.

Anthony’s Dance Club is the only tenant in the building.

4. Dimensional requirements – Must comply with underlying zoning district.

The parcel is Assessor’s Map 8, Parcel 73 and is located in the Business B zoning district with the following dimensional standards:

Standard	Minimum	Special Requirements for Special Permit Uses	Existing
Lot Area	12,000 SF		43,560 SF
Frontage	100’		200’
Max. Building Coverage	85%	40%	10.9% (4,012 SF)
Max. Impervious Coverage	95%		Appears to be 100%
Front Setback	0’	10’	74’
Rear Setback	5’	20’	74’
Side Setback	6’	6’ for 1 and 2 story buildings	95’; 33’
Max Height	8 stories/80’	3 stories/45’	1 ½ stories

5. Display restrictions – No graphics that meet the definition of adult entertainment use can be displayed outside on the building or lot.

It appears that there are no graphics on the outside of the building or lot that meet the definition of adult entertainment use.

6. Signs – Must comply with 255-85 Sign Bylaw and no sign defined as an adult entertainment use sign can be displayed outside on building or lot. [Anthony’s---Photo-2](#)

There are two “Anthony’s” signs affixed to the exterior of the building. They appear to conform to the dimensional standards in 255-85 (less than 10% of the building face). One of the signs looks like it may be illuminated. The Board should inquire about the illumination of the sign and consider approval of the illumination, if standards are met, as a condition to the Special Permit.

7. Illumination of parking areas – All parking areas shall be illuminated and conform to Chapter 171’ Planning Board may restrict hours of illumination per Special Permit condition.

It looks like there are two light poles along the rear of the parking lot, marked as “LF” on the site plan. Exterior lighting on the building is not indicated on the site plan. The Board should inquire about exterior lighting for the front and side parking areas.

255-129 Standards for Special Permits

Please refer to the attached checklist for the standards for Special Permits.

Also, Anthony’s Selectboard Annual License has been issued and is current for Amusement, Common Vic, Entertainment and Sunday Entertainment. Their liquor license is in limbo with the Building Department still needing to sign off on it. My understanding is that the Building Commissioner is awaiting issuance of a Special Permit before signing off on the liquor license.

255-86 Off-street parking

<https://ecode360.com/30053764#30053764>

In conferring with the Building Commissioner, it could be up to the Planning Board to determine which category this use comes under:

(e) Restaurants, theaters, and other places of public assembly: one space for every three seats.

(f) Uses not listed above: as appropriate to the circumstances based upon information submitted by the applicant and obtained by the Planning Board based upon its knowledge of the community, conditions in the surrounding area, and information provided from other sources.

The Certificate of Occupancy issued by the Building Department is for a maximum occupancy of 152 people. The submitted plan identifies 74 onsite parking spaces, and an additional 37 offsite parking spaces on the adjacent property to the east, which has contiguous paved parking area. Therefore, if standard “e” is used, the required parking spaces would be $152 \div 3 = 50.6$ spaces. However, if the side and rear lot lines are required to be fenced or have a vegetative screen, this could potentially eliminate 20 onsite parking spaces (74-20) resulting in 54 onsite spaces available.

Department Comments

- **Chief Stark, Fire District 1 via email 3/5/25:** Anthony’s Dance Club is in good standing with the Fire department.
- **Chief Gundersen, Police Department via email:** I am expecting the Chief to join our meeting. Her initial comments are as follows, and I am sending the Board a call report provided by her of all the bars in town over the past three years:

I would like the opportunity to provide you with some data regarding our response to calls to Anthony's gentleman's club on new Ludlow Road. I've tried throughout the years to encourage the management to have working interior and exterior cameras. Their compliance with that request has been intermittent due to malfunctions and old systems. From my perspective, safety of the patrons, the employees and the contractors that work at Anthony's would be improved dramatically if we had cameras and could investigate criminal incidents that occur there more thoroughly and effectively. Cameras would also deter illegal behavior.

Another issue I have frequently had with the management is having the names, addresses, and phone numbers of their contractors. It is their position that the entertainers are not employees but they are contractors and they work in -frequently. I've asked them to have files containing a copy of an identification card and address and phone number. This would be beneficial, and extremely important if we could make not only cameras, but also a proper identification of employees and contractors a requirement of any permits.

- **SHELD, Matt Delmonte via email 3/17/25:** SHELD does not have any comments related to this submission by Anthony's
- **Public Health, Sharon Hart via plan review meeting on 3/17/25:** Anthony's is not permitted by the Board of Health to serve food. A kitchen is not identified on the submitted site plans. Additional building, plumbing & electrical permits along with Board of Health review would be required for the construction of a kitchen to provide food services. Once they have all of this then they would apply for a food service establishment permit. Their current permit is to sell beverages. To sell food, they would need to first do a plan review with the Board of Health for their kitchen, in addition to pulling electrical, plumbing and building permits from Inspectional Services.

RECOMMENDED SPECIAL CONDITIONS:

The following are some initial special conditions for consideration based on the items that I am aware of to date;

Security Cameras - The Applicant shall be required to install and maintain security cameras inside the premises and outside the premises, and to be shown on the plans. The Police Chief or her representative shall verify the installation and operation of same. The Applicant shall be required at all times the business is open to operate. In the event the security cameras are not operational it shall be a violation of this permit and the Building Inspector shall take action in accordance with his authority to enforce this provisions.

Food Service – The business facility currently does not have a kitchen for food preparation and is permitted through the Board of Health only for beverages. The addition of any food services would require Site Plan Review by the Planning Board as well as all applicable permitting by the Board of Health and Inspectional Services, in addition to any other permitting and code compliance review required of restaurant uses in the Town of South Hadley and Commonwealth of Massachusetts.

Trash Removal – Dumpster is to be screened from viewing and secured by locked gate. Hours for trash removal to be identified.

Employee Identification Records – Have requested language from Town Counsel on how to word this condition based on the Police Chief's request.

Term of Special Permit – One (1) Year; up to three (3) years for renewal of the Special Permit thereafter.

Screening – Compliance is needed; specifications to be identified.

Calls of a non-criminal or not disturbance nature have not been included, such as alarms, parking lot traffic crashes, etc	03/21/25: Gundersen			2022, 2023, 2024
Anthony's				
DATE	Call Type	Call #	Report #	Summary
01/21/22	disturbance	1062		Reported larceny reported by intoxicated patron, no theft occurred
02/12	911 Misdial	2335		911 misdial, on callback employee/contractor stated they were at the Mardi Gras
02/16	Suspicious	2539		Former employee/contractor alleges that bartend staff are drugging drinks' RP failed to provide additional information;
02/17/22	Larceny	3183	22-162	Patron reported being victim of "pickpocket" by employee/contractor; wallet returned; management did not have name of employee/contractor
03/18/22	disturbance	4427		Reported fight inside location with reported firearm; unable to confirm upon arrival
03/30/22	Assistance	5265		Person that showed up for audition, not allowed inside. Assisted getting reported party a Lyft home
04/05/22	Follow up	5732	22-162	Additional attempts to identify employee/contractor with management unsuccessful, does not know name, only stage name
04/09/22	Threats	5994		Management reported annoying phone calls/threats against their safety;
05/25/22	MV theft	9160	22-423	Employee (at club as patron) reported his vehicle stolen
06/12/22	Theft	10400	22-475	Employee/contractor reported theft of keys and phone by another employee/contractor-no name available for employee/contractor; phone number provided by victim
07/08	Fraud	12194	22-519	Party reported \$2000 in fraudulent charges to his credit card; disputed with CC company; invest found that victim had in fact charged \$2000 at club, attempting to report fraud
07/13/2022	Assault	12562		Employee reported another employee assaulting her, provided assistance on filing her own criminal charges
07/18/22	Theft	12944	22-546	Patron reported having \$1800 charged on 3 of her Credit cards, when she presented them for payment of \$135 bar fee, being told that cards

				were "declined." Patron did not follow up with investigator, so likely that this was an credit card error
08/02/22	disturbance	13978		Management reported intoxicated patron attempting to drive M/C from location; management assisted in deterring this, arrest made of patron
09/25/22	Suspicious	17255		8 MVs observed at 3:09am, when establishment should be closed. Management and other employees inside; management closed up by 3:20 am
09/28/22	disturbance	17277		Security reported dispute with employees, refusing to leave. Employee referred to legal counsel regarding disagreement over hours and wages
10/04/22	Assistance	17826		Patron reported that his \$160 dollars was "stolen" when he did not receive a sufficient experience in the establishment from entertainers. Advised that this was not theft, if unhappy with the service
10/20/22	disturbance	18796		Assisted security with an intoxicated and unruly patron
10/23/22	disturbance		22-796	Reported male jumping in front of vehicle on New Ludlow @ Anthony's; investigation found disturbance inside location between partners, 1 had fled scene on the roadway
10/23/22	intoxication		22-797	when investigating above incident, male found behind location, in vehicle, appeared under influence of narcotics
11/20/22	intoxication	20983		ambulance dispatched for report of intoxicated party who fell out of chair, Gone on arrival with a sober ride
12/17/22	disturbance	22536		management report an unruly former employee; upon arrival, employee was gone
12/29/22	crisis	23226		other PD reported suicidal male was at Anthonys, requested investigation of texted threat. Male found inside, assisted
01/21/23	Damage	1094		damage-tagging to business signs
03/06/23	Assistance	2371		Anonymous caller, who alleges to be former employee, reports prostitution is occurring at location
04/07/23	disturbance	5403		Employee reported that their vehicle in parking lot was approached by 2 masked persons who fired gun 3x into vehicle. Cameras not working (shots fired 2 nights prior on roadway at 700 NL rd, unsure if related)
05/01/23	disturbance	6747		2 employees in verbal argument
05/01	Suspicious	6761		employee noted that a pickup truck followed her home from work; reported to local PD

06/02	Assistance	8647		employee reported former BF in lot, does not want him there. BF has gone on arrival
06/24/23	assault	9898		patron reported being pushed my manager at location; review of camera footage shows patron was dual aggressor
07/06	fraud	10566		patron reports using his PayPal to pay dancer for private dance at \$400, and she sent 2 payments, for \$800. not 1; He also reported losing \$500 cash after being removed from establishment
08/21/23	theft	13190		Patron reports his wallet stolen at location; states he might have dropped it, but establishment is not assisting him in finding it or looking at cameras
09/14/23	medical	14708		medical call for employee
11/24/23	crisis	19404		suicidal male, how attempted to strangle himself with cord while parked in lot; waiting for girlfriend who is employee, was transported to the hospital
12/05/23	crisis	20085		management reports employee acting unstable inside establishment; camera footage shows assaultive behavior by employee
12/22/23	theft	21251	744	management reports employee stole from the establishment; declined charges to be filed
12/23	disturbance	21324		verbal dispute between manager and employee
02/01/24	medical			assist with patron with epilepsy
02/22/24	medical	3217		intoxicated patrol fell in parking lot; assisted with ambulance
06/22/24	disturbance	10893		intoxicated patron reported being assaulted by staff
06/29/24	Fight	11320		intoxicated patron removed from establishment by management, uncooperative with police as well
06/30/24	unwanted guest	11428		management reported intoxicated party, only served 2 drinks, attempting to drive away
07/02/24	Suspicious	11509		Patron found sleeping outside front door
07/02/24	Suspicious	11542		former employee reports prostitution and underage drinking at location; upon further investigation, she refused to cooperate
07/20/24	unattended death	12700		cardiac arrest, death, of patron
07/28/24	Suspicious	13241		patron that was removed from establishment by management reported drug dealing- unsubstantiated
08/02/24	disturbance	13540		unruly patron was removed, alleges management assaulted him; unruly person

				trespassed by management and referred to court
10/15/24	disturbance	17859		dispute between patron, management and dancer as to amount owed for private dance
12/06/24	assault	21056		employee alleges being physically assaulted by another employee
12/14/24	assault	21502		employee alleges assault by the bouncer
	EBENEZERS			
06/06/22	assault	4485		patron reports assault by another patron
07/22/23	fight	11542		fight between patrons, 1 person stabbed, arrest made
11/05/23	assist	18133		employee requested escort out at end of shift due to patron acting suspiciously
02/23/24	disturbance	3346		unruly patron removed
04/19/24	suspicious	6813		suspicious patron
	WHISKEY BARREL			
04/13/22	medical	6272		Patron reported medical emergency and chest pain
07/05/24	medical	11720		Patron reported medical emergency
	STONEYS			
06/08/22	medical	10123		patron reported medical emergency
06/15/22	medical	10603		patron reported medical emergency
06/26/22	assault	11354		domestic assault reported involving patrons
12/26/22	crisis	21066		assisted patron to hospital in need of crisis intervention
08/18/23	disturbance	13072		management requesting assistance with unwanted patron
12/08/23	disturbance	20326		management requesting assistance with domestic fight
12/10/23	disturbance	20400		ongoing fight between patrons
09/07/24	medical	15645		intoxicated patron

09/19/24	disturbance	16367		disturbance between 2 patrons
	SOKS			
03/13/22	disturbance	2027		verbal disturbance between patrons
03/16/22	noise	4266		neighbor reports music noise from location
03/27/22	noise	5009		neighbor reports patron noise from location
03/06/22	fight	7865		patrons fighting
05/14/22	noise	8380		neighbor reports music noise from location
05/27/22	suspicious	9373		neighbor reports patrons urinating in back lot
06/30/22	noise	11657		neighbor reports noise and trash
08/14/22	disturbance	14705		assist management removing an unruly patron
09/16/22	disturbance	16765		neighbor reports possible fight in back lot; quiet upon arrival
10/21/22	disturbance	18938		neighbor unhappy that patrons are parking in resident spots
11/23/22	suspicious	21181		neighbor reports patrons urinating in back lot
1/6/23	noise	302		neighbor reports patron noise from location
01/18/23	medical	947		medical emergency
01/29/23	welfare	1563		intoxicated patron assisted
02/05/23	noise	1988		neighbor reports music noise from location
02/16/23	medical	2614		intoxicated patron assisted
03/18/23	disturbance	4314		distance between patrons quiet upon arrival
04/20/23	domestic viol	6189		domestic assault between patrons
05/11/23	assault	7443		patron reports assault by another patron
08/05/23	disturbance	12334		patrons arguing
01/20/24	assault	1232		disturbance between patrons assaulting staff
04/06/24	disturbance	5981		verbal disturbance between patrons
04/13/24	disturbance	6376		neighbor reporting trash
05/12	disturbance	8309		neighbor reporting patrons verbally assaulting him

	YARDE TAVERN			
08/13/22	medical	14630		patron medical emergency
09/24/22	medical	17121		patron medical emergency
10/15/22	disturbance	18518		employee disturbance after termination
02/05/23	disturbance	1973		intoxicated patron
02/22/23	medical	2909		patron medical emergency
12/15/23	medical	20775		patron medical emergency
12/19/23	medical	21026		patron medical emergency
08/23/24	noise	14740		dumpster emptying early and loud
	ICHIBAN			
07/04/22	domestic violence	11915		family violence
12/05/23	fraud	6679		passing of fake currency
12/16/23	disturbance	20835		assist with patron unhappy with charges and service
06/07/24	fire	9955		minor fire
12/20/24	suspicious person	21845		harassing phone calls-patron
	BOATHOUSE			
10/16/22	medical	185888		patron medical emergency
05/27/23	medical	8337		patron medical emergency
06/01/23	suspicious package	8638		backpack reported, not suspicious
06/05/23	medical	8829		patron medical emergency
09/16/2023	medical	12745		patron medical emergency
12/22/23	medical	21265		patron medical emergency
08/11/24	medical	14043		patron medical emergency
	JOHNNY'S			
01/13/22	medical	639		patron medical emergency
04/30/22	medical	7451		patron medical emergency

07/03/22	destruction of prop	11855		employee reports vehicle damaged in lot
09/30/22	disturbance	17618		unruly patron removed
11/11/22	medical	20376		patron medical emergency
12/29/22	disturbance	23208		suspicious person outside of business
03/30/23	medical	4988		patron medical emergency
04/06/23	disturbance	5388		unruly patron removed
08/17/23	medical	13019		patron medical emergency
04/27/24	medical	7309		patron medical emergency
06/02/24	medical	9649		patron medical emergency
06/05/24	disturbance	9818		assisted with intoxicated patron
	HALFWAY HOUSE			
04/20/22	assist	5420		assist bartender to vehicle
04/16/22	suspicious	6402		report of intoxicated operator
06/09/22	medical	10229		intoxicated patron
06/11/22	disturbance	10368		unruly patron
06/11/22	disturbance	10371		unruly patron
08/20/22	assist	14994		intoxicated patron
08/02/23	medical	19909		patron medical emergency
11/30/24	disturbance	20681		unruly patron

<p>A. Except in the case of a special permit for changing a nonconforming use or structure, which is governed by § 255-7B, the SPGA must make written findings on the following mandatory standards, requiring that a proposed use will:</p>	
<p>1</p>	<p>Comply with all applicable land use district, overlay district, and other specific requirements of this and other bylaws and regulations, and be consistent with the purpose and intent of this bylaw and of the land use district in which it is located;</p>
<p>Adult Entertainment Use Overlay District Business B Zoning District</p>	
<p>2</p>	<p>Be suitable to the surrounding neighborhood and the "Land Use Area" in which it is located. Land Use Areas are identified and described in the section of South Hadley's Master Plan entitled "Land Use Area Vision Statements" (pages 1-10 through 1-19). In making this determination, the Planning Board shall take into consideration any guidance provided by the land use goals articulated in South Hadley's Master Plan, goals articulated in South Hadley's open space and recreation plan, and input from relevant boards, Town officials, and the public;</p>
<p>3</p>	<p>Be compatible with existing uses and uses allowed by right in the neighborhood, Land Use Area, and zoning district;</p>
<p>4</p>	<p>Be compatible with the existing character of the neighborhood and Land Use Area, and/or zoning district. "Character" shall be understood to include prevalent patterns of: site design; setbacks from property lines; amount and location of parking; amount, type, location and quality of open spaces and landscaped areas; amount, type, and location of impervious surfaces; distances and relationships between buildings; density of building(s) relative to land area; building massing; architectural style and detailing; materials; buffering from adjacent uses; traffic volume and timing; noise; odors; and light.</p>

5	<p>Be suitable for the property on which it is proposed, considering the property's, scenic, cultural and historic significance, and its ability to be buffered or screened from neighboring properties and public roads.</p>	
6	<p>Provide safe access for fire, police, and other emergency vehicles.</p>	
7	<p>Provide adequate water, drainage and waste disposal systems without causing significant harm to any natural water system or overloading any public water, drainage, or sewer system, or any other municipal facility.</p>	
8	<p>Not cause significant traffic congestion, impair pedestrian or bicycle safety, or overload existing roads, sidewalks and trails, considering their current width, surfacing, and condition, and any improvements proposed to be made to them by the applicant.</p>	
9	<p>Not result in excessive air, water, noise, or light pollution, or create any other public or private nuisance;</p>	
10	<p>Not degrade the scenic, rural, or historic character of the Town with structures or other lot features which are deemed visually objectionable in light of prevailing community as reflected in the goals articulated in South Hadley's Master Plan;</p>	
11	<p>Be consistent with the South Hadley Master Plan, provided that the Comprehensive Plan provides legally sufficient guidance and that the applicable provision of the Master Plan is not inconsistent with any specific provision of this bylaw;</p>	
12	<p>Comply with applicable criteria for site plans under § 255-148.</p>	

<p>B. In addition, the SPGA may include in its written findings, where applicable, consideration of any or all of the following criteria to be satisfied by the proposed use, building or structure:</p>		
1	For projects involving the removal of existing housing, not adversely affect the availability of affordable housing in the Town;	
2	Not have an overall off-site impact that is significantly greater than the overall off-site impact that would be caused by full development of the property with uses permitted by right, considering relevant environmental, social, visual, and economic impacts;	
3	The adequacy and configuration of off-street parking and loading areas, including their nuisance impact on adjoining properties and on properties generally in the district;	
4	Harmony of signs and exterior lighting, if any, with surrounding properties;	
5	The location of the site, and proposed buildings or structures thereon, with respect to floodplains and floodways of rivers or streams;	
6	The absence of any other characteristic of the proposed use that will be hazardous, harmful, offensive or will otherwise adversely affect the environment or the value of the neighborhood or the community; or	
7	Provisions for energy conservation, for the use of renewable energy sources, and for protection of solar access.	