

**Planning Board Report to Town Meeting
Old Lyman Road Zoning Map Amendment
April 25, 2025**

ARTICLE 17: To see if the Town will vote to amend in the Zoning Map by changing the designation of a 1.5949 +/- acre portion of a parcel of land located on the west side of Old Lyman Road and also identified on Tax Assessor's Map #8 as Parcel #1 from the present zoning designation of Business C to Residence A-1, as further articulated in the Planning Board's Report to Town Meeting, or take any other action relative thereto.

PUBLIC HEARING: The Planning Board conducted a public hearing on the proposed Zoning Map amendment on April 22, 2025 (see Attachment B for the public hearing minutes).

REPORT:

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. 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 A-1, contiguous to the current frontage on Old Lyman Road. 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.

PUBLIC HEARING DISCUSSION:

The petitioner’s representative presented the proposed zoning map amendment, stating that the intent is to create a 5-acre site suitable for a single family residential subdivision. Board members inquired about the extent of the proposed zone change on the parcel and intent to leave the remaining portion of the site as Business C.

One comment was received from the public, inquiring about whether or not any buffer would be required in the Business C district along the part of the site that would abut this potential future housing. The petitioner’s representative stated that although here are no development plans for that portion of the site currently, the zoning does require a buffer, and access would need to be acquired off of Willimansett Street from development in the Business C part of the site. No other comments were received.

RECOMMENDATION:

The Planning Board, during the public hearing held at their April 22, 2025 meeting, voted to recommend to Town Meeting amendment of the Zoning Map for a portion of the parcel on Old Lyman Road, as

further articulated in the Planning Board's Report to Town Meeting, by a vote of five (5) out of five (5) members in favor (D. Mulvaney, N. Therien, B. Hutchison, R. Watchilla, R. Szklarz).

ATTACHMENTS:

Attachment A: Landowner Zoning Map Amendment Petition Request

Attachment B: Public Hearing Minutes – April 22, 2025

ATTACHMENT A

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
walfonexc@comcast.net
413-626-9723

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

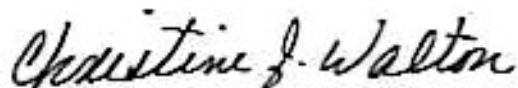
I recognize this may be a bit tight, but respectfully request that this petition be incorporated into the May 2025 Annual Town Meeting Warrant and be processed accordingly.

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.

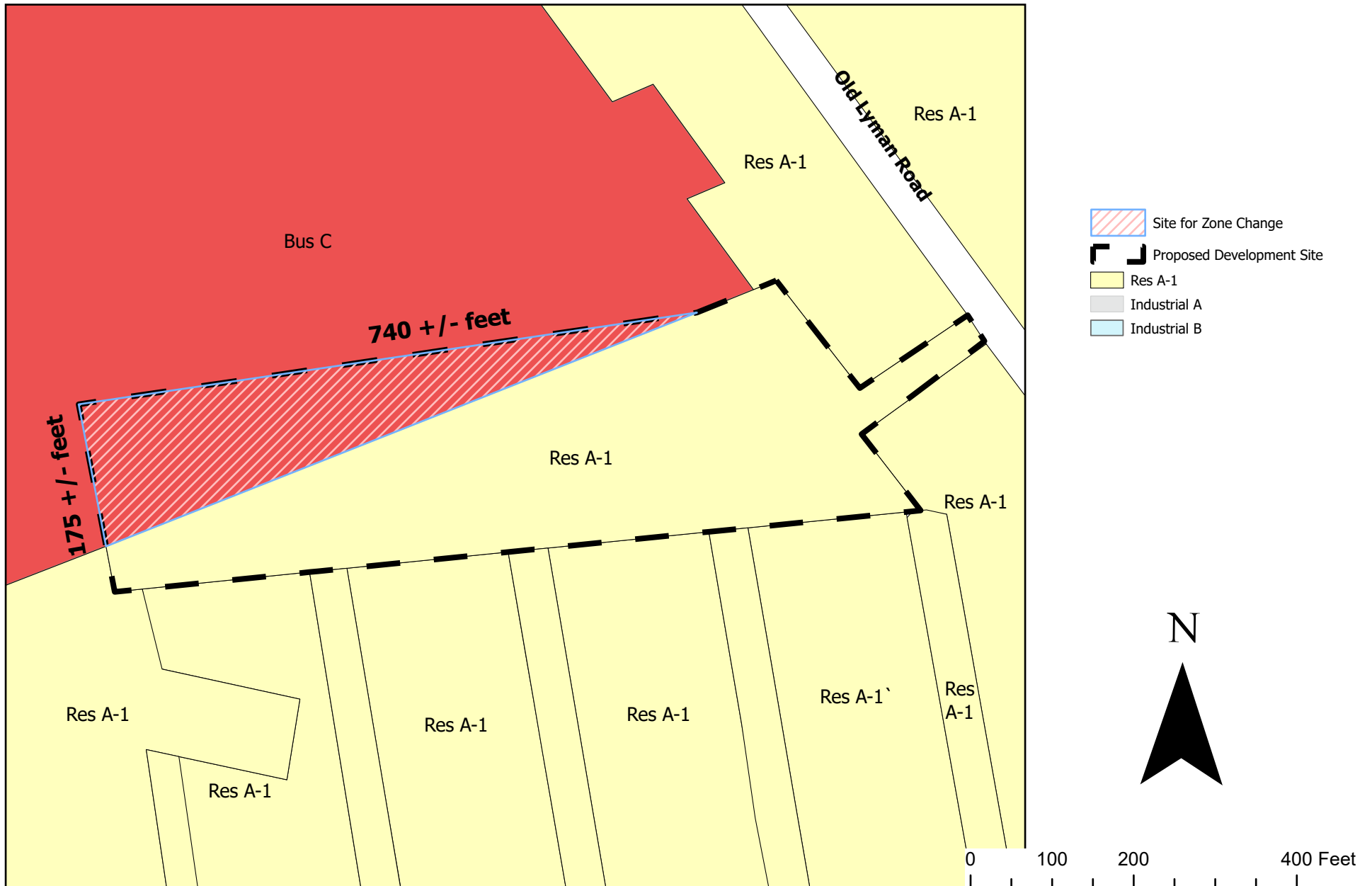
We look forward to participating in the public hearing process upon your referral of this request to the Planning Board. If you, the other members of the Selectboard, Planning Board, or the Planning Department have any questions, please feel free to reach out to either myself, Wayne, or Dan.

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



ATTACHMENT B

SOUTH HADLEY PLANNING BOARD HYBRID PUBLIC HEARING:

Petition 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.

MEETING MINUTES OF APRIL 22, 2025

Present: Diane Mulvaney (in-person), Chair; Nate Therien (in-person) ; Vice-Chair; Brad Hutchison (in-person), Clerk; Rob Watchilla (virtual), Member; Bob Sklarz (in-person), Member; John Parentu (in-person), Associate Member; Anne Capra (in-person), Director of Planning and Conservation; Colleen Canning (in-person), Planning/Conservation Coordinator

In-person location: South Hadley Senior Center, 45 Dayton Street, South Hadley MA

Virtual location: Zoom Webinar

4 attendees were present virtually as indicated in the Zoom attendance report (attached) and 9 attendees were present in-person.

Chair Mulvaney called the public hearing to order at 7:02 PM and Clerk Hutchison read the public hearing notice out loud as follows:

The South Hadley Planning Board will hold a public hearing on Tuesday April 22, 2025 at 6:30 p.m. to consider a petition by Christine J. Walton to amend the Town of South Hadley Zoning Map regarding a 1.5949+/- acres parcel from Business C to Residence A-1. The subject property is 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. The subject property is part of a tract with frontage along the west side of Old Lyman Road.

The public hearing will be located in the multipurpose room of the South Hadley Senior Center, 45 Dayton Street South Hadley MA 01075. The materials relative to the petition are available on the Town's website at the following link: <https://www.southhadley.org/1477/Zoning-Amendment-Requests>. Alternatively, hard copies of the documents may be viewed at the South Hadley Planning and Conservation Department office.

Any person interested in, or wishing to be heard, should appear/join the hearing at the time and in the manner designated.

*Brad Hutchison, Clerk
South Hadley Planning Board*

*Publication: Friday, March 21, 2025
Friday, March 28, 2025*

Richard Harris, 22 Hillcrest Park, was present at the hearing as the planning consultant for the petitioners, Luis Builders and Wayne Walton. He explained that his clients were seeking a zoning map amendment on a portion of property on Old Lyman Road (Map 8, Parcel 1). The lot had split zoning with Business C to the north and Residence A-1 to the South. The amendment

sought to change a portion of the Business C zoning to Residential A-1 to enable development of a 6-lot Subdivision. The current zoning map configuration would not enable this type of development as residential uses were prohibited in the Business C zoning district.

Director Capra further explained the request and shared maps of the subject parcel. The amendment would result in 5.85 acres of Residential A-1 zoned land on the 13.71 acre parcel, with the land remaining in the Business C zoning district. She also detailed the allowed uses within both districts and the existing character of the location. The property existed within a largely residential area, primarily consisting of single family homes, with a mix of business, industrial and utility uses to the north near Willimansett Street and to the south near New Ludlow Road. The location was not explicitly identified in the Master Plan but supporting existing neighborhood character, and enabling housing and economic development was supported in the Master Plan where appropriate.

Clerk Hutchison asked if the petitioner intended to leave the remainder of the parcel in the Business C zoning district, as it was currently, and asked if that location would be accessible after proposed residential development. Richard Harris replied that his client did not have plans to propose additional zoning map amendments for the remainder of the lot in the Business C zoning district. The Business C portion of the lot would be accessible from Willimansett Street.

Member Watchilla asked for clarity on plans for future development in the newly proposed bounds of Residential A-1 zoning on the parcel. Richard Harris replied that his client was seeking to develop single family homes. Member Watchilla indicated that the topography of the site appeared to be appropriate for development and had no further concerns with the proposal.

Chair Mulvaney opened the hearing to public comment.

Joanna Brown, 25 Charon Terrace, addressed the Board. She observed that the zone change would enable residential development that would abutt property remaining in the Business C zoning district. She questioned how close future residences could be built to the Business C zone. Richard Harris replied that the Planning Board had the ability to condition future developments to mitigate potential negative impacts. He added that his client intended on proposing an easement to buffer the border between the Business C and Residential A-1 districts if development were to proceed.

Motion: Clerk Hutchison moved to recommend that 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. Member Watchilla seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call vote.

Motion: Clerk Hutchison moved to close the hearing. Vice-Chair Therien seconded the motion. Five (5) out of five (5) members voted in favor of the motion through roll call vote.

The regular meeting reconvened at 7:20 PM.

Respectfully Submitted,
Colleen Canning, Planning/Conservation Coordinator

Appendix

Document	Document Location
Zoom Attendance List	Attached
In person Attendance List	Attached
Zoning Map Amendment Petition - Old Lyman Road (portion of Map 8, Parcel 1)	Planning Files

Attendee Report

Report generated time 4/24/2025 13:55
Topic Webinar ID Actual Duration (minutes) Unique Viewers Total Users
Planning Board Special Hybrid Meeting 854 8574 4438 147 4 17

Host Details

Attended User Name (Original Name) Join Time Leave Time Time in Session (minutes)
Yes Colleen Canning# Staff (Town of South Hadley 2) 4/22/2025 18:11 4/22/2025 20:37 147

Panelist Details

Attended User Name (Original Name) Join Time Leave Time Time in Session (minutes)
Yes Member Robert Szklarz 4/22/2025 18:19 4/22/2025 20:37 139
Yes lindalyoung 4/22/2025 20:11 4/22/2025 20:13 2
Yes Senior Center (Chris Tucker) 4/22/2025 18:28 4/22/2025 20:37 130
Yes Member Rob Watchilla 4/22/2025 18:36 4/22/2025 18:38 3
Yes Member Rob Watchilla 4/22/2025 18:39 4/22/2025 20:18 99
Yes Member Rob Watchilla 4/22/2025 20:18 4/22/2025 20:37 20
Yes Director Anne Capra 4/22/2025 18:20 4/22/2025 20:37 138
Yes Daniel Pease 4/22/2025 18:42 4/22/2025 18:49 7
Yes Daniel Pease 4/22/2025 18:53 4/22/2025 18:54 2
Yes Chair Diane Mulvaney 4/22/2025 18:11 4/22/2025 20:37 147

Attendee Details

Attended User Name (Original Name) Join Time Leave Time Time in Session (minutes)
Yes lindalyoung 4/22/2025 18:24 4/22/2025 20:11 108
Yes lindalyoung 4/22/2025 20:13 4/22/2025 20:37 25
Yes Susan Newton 4/22/2025 18:29 4/22/2025 18:51 22
Yes Susan Newton 4/22/2025 19:03 4/22/2025 20:37 95
Yes Mark Adams 4/22/2025 18:28 4/22/2025 19:21 54
Yes Marie Rohan 4/22/2025 18:41 4/22/2025 18:43 2

Planning Board Meeting Attendance Sheet

Meeting Date: 9/22/25

Name	Address/ Affiliation
Richard Harris	22 Hillcrest Park, SH Consultant for Applicants
BARRY MSPHEE	3 WOODBRIDGE ST.
Tom REIDY	BARON WILSON P.C. ATTY FOR APPLICANT
Marc Desjardins	310 Ashford Road
Danny Plyis	37 Westbury Rd
Charles Kington	143 Old Lyman Rd
Walter Hamilton	77 Hadley St
Ann Stockton	325 Abby St
Joanne Brown	25 Chara Ter