

## Background Materials – April 22, 2025 – Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 4/18/25

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

### AGENDA ITEM #1 Minutes

Planning and Conservation Coordinator Colleen Canning will forward minutes separately.

**Action Needed:** Vote to approve the minutes.

### 6:30pm Public Hearing

#### AGENDA ITEM #2 Zoning Map Amendment – Old Lyman Road

A petition was filed by Christine J. Walton to amend the South Hadley Zoning Map to change a portion of property located at Old Lyman Road, Map 8 Parcel 1, from Business C to Residence A-1.

Petition online here: <https://www.southhadley.org/1477/Zoning-Amendment-Requests>

The parcel subject to the zoning map amendment request is a 13.71-acre parcel with mixed zoning (Business C and Residence A-1). The Res A-1 portion of the parcel also has 50' of frontage on Old Lyman Road; the Bus C portion of the parcel does not have any frontage on Old Lyman Road. They are seeking to convert approximately 1.5949+/- acres from Business C to Residence -1, contiguous to the current frontage on Old Lyman Road. (See Assessor's Map and Parcel ID Map and Zoning Map) The result would be a new 5.85 acre Residence A-1 development site.

Most of Old Lyman Road is characterized as predominantly single-family dwellings, particularly within the vicinity of the subject parcel. North of the utility ROW crossing at the intersection with Eagle Drive, there is a mix of uses including a residential medical facility, MassDOT's regional highway division facility, and an undeveloped parcel which is the rear of the Willimansett Street shopping plaza and Big Y grocery store. To the south and east of Old Lyman Road to the intersection with New Ludlow Road is an industrial park for several small-scale manufacturing businesses, construction businesses, a self-storage business, and the South Hadley DPW, transfer station and closed landfill.

#### Zoning in the Area

The parcel subject to the zoning map amendment request is located in the southwest corner of town on Old Lyman Road, approximately ¼-mile north of the town boundary with Chicopee. As noted above, the parcel has mixed zoning with approximately 4.3 acres in Residence A-1 in the southeast corner of the parcel, and 9.4 acres in Business C covering the remaining northern portion of the parcel. Zoning to the east, south, and southwest of the subject parcel is Residence A-1; and, Business C to the West and northwest. Industrial A zoned land is located to the southeast on the east side of Old Lyman Road, but not immediately abutting the subject parcel. The Business C portion of the parcel abuts another large Business C parcel with frontage on Willimansett Street to the west, under the same ownership.

#### Development Considerations

Listed below are some types of land uses and whether or not they are permitted within the Residence A-1 and Business C zoning districts. In general, the Residence A-1 zoning district allows for low-density residential development and limited commercial development whereas the Business C district is defined as a “planned business” district and restricts residential development to mixed use developments and supports large-scale business development by either Site Plan Review or Special Permit. Per the Zoning Bylaw Chapter 255-11, the two zoning districts are defined as follows:

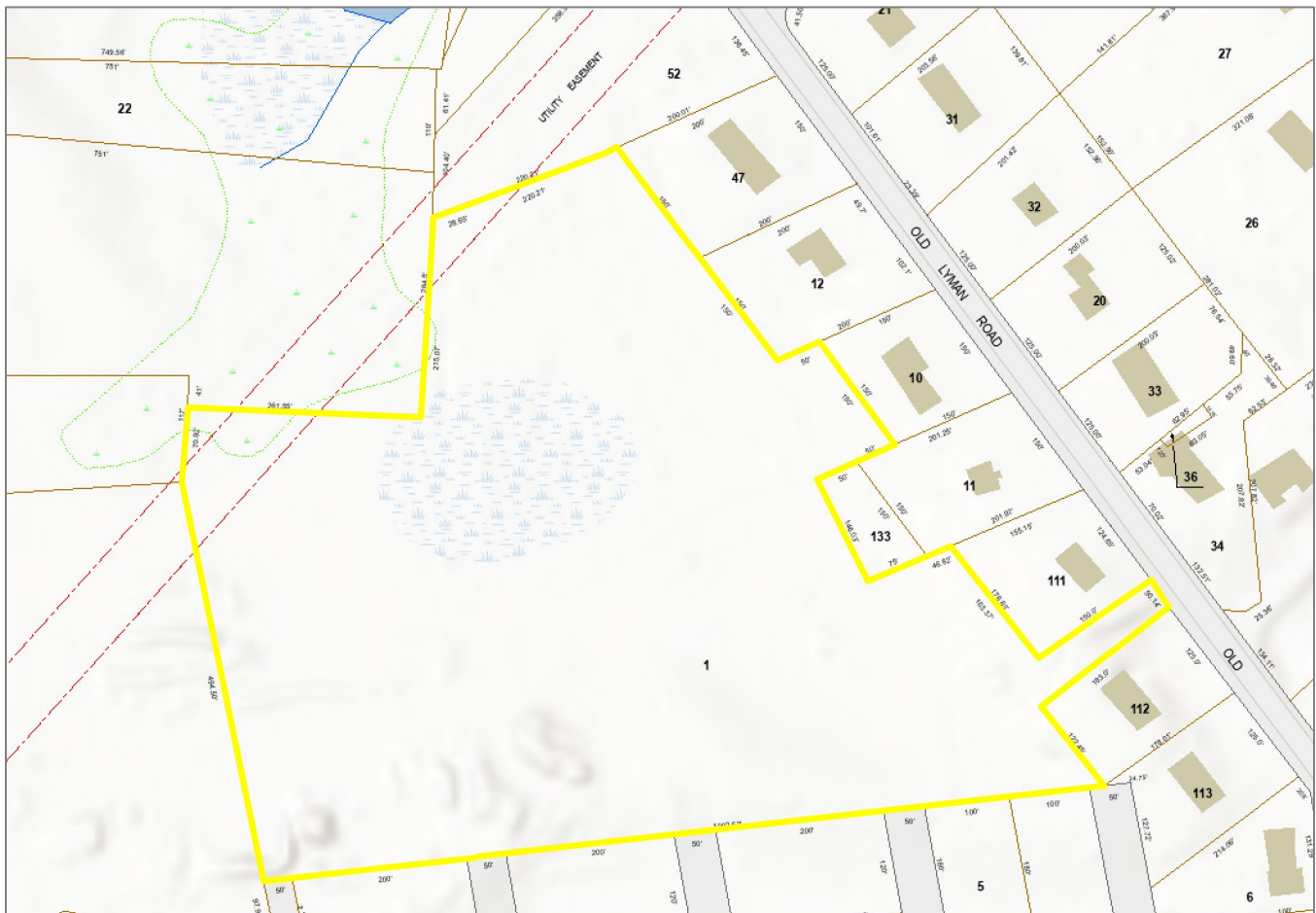
- **Residence A-1 (Low-Density Residential).** The purpose of this district is to allow residential and compatible uses, including new development that is in character with existing predominantly single-family housing, while preserving natural open spaces for their scenic quality and for ecosystem services, protection of water resources, recreation, agriculture, and forestry.
- **Business C (Planned Business).** This purpose of this district is to provide development methods that accommodate large-scale businesses, while mitigating impacts on pedestrians and traffic, as more fully described in § [255-37A](#).

**Excerpt from [255 Attachment 1 Use Regulation Schedule](#)**

Land Use	Residence A-1	Business C
Single-family dwellings	Y	SP (part of mixed use development)
Single-family dwellings – flag lot	SP	N
Two-family dwellings	SP	N
Three-family dwelling	SP	N
Multifamily dwellings	SP	SP (part of mixed use development)
Retail sales	N	SPR
Personal, business and professional services	N	SPR
Offices	N	SPR
Wholesale sales and warehousing	N	SP
Professional Business	SP	SPR
Restaurants	N	SPR

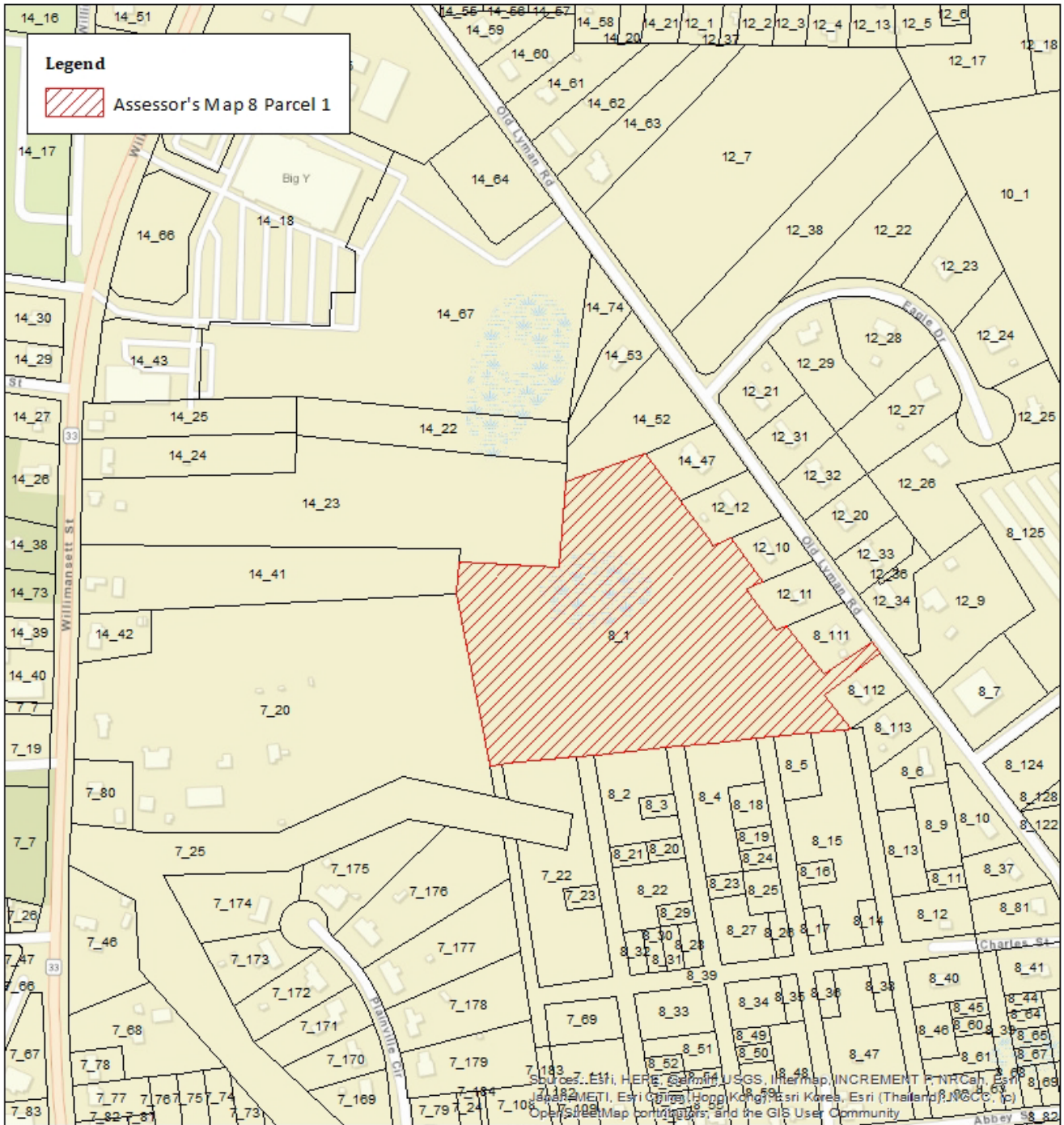
***Relationship to the 2020 Master Plan***

Old Lyman Road is not specifically identified within any of the eleven land use areas with articulated vision statements in the 2010 Master Plan. Nor is this neighborhood specifically discussed in the 2020 Master Plan update. In general, the Master Plan promotes supporting the character of existing neighborhoods while allowing for increased opportunities for new housing and housing diversity, and economic development in appropriate locations. The proposed zoning map amendment would allow for a slight increase in the amount of land zoned for low-density residential development and decrease land available for large-scale business development.



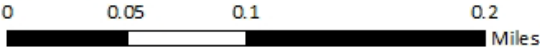
**Action Needed:** Conduct the public hearing, take public comment and deliberate on the proposed zoning map amendment. The Planning Board needs to vote on whether or not to recommend adoption of the zoning map amendment to Town Meeting.

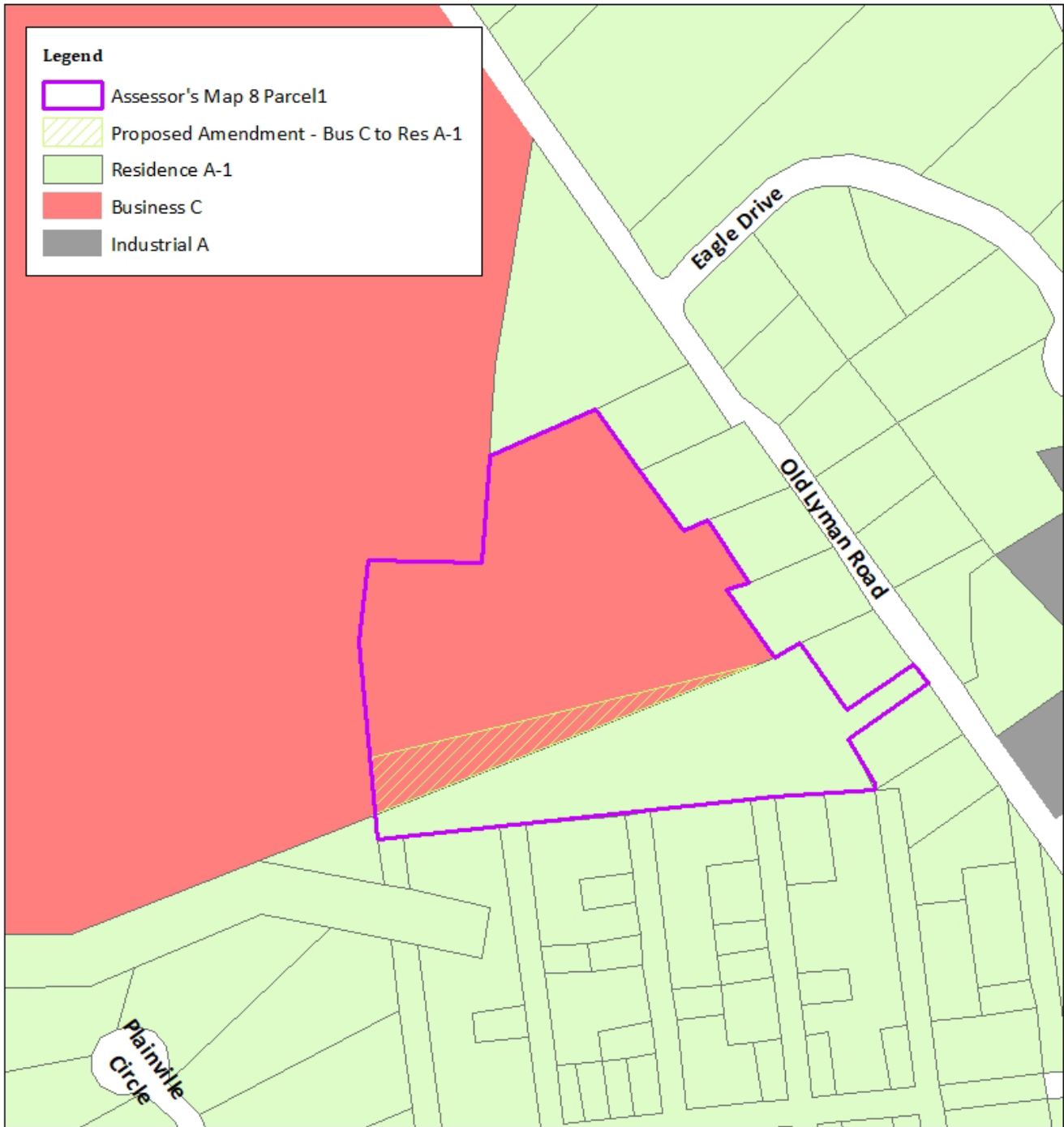
**Example Motion:** I motion to recommend that the Town Meeting adopt the amendment to the South Hadley Zoning Map as identified in the petition filed by Christine J. Walton to change a portion of the property located at Old Lyman Road, Map 8 Parcel 1, from Business C to Residence A-1.



## Old Lyman Road Proposed Zoning Map Amendment Assessor's Map and Parcel ID

Data Sources:  
 Parcels - Mass GIS L3 Parcel Datalayer  
 Roads/Base Map - ESRI, Open Street Map  
 Prepared by Anne Capra, AICP  
 Director of Planning and Conservation, 4/15/25

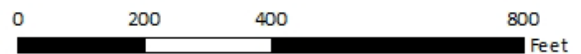




## Old Lyman Road Proposed Zoning Map Amendment Zoning Map

Data Sources:  
 Parcels - Mass GIS L3 Parcel Datalayer  
 Zoning - South Hadley Assessor

Prepared by Anne Capra, AICP  
 Director of Planning and Conservation, 4/15/25



## 6:30pm Public Hearing

### AGENDA ITEM #3 Zoning Bylaw Amendment – Village Commons District

A petition has been filed by the Center Redevelopment Corporation to amend the South Hadley Zoning Bylaw to create a new ‘Village District’ zoning 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 a new “Village District” zoning district for property located along Hadley and College Streets, Map 47 Parcel 64 & 65; and Map 49 Parcels 63, 64, 68, 85 & 86.

Petition online here: <https://www.southhadley.org/1477/Zoning-Amendment-Requests>

The parcel subject to this petition is a 7.810+/- acre parcel known as the Village Commons, owned by the Center Redevelopment Corporation. At the Planning Board’s January 13, 2025 meeting, the Board endorsed an ANR plan to combine the eight parcels that encompass the Village Commons development into one parcel. The proposed zoning bylaw and map amendments would apply to the one newly combined parcel. Note, the ANR plan is not yet reflected in the South Hadley Assessor’s maps. Updates to digital mapping occur annually and have not been completed for these parcels as of this public hearing.

ANR Plan (recorded Hampshire County Registry of Deeds Plan Book 257 Page 77, 1/24/25):

<https://www.southhadley.org/DocumentCenter/View/13617/Village-Commons-2024-12-10-ANR-Plan--Final-For-submission-2024-12-03?bidId=>

The petitioner has not submitted any specific development plans related to the proposed zoning bylaw and map amendments but rather has stated that they have identified issues and limitations on future mixed use development of the property due to the existing assortment of zoning districts which imposes significant challenges for a coordinated approach for future development. The proposed amendments are as follows:

- 255-11 Establishment of districts – New Village District Zoning District (Mixed-Use)
- Attachment 1 Use Regulations Schedule – Indicate uses that are permitted/prohibited
- Attachment 2 Dimensional Regulations Schedule – Insert dimensional standards for the lot, and principal and accessory structures
- Article VII Supplemental District Regulations – Insert new 255-52 Village District regulations
- Zoning Map – Change the zoning on the subject parcel from Business A-1, Residence A-2, and Residence A-1 to the proposed “Village District”

#### **A. Zoning Bylaw Amendment – Village District Zoning District (Mixed-Use)**

The purpose of the proposed Village 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.”* Proposed allowable uses are residential, some commercial, and open space, as indicated in the table below. All other uses would be prohibited.

**Table 1 Proposed Village District Allowed Uses**

<b>Residential Uses – only permitted as part of mixed-use development</b>	
Two-family dwellings (new)	Site Plan Review
Three-family dwellings	Site Plan Review
Multifamily dwellings for more than three families	Site Plan Review
<b>Open Space Uses</b>	
Agricultural, horticultural, or floricultural uses exempt under MGL Chapter 40A, Section 3 (5 acres or more)	Yes
Add footnote for Use category	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 accordance with the approved Mixed-Use plan and applicable Bylaws, statutes, and regulations.
<b>Public and Institutional Uses – only permitted as part of a mixed-use development</b>	
Town buildings	Site Plan Review
Public and private nonprofit educational institutions	Site Plan Review
Structures used for religious purposes	Site Plan Review
Federal and state government buildings	Site Plan Review
Public playgrounds and parks	Site Plan Review
Clubs, lodges, social and community center buildings	Site Plan Review
Hospitals, sanitariums, and charitable services	Site Plan Review
<b>Business Uses - only permitted as part of a mixed-use development</b>	
Retail sales	Site Plan Review
Personal, business and professional services	Site Plan Review
Open-air parking for 25 vehicles or fewer	Site Plan Review
Public parking areas and garages (unrestricted capacity)	Site Plan Review
Offices	Site Plan Review
Motels-Hotels	Site Plan Review
Restaurants	Site Plan Review
Financial Institution including ATM (NEW Use)	Site Plan Review
Indoor Theater (NEW Use)	Site Plan Review
<b>Other Uses - only permitted as part of a mixed-use development</b>	
Accessory uses to permitted principal uses, as provided in Article VII Other earth removal, extraction, and/or fill activities	Site Plan Review

I have discussed with the applicant concerns about inserting new uses into the Use Regulations Schedule and how that could impact other zoning districts. The applicant has taken this under consideration.

**Dimensional Standards**

The proposed dimensional standards have been developed based on the unique site conditions of the Village Commons parcel. They also reflect a combination of dimensional standards that currently exist in the Business A, Business B, and Business C Districts.

Dimensional Regulations: <https://ecode360.com/attachment/SO1428/SO1428-255b%20Dimensional%20Regulations%20Schedule.pdf>

**Table 2 Proposed Dimensional Standards**

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

*Footnote a – In accordance with the provisions of 255-52 (proposed Village District Zoning Bylaw).*

*Footnote b – Total building coverage of principal and accessory uses shall not exceed the principal use coverage.*

**Village District Summary**

- Maximum height not to exceed 5 stories, plus a drive under parking area and rooftop mechanicals;
- Buildings w/in 150’ of Route 116 shall not exceed 4 stories;
- Max density – Minimum of 3,000 square feet of land area per dwelling unit plus 300 square feet per bedroom;
- No residential dwellings on first floor of buildings fronting Route 116;
- Parking must conform to 255-86 Off-street Parking standards; shared parking with commercial spaces may be allowable;
- Planning Board may adopt Mandatory Design Standards for the Village District
- Planning Board may adopt suggestive design guidelines.
- Design Principles for Village District mixed-use developments:
  - Promote family-friendly walkable village center that predominantly serves local residents and visitors while accommodating all street users;

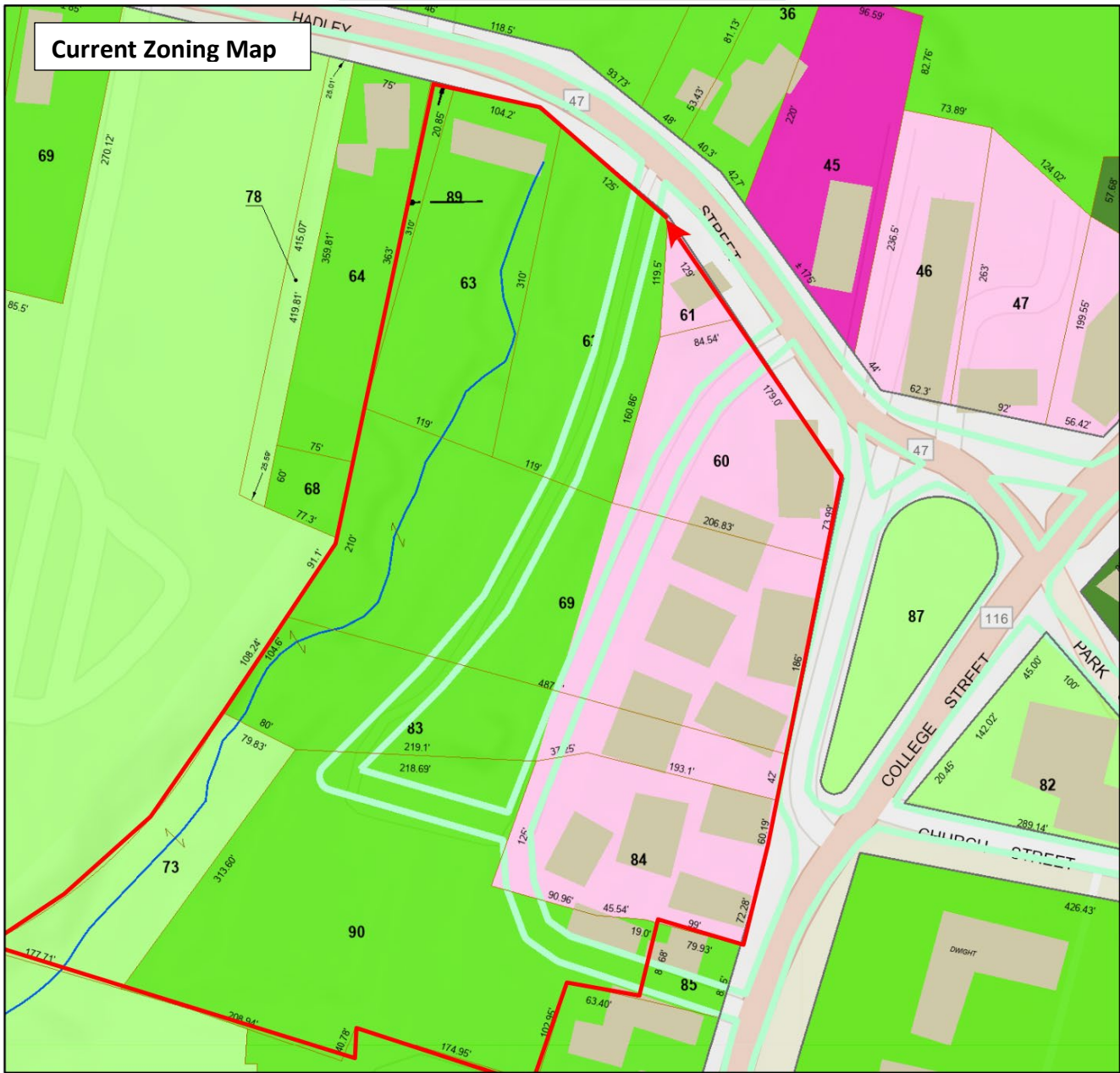
- Pedestrian access and safety by encouraging design strategies to reduce conflicts between drivers and pedestrians;
- Reduce negative impacts on the natural environment from stormwater overflow and lighting glare or overspill;
- Support a consistent level of design for a complementary mix of uses within the Village District;
- The public realm should be characterized by street trees, street furniture, sidewalks with ample width for diverse users, and attractive furnishings and infrastructure;
- 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.

Zoning in the Area

The subject parcel currently consists of three zoning districts: Residence A-1, Residence A-2 and Business A. The subject parcel is bordered by several zoning districts as follows:

North, across the street on Hadley Street	Residence A-2, Business A and Business A-1
East, across the street on College and Woodbridge Streets	Residence A-1 and Residence A-2
South	Residence A-1 and Residence A-2
West	Residence A-1 and Residence A-2

The petitioner has chosen to create a new zoning district (Village District) rather than try to convert the entire parcel to one of the existing districts. There are numerous uses allowed in the Business A and Business A-1 zoning districts that the petitioner is not interested in allowing including gas stations and other automotive uses and wholesale sales and warehousing.



— PROPERTYLINE	— Travel Way	— Right of Ways	— Residence A-2
— PWATER	— Water Lines	— Business A	— Residence B
— ROAD	— Buildings	— Business A-1	
— HOOK		— Residence A-1	

Relationship to Master Plan

The Master Plan identifies the area centered around the Village Commons as a commercial node or center of activity. The priorities for this subarea area:

- Increase economic development opportunities for small-scale businesses in the area centered on the Village Commons and Mount Holyoke College at Route 47 and Route 116.

- Increase the variety of housing choices between the neighborhood core and periphery. Housing options should meet a wide range of needs for affordability, household sizes, life-stages, and the ability to age in place within the community.
- Enhance and expand open spaces on the periphery of the neighborhood, such as a small park, a community garden, a playground, a dog park, or recreational/sports facilities.

**Image 1 Village Commons Mixed Use Buildings at Upper Parking Lot**



**Image 2 Upper and Lower Parking Lots**



**Image 3 View from Lower Parking Lot to Upper Parking Lot and Mixed Use Buildings**



**B. Zoning Map Amendment**

The Zoning Map amendment would be to change the zoning on the subject parcel from Business A-1, Residence A-2, and Residence A-1 to the proposed “Village District”.

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**Action Needed:** Conduct the public hearing, take public comment and deliberate on the proposed zoning bylaw amendment. The Planning Board needs to vote on whether or not to recommend adoption of the proposed zoning bylaw to the Town Meeting.

**AGENDA ITEM #4 Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)**

No additional business has been submitted to me as of the date of this notice.

**REMINDERS -- 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.*

<b>4/28/25</b>	<ul style="list-style-type: none"> <li>• MHC Energy Center SPR Public Hearing continuation</li> <li>• Village Commons Zoning Amendment Proposal – Discussion/Draft Report to Town Meeting</li> <li>• Old Lyman Road Zoning Map Amendment Proposal – Discussion/Draft Report to Town Meeting</li> <li>• Route 202/33 Zoning Recommendations Discussion (Innes not available)</li> <li>• PVPC Representative Reorganization</li> </ul>
<b>5/5/25</b>	<ul style="list-style-type: none"> <li>• Business A-1 Design Guidelines &amp; Route 202/33 Corridor Design Guidelines Discussion – Innes Associates &amp; Route 202/33 Rezoning Advisory Committee</li> <li>• Anthony’s Dance Club Special Permit - Public Hearing continuation</li> <li>• Home Occupation II SPR Public Hearing – 81 East Street, Home Bakery</li> </ul>
<b>5/14/25</b>	<b>Annual Town Meeting</b>
<b>5/19/25</b>	<ul style="list-style-type: none"> <li>• Business A-1 Design Guidelines Public Hearing (w/ Innes Associates)</li> </ul>
<b>6/1/2025</b>	<b>Business A-1 Mixed Use Permitting Moratorium Expires - Design Guidelines Adoption Due</b>
<b>June – 6/9</b> <i>Nate absent 6/9</i>	<ul style="list-style-type: none"> <li>• Mixed Use Development Special Permit Public Hearing – 36 Bridge Street</li> <li>• Finalize Business A-1 Design Guidelines – Board vote to adopt</li> </ul>
<b>June – 6/23</b>	<ul style="list-style-type: none"> <li>• Agricultural Uses Amendment Discussion</li> <li>• Sign Bylaw Amendment Discussion</li> </ul>
<b>July – 7/14 &amp; 7/28</b>	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 November Town Meeting Warrant)

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<https://www.southhadley.org/1274/Agenda-Background-Materials>