

Background Materials – August 25, 2025 – Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 8/22/25

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

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 is attached.

Action Needed: No action needed.

6:30 PM Public Hearing

AGENDA ITEM #4 73 Alvord Street – Two-Family conversion

Application and plans online: <https://www.southhadley.org/DocumentCenter/View/14232/Form-SP-for-73-Alvord-St-072325?bidId=>

The application is for a Special Permit for conversion of a single-family dwelling to a two-family dwelling and alteration of a preexisting nonconforming structure at 73 Alvord Street (Assessor's Map 42, Parcel 10) in the Agricultural Zoning District. This is the former Lauzier Farm, which was purchased earlier this year by Barstow's Longview Farm of Hadley. The 205-acre farm was recently enrolled in the Agricultural Preservation Restriction (APR) program and is permanently conserved farmland. The parcel that contains the house is part of a 5-acre exclusion to the APR set aside for housing. Barstow's Longview Farm intends for the newly renovated and converted two-family dwelling to house farm employees.

The conversion to a two-family dwelling will not expand the building footprint. A new exterior staircase will be added to the side of the building for egress to the new second floor apartment. The structure is being fully renovated on the interior as well as new windows and siding repair on the exterior.

The preexisting nonconformity results in the front setback. The historic building, constructed in the 1700's, does not meet the required 40' front setback and is at 33.3'.

Department Comments:

Public Health, Sharon Hart - Septic: the residence is no longer septic but is hooked up to sewer, so no Title 5 reviewed required. Rental: If the property is becoming rental property, then they will need to sign on to the Rental Registry and I am including the link to the State Sanitary Code which is sometimes more restrictive than Building Code. <https://www.mass.gov/regulations/105-CMR-41000>

Conservation Commission, Rebekah Cornell - There are wetlands on this site but the project is not jurisdictional. No review by the Conservation Commission is required.

DPW, John Broderick – DPW has no concerns with this alteration.

Police Dept., Chief Gundersen - I have no concerns from a public safety perspective

SHELD, Matt Delmonte – We have no comments on this application.

Historical Commission, Robert Judge - One Commissioner said that the structure may be older than the year of 1780 that is cited. The Commissioner believes that the structure may go back to 1762 or even earlier. Notwithstanding, the Historical Commission does not have any comments as to whether the proposed alteration would or would not be consistent with the historic nature of the building.

FD1 Water, Jeff Cyr – The owner will need to pay us a \$2,000.00 improvement fee for the additional unit. The quarterly water bill will have a \$15.00 per unit charge in addition to the water consumed. We kindly ask that the improvement fee be paid prior to occupancy

FD1, Fire, Chief Stark - I'm fine with what's being proposed.

Special Permit Criteria and Findings:

See the attached response to the Special Permit standards in the application materials. The Board should review the responses to the criteria and add any additional findings, so desired. Per 255-129, the Board must make written findings on the mandatory standards, requiring that the proposed use will meet those standards.

Action Needed: The Board needs to hold the public hearing, accept public comment, discuss the Special Permit criteria and make findings on the criteria, and vote on issuance of the permit.

Recommended Motion: *I move to grant a Special Permit for the conversion to a two-family dwelling at 73 Alvord Street with a finding that the proposed use will meet the Special Permit mandatory standards as discussed above, and to grant a Special Permit for the alteration of a preexisting nonconforming structure determining that it will not be more detrimental than the existing nonconforming use to the neighborhood in which it is located.*

6:30 PM Public Hearing

AGENDA ITEM #5 Mobile Food Establishment – 478 Amherst Road Site Plan Review

Application online: [478-Amherst-Rd-SPR](#)

General Bylaw Chapter 177 Mobile Food Vendors [Town of South Hadley, MA Mobile Food Vendors](#)

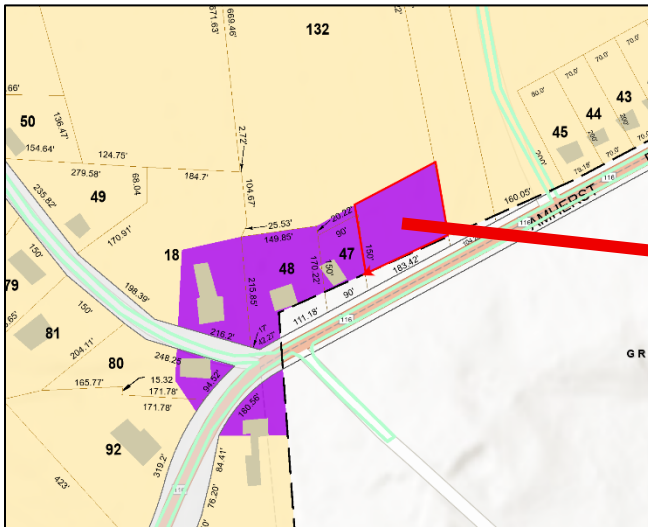
Zoning Bylaw Article XII Site Plan Review [Town of South Hadley, MA Site Plan Review](#)

Melanie Lorenz, resident of 478 Amherst Road, has submitted an application for Site Plan Review to open a “neighborhood ice cream stand” within the currently undeveloped portion of Assessor’s Map 58, Parcel 132, which is zoned Business B. The parcel does have mixed zoning: Business B along the road frontage, and Agricultural in the rear. The proposed mobile food vending business would be located fully within the Business B portion of the site. The use is classified as “retail sales” which is allowable by Site Plan Review (SPR) in the BusB zoning district. Further, the proposed use is regulated under General Bylaw Chapter 177 Mobile Food Vendors, which also requires SPR by the Planning Board for this use. The business would be operated out of a mobile food trailer which is why the standards under Chapter 177 would apply.

Chapter 177 Permit Standards – 177-4 Vending on private commercial properties:

- A. Limited to all business districts with initial site plan review by the Planning Board – The proposed ice cream and coffee shop will be within the Bus B zoning district so this standard is met.
- B. The mobile food unit shall be located entirely on the property being served – This standard is met.
- C. Limited to no more than 14 calendar days per month at any one location – The application states that the business will be seasonal with hours of operation April -October, 12pm -8pm Friday, Saturday and Sunday. This equates to 3 days per week x 4 weeks per month = 12 days per month – This standard is met.

255-148 Site Plan Review Criteria – See attached worksheet.



Department Comments:

DPW, Johnny Broderick - DPW has no concerns with this project. MassDOT should be consulted since it is a State road.

SHELD, Matt Delmonte: The overhead service above the MFE as shown would not be allowed. Applicant has since spoken to SHELD and they can locate a utility pole in a different location and provide electrical service to the MFE.

Police, Chief Gundersen: From a police or traffic perspective, I have no concerns.

Tim Cauley, FD2 Water: I spoke to the resident a few months ago in regards to this possibly happening. We talked about running a water line for the building, but then I never heard anything back. I don't have any concerns about what he is doing, but just want to make sure that you are aware of this. Also, to piggyback on what John from the DPW stated, that is a state highway so there may be more permitting needed than just the town permits. I'm not sure if they are aware of that.

Historical Commission, Robert Judge: The Historical Commission believes that this proposed "mobile food establishment" at 478 Amherst Road would have no impact on any place of historical and/or archaeological significance.

Questions:

1. Exterior lighting hours of operation, design/specifications
2. # of parking spaces available
3. Need alternative electric utilities connection approved by SHELD
4. MassDOT approval for curb cut needed

Recommendations for Special Conditions:

1. Locate the dumpster and portable toilets away from the road; provide screening for the dumpster, and locked to prevent wind-blown trash and bears from getting into it.
2. Business sign requires a Sign Permit from Inspection Services Department; if illuminated, requires Illuminated Sign Permit from the Planning Board.
3. Hours of operation and exterior lighting
4. All required permits from Board of Health, Inspection Services, and any other departments must be procured and maintained current.

Action Needed: Discuss application, accept public comment, vote on issuance of Site Plan Approval, with any special conditions.

AGENDA ITEM #6 298, 300 and 302 Newton Street ANR

Application online: [//server/Redirected\\$/mannis/My Documents/3963-MO 11 ANR 24x36](//server/Redirected$/mannis/My Documents/3963-MO 11 ANR 24x36)

Landowner Joe Marois is seeking endorsement of the ANR plan that combines three (3) adjacent parcels under his ownership into one. The parcels are in the Business A-1 zoning district. These parcels include Carey's Flowers/Ben and Meg's Garden Center and a single-family dwelling.

Criteria for ANR endorsement:

1. Type of Way: Newton Street, also known as State Route 116, and both are public ways maintained by the Town. Therefore, this standard is met.
2. Minimum frontage requirements for the zoning district: The minimum frontage required for the Business A-1 district is 125'. The proposed ANR provides 267.95' of frontage. Therefore, this standard is met.
3. Vital access: The combined frontage will not alter access to Newton Street, a publicly owned and maintained way. Therefore, this standard is met.

Action Needed: Discuss proposed ANR, motion to endorse the ANR, and sign the ANR.

Recommended Motion: *I move to endorse the proposed ANR for Assessor’s parcels 17-18, 17-19 and 17-20, and add a notation to the plan stating “Planning Board endorsement is not a determination of conformance with the Zoning Bylaw, and no determination has been made.”*

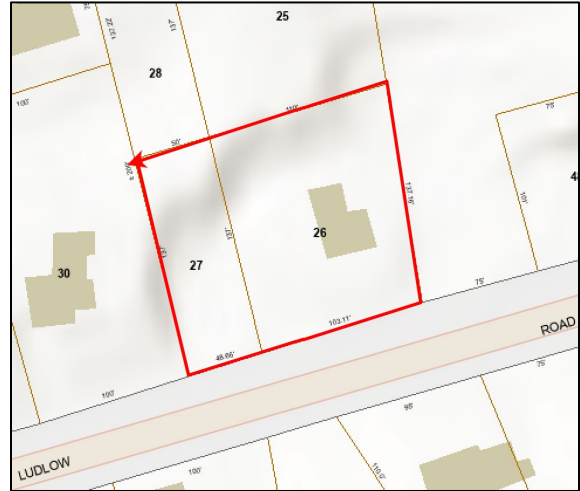
AGENDA ITEM #7 34 Ludlow Road ANR

Application online: <https://www.southhadley.org/DocumentCenter/View/14295/Turner-ANR-Plan?bidId=>

Landowner John Turner is seeking endorsement of an ANR plan to reconfigure the parcel boundaries associated with 34 Ludlow Road (Assessor’s Map 6C-26 and 6C-27).

Criteria for ANR endorsement:

1. Type of Way: Ludlow Road is owned and maintained by the Town, therefore this standard is met.
2. Minimum frontage requirements for the zoning district: The parcels are within the Residence B zoning district and have a minimum 75’ frontage requirement, and 7,500 SF minimum lot area requirement. Per the ANR plan, proposed Parcel 1 will have 75’ of frontage and 8,271 SF; Parcel 2 77.12’ frontage and 13,047 SF. Therefore, this standard is met.
3. Vital access: The new parcel frontages will not alter access to Ludlow Road, a publicly owned and maintained way. Therefore, this standard is met.



Action Needed: Discuss proposed ANR, motion to endorse the ANR, and sign the ANR.

Recommended Motion: *I move to endorse the proposed ANR for Assessor’s parcels 6C-26 and 6C-27.*

AGENDA ITEM #8 Discussion Adopt Stormwater Management Permit Fee

The Board has never set a fee for Stormwater Permit applications. The Stormwater Management Bylaw (Chapter 200) was adopted 1-11-2017 STM by Art. 14. Section 200-15 enables the Planning Board to establish an application fee:

§ 200-15 Fees.

The Planning Board shall establish a schedule for application fees, inspection fees, and review fees and appropriate application forms.

- A. The application fee shall be paid in full along with the application required under this bylaw.
- B. In addition to an application fee, the Planning Board may also charge an application review fee under MGL c. 44, § 53G, to cover third-party review, if needed.
- C. Inspection fee. The fee for site inspections shall be based on the fee structure established by the South Hadley Planning Board in the regulations. The fee shall be paid to prior to initiation of any work on the site which requires compliance with the provisions of this bylaw.

The existing fee schedule is posted online here:

https://southhadley.org/DocumentCenter/View/10242/Planning-Board-Fee-Schedule_2017?bidId=

- A. *Application Fee* – I recommend an application fee of \$150.
- B. *Application Review Fee under MGL c.44 Sec. 53G* – These fees will be set on a project by project basis, based on price quotes to be received by a peer review consultant. I am currently reviewing responses to an On-Call Engineering Service Request for Proposals for an annual contract for peer review services that would include engineering, stormwater, wetlands, and other common plan review services typically associated with planning and conservation department permitting.
- C. *Inspection Fee* – The Current fee schedule establishes “Inspection Fees – Storm drainage and appurtenances” at “\$2/lineal foot”. I do not recommend changing that at this time.

Recommended Motion: *I move to establish a Stormwater Management Permit Application fee in the amount of \$150.*

Action Needed: Discuss proposed fee and vote to establish.

AGENDA ITEM #9 Discussion Agricultural Uses Proposed Zoning Bylaw Amendments

[Summary presentation](#) and draft report and amendments online:

<https://www.southhadley.org/1318/ProposedDraft-Bylaws>

The Planning director will give an overview presentation of the proposed amendments followed by Board discussion. To send these amendments to town Meeting for adoption, we need to hold a public hearing on 9/22/25.

Agricultural Uses

- o [Agricultural Uses Amendments Presentation - 8/25/25](#)
- o [Agricultural Uses Review and Analysis Report - January 2025](#)
- o [Proposed Amendments to 255-10 - Terms Defined 5.20.25](#)
- o [Proposed Amendments to 255-24 Accessory Uses and Buildings and 255-41 Outdoor Recreation Facilities 5.20.25](#)
- o [Proposed Amendments to 255-25 Agricultural, Horticultural and Floricultural Uses 5.20.25](#)
- o [Proposed Amendments to 255-26 Stables and Riding Academies 5.20.25](#)
- o [Use Schedule Proposed Amendments - Agricultural Uses - 6.3.25](#)

Action Needed: Discuss proposed amendments and schedule a public hearing for 9/22/25.

AGENDA ITEM #10 Discussion Sign Bylaw Proposed Zoning Bylaw Amendments

The Board began discussion of the proposed Sign Bylaw amendments at their meeting on 7/14/25. The

[presentation](#) and draft report and amendments are online: <https://www.southhadley.org/1318/ProposedDraft-Bylaws>

Sign Bylaw

- [Sign Bylaws Amendments Presentation - 7/14/25](#)
- [Report on Sign Bylaw Review and Analysis - January 2025](#)
- [Proposed Zoning Bylaw Amendments - Signs - 5.20.25](#)
- [Sign Bylaw Amendment - Proposed Dimensional Standards](#)

Action Needed: Discuss proposed amendments and schedule a public hearing for 9/22/25.

AGENDA ITEM #11 Discussion Route 202/33 Corridor Re-Zoning

The Public Hearing is scheduled for **9/8/25 at 6:30 PM**.

The proposed zoning and zoning maps are online: <https://www.southhadley.org/1400/Route-202-33-Corridor-Re-Zoning>

Public Hearing Materials - 9/8/25 @ 6PM

- [Corridor Proposed Zoning - 8/12/25](#)
- [Corridor Rezoning Map - Zoning Map](#)
- [Corridor Rezoning Map - Street Map](#)
- [Corridor Rezoning Map - Aerial Map](#)

Action Needed: No action needed, this is a reminder and opportunity to make sure everyone knows where to find the final draft zoning and zoning map.

AGENDA ITEM #12 Planning & Conservation Department Report

A. Route 202/33 Rezoning Public Hearing Materials Posted

Public Hearing: September 8, 2026 at 6 PM

The final proposed bylaw as well as an updated proposed zoning map (in three different formats) are posted online: <https://southhadley.org/1400/Route-202-33-Corridor-Re-Zoning>

B. North Pole Estates Subdivision Appeal Dismissed (North Pole Estates - Chicopee Concrete Service, Inc v. Hutchinson, et al.)

Attorney Winer reports that the appeal has been dismissed and that the case has now concluded; meaning the Planning Board's (and Board of Health's) rejection of the proposed subdivision is now affirmed and final. As you'll recall, Chicopee Concrete/Jay Ouellette applied for approval of a definitive subdivision plan in October of 2019. After a lengthy public hearing process, the Planning Board denied that application in March 2021. This appeal followed. While the appeal was pending, the parties negotiated a remand which the plaintiff never truly pursued. The parties also discussed the possibility of a sale of the land to the Town. While some effort was put towards that, the concept never gained much momentum. Lastly, the plaintiff pitched an alternative way of subdividing and developing the land. Again, the plaintiff never seriously pursued that proposal. In the meantime, the plaintiff never

took any action in furtherance of its appeal in Superior Court, i.e. it never responded to the Town’s written discovery, and never pursued any of its own. A Pre-Trial Conference had been scheduled in September of 2023, but the plaintiff’s asked the court for more time. Inevitably, the Court scheduled a status conference which was to be held August 13, 2025 and prior to which, the plaintiff agreed to dismiss the case. This concludes the case as the plaintiff has waived any right to a further appeal.

C. NEW - Recommended Tree and Shrub Planting Guide

Hot off the press! I worked with Ecological Designer and [Conway School](#) faculty member [Kate Cholakis](#) to develop the Recommended Tree and Shrub Planting Guide. This will also be included as an appendix to the Subdivision Regulations, when the updates are adopted. The Tree Committee is currently reviewing the guide. Public comments may be sent to: acapra@southhdley.ma.gov
[Recommended-Tree-and-Shrub-Planting-Guide](#)

D. Next Planning Board Meetings and Other Important Dates

Planning Board typically meets the 2nd and 4th Mondays of the month. Holidays may impact this schedule.

9/8 6:00 PM	<ul style="list-style-type: none"> • Route 202/33 Zoning Public Hearing - (Special November Town Meeting Warrant)
9/22	<ul style="list-style-type: none"> • Route 202/33 Zoning – Final Edits & Draft Report to Town Meeting • Agricultural Uses Zoning Bylaw Amendments – Public Hearing • Sign Bylaw Amendments – Public Hearing
10/6 <i>Columbus Day</i> 10/13	<ul style="list-style-type: none"> • 506 Granby Road – Condominium Community – Site Plan Review and Stormwater Permit Public Hearing • Route 22/33 Zoning – Approve Report to Town Meeting • Agricultural Uses Zoning Bylaw Amendments – Final Edits & Draft Report to Town Meeting • Sign Bylaw Amendments – Final Edits & Draft Report to Town Meeting
10/20	<ul style="list-style-type: none"> • Agricultural Uses Zoning Bylaw Amendments – Approve Report to Town Meeting • Sign Bylaw Amendments – Approve Report to Town Meeting
November 5th	Special Fall Town Meeting
11/10	<ul style="list-style-type: none"> • Floodplain Bylaw Update – Introduction • Subdivision Regulations Update Discussion
11/24	
12/8	
12/22	
1/12/26	<ul style="list-style-type: none"> • Subdivision Regulations Public Hearing (??)

AGENDA ITEM #11 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.

A. Provide a narrative response to the following standards:		
1	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;	Agricultural Zoning District
2	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;	Alvord Street Land Use Area – farmland preservation No changes to the exterior of the existing dwelling; internal conversion to a legal 2-family dwelling, to be used as housing for farm management.
3	Be compatible with existing uses and uses allowed by right in the neighborhood, Land Use Area, and zoning district;	No changes to the exterior of the existing dwelling; internal conversion to a legal 2-family dwelling, to be used as housing for farm management.
4	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.	No changes to the exterior of the existing dwelling; internal conversion to a legal 2-family dwelling, to be used as housing for farm management.
5	Be suitable for the property on which it is proposed, considering the property's, scenic, cultural and historic	No changes to the exterior of the existing dwelling; internal conversion to a legal 2-family dwelling, to be used as housing for farm management.

	significance, and its ability to be buffered or screened from neighboring properties and public roads.	
6	Provide safe access for fire, police, and other emergency vehicles.	
7	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.	
8	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.	
9	Not result in excessive air, water, noise, or light pollution, or create any other public or private nuisance;	
10	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;	No changes to the exterior of the existing dwelling; internal conversion to a legal 2-family dwelling, to be used as housing for farm management.
11	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;	Project will upgrade existing dwelling into a legal 2-family dwelling, conforming to all applicable building codes. Project will provide much needed housing for farm management employees.

2010 Master Plan – Land Use Area Description – Alvord Street

Alvord Street

The area of South Hadley centered along the Alvord Street corridor has dramatic scenic views of the remaining agricultural landscape in Town as well as an eclectic mix of development. In addition to farms (some active, some dormant) and single-family homes, this area also encompasses The Ledges Golf Course, Pioneer Valley Performing Arts (PVPA) School, Brunelle's Marina, large single-family home subdivisions, and a clustered condominium development. Particular characteristics and considerations relevant to this corridor include:

- Given the diminishing rural landscape and vistas left in town, it is recommended that the preservation of the agricultural character of this neighborhood be of the highest priority. Owners of agricultural and larger parcel properties should be assisted financially by a network of supports, land trusts, etc. to ensure that this is achieved. Available conservation funds should be actively pursued for this corridor.
- As some farms are, and have been, inactive for some time, explore what assistance from state and federal sources, as well as non-profit organizations such as Community Supported Agriculture groups and the Food Center of Western Massachusetts, could be leveraged if the farm were to become active again. Such incentives should be widely publicized. Reestablishing working farms in the community would be a major step toward achieving the Town's sustainability-related, land use, and open space goals.
- To maintain the rural character and vistas, retention of open space should be strongly encouraged and facilitated. Should development occur in this corridor, associated open space should be of a character and scope which maintains viable agricultural usage.
- As noted in the Economic Development Chapter, this corridor is home to many recreational uses including the Ledges Golf Course, Brunelle's Marina, Mount Holyoke College Boathouse, McCray's Farm which operates a mini-golf facility, and a horse farm

255-148 SITE PLAN REVIEW CRITERIA

Project: 478 Amherst Road

Date: 8/20/25

<p>A. Does site plan reasonably fulfill the following objectives: See 255-148 for complete criteria descriptions.</p>		
1.	<p>Compliance with bylaws, regulations, and Master Plan.</p>	<p>BOH permitting and Inspectional Services permitting required. New business!! Seasonal ice cream stand would be great amenity for outdoor recreational users of nearby trails in the Holyoke Range/State Park; and surrounding residential neighborhood. Located next door to the Hiker Parking Lot on Water District 2 land (trail access to the Range).</p>
2.	<p>Integration of site into existing terrain, surrounding landscape, and built environment to minimize disruptions.</p>	<p>Business zoning district surrounded by residential development at the base of the Holyoke Range. Amherst Road is also SR 116, an arterial connecting to Granby and Amherst.</p>
3.	<p>Site design characteristics avoids and minimizes disturbance to natural resources, scenic views, and open space.</p>	<p>Portable food trailer, portable bathrooms, picnic tables, and dumpster; gravel parking area.</p>
4.	<p>Conforms to Special Permit requirements, if applicable.</p>	<p>N/A</p>
5.	<p>Structures shall be compatible with the character and scale of structures in the neighborhood and zoning district.</p>	<p>Mobile food truck 20'x8'x8'</p>
6.	<p>Landscaping shall be an integral part of the proposed site design, and shall enhance the design and arrangement of structures, define usable public and private outdoor spaces, integrate the site into the surrounding landscape, as appropriate, and provide buffering from objectionable or noxious elements both within the site, between the site, and the surrounding area.</p>	<p>Landscaping not described, need more information.</p>
7.	<p>Provide for the convenience and safety of vehicular, bicycle, and pedestrian movement within the site and should provide connections, wherever feasible and appropriate, to adjoining public ways and properties.</p>	<p>Driveway and parking area plan needs more detail; what signage will be along roadway?</p>
8.	<p>Prevent pollution of surface and groundwater, changes in ground water levels, increased run-off, and potential for flooding; and minimize erosion and sedimentation.</p>	<p>Low impact development within the Water Supply Protection Overlay district.</p>
9.	<p>Minimize and/or mitigate adverse impacts on the Town's services and infrastructure.</p>	<p>Seasonal business</p>
10.	<p>Minimize intrusion of light into adjacent properties and shall minimize excessive night-sky lighting while ensuring adequate light for safe use of the property.</p>	<p>Need description of exterior lighting.</p>

11.	Place electric, telephone, cable TV, and other utilities underground where physically and environmentally feasible.	SHELD commented that proposed electric utility pole would not be allowed in the proposed location; applicant communicated with SHELD and there are other options for locating the pole without any conflict.
12.	Drainage of the site shall recharge ground water to the extent practical. The peak rate of surface water flowing off-site shall not increase above predevelopment conditions and shall not adversely affect drainage on adjacent properties or public roads or increase turbidity of water flowing off-site.	Gravel parking lot, temporary mobile trailer. Conversion of open field into parking area – removal of natural vegetation. Need landscaping plan.
13.	To create more walkable and pedestrian-friendly developments, minimum frontage occupancy requirements apply in certain locations to create a sense of enclosure in the streetscape. As used herein, "frontage occupancy" means the percentage of the lot width at the front of the building that must be occupied by the facade of a building.	No minimum frontage occupancy requirement.
B. Modifications to a site plan may be required to ensure the objectives above are fulfilled.		

**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
AUGUST 25, 2025, REGULAR MEETING**

Letters and Memos

- July 28 written comments (attached) from Linda Sachs, 193 Woodbridge Street, memorializing comments shared at the Route 202/33 Listening Session.
- July 30 email (attached) from Michael Sobon, CEO of O’Connell Oil Associates, regarding the Route 202/33 re-zoning draft zoning and design guidelines.
- August 11 email (attached) from Tom Lake, Precinct E, regarding citizen submitted handouts.
- August 19 letter and associated attachments (attached) from Denis Presley, 19 The Knolls, regarding proposed zoning changes to the agricultural uses.

Legal Notices

Amherst

- Notice from the Amherst Planning Board for filing decision to amend a previously approved site plan review to modify site plan for development at 45 & 55 South Pleasant Street.

Chicopee

-

Granby

-

Hadley

-

Holyoke

-

Comments of Linda Sachs
202/33 Rezoning Listening Session
July 28, 2025

Thank you for the effort that has gone into these re-zoning recommendations.

Please consider changing some of the excellent Design Guidelines into Development Standards.

I think the Use Regulations Schedule has mostly hit the target. However, **I strongly oppose allowing extra-large retail anywhere in this corridor.** Extra-large retail would drastically increase traffic, require large parking lots, cause more air pollution and heat and in no way benefit the neighborhood. Please remove this as a permitted use. It grossly conflicts with the stated purposes of preserving the neighborhood's character and residential environment.

With respect to the Re-Zoning Recommendations, **allowing 55-foot-tall buildings in the Residential Mixed-Use Zoning District is not what people wanted,** nor what was proposed in the 2022 Final Corridor study. This is way too tall. Please do not allow this.

With a mere 10-foot front setback, there will be no room for trees or meaningful preservation of nature. These giant buildings will tower over adjacent homes and the homes that may be located behind these buildings. 55-foot tall buildings would have only a 10-foot side setback yet would allow side parking lots. Can you imagine the hell for homeowners trying to use their property or even peacefully enjoy their homes with possibly dozens of cars pulling in and out?

What if your home is squished between two 55-foot tall mixed-use buildings? What if your backyard abuts a 55-foot-tall mixed-use building with a back parking lot? 55-foot tall mixed use buildings violate two key purposes stated in the Final Corridor study: One -- support a vibrant walkable and bicycle friendly environment; and two -- reduce negative impacts on the natural environment.

It has been said that we need to allow 55-foot-tall mixed-use buildings because restaurants need the extra height. That makes no sense. There are restaurants all

over South Hadley, Hampshire County, the state of Massachusetts, the United States and the world that successfully do business in shorter structures and spaces with normal ceiling heights.

Please reduce this building size in the Residential Mixed-Use Zone and increase the setbacks. **Parking that is adjacent to a home must be screened with a landscaped buffer** the same way that parking adjacent to a public sidewalk would require screening. This should be in the Development Standards. **The buffers must also contain evergreen plantings,** otherwise they're not really buffers during fall and winter.

I also recommend that this re-zoning acknowledge the climate crisis and all its attendant horrors. That's the real world we live in and the one we face in the foreseeable future. **The Development Standards should require sustainable or green building design,** particularly with respect to energy efficiency and the use of clean energy for heating and cooling. This would set such an important and laudable precedent.

Thank you.

Linda Sachs
193 Woodbridge Street

Fwd: Rt 202/33 Zoning

Anne Capra <acapra@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Wed, Jul 30, 2025 at 2:12 PM

Please add to the Board's correspondence.

----- Forwarded message -----

From: **Marta Morrissette** <mmorrissette@oconnelloil.com>
Date: Wed, Jul 30, 2025 at 1:59 PM
Subject: Rt 202/33 Zoning
To: acapra@southhadleyma.gov <acapra@southhadleyma.gov>
Cc: Genny Joyce <gjoyce@oconnelloil.com>

Dear Anne Capra,

I understand the meeting on Monday, July 28, 2025, in regards to rezoning the Route 202/33 corridor went rather well. O'Connell Oil is the owner of two business properties on Route 202, and I want to go on record as strongly supporting the proposal to rezone the Route 202/33 corridor.

This proposal is in the best interest of the town in many ways, as it will enhance further growth and development where there is already a strong commercial base. I also want to express my appreciation to you for bringing forth this proposal to rezone this area, as it will definitely promote further growth and make our community a better place.

Very truly yours,

Michael R. Sobon, CEO
O'Connell Oil Associates, Inc.

--

Anne Capra, AICP
Director, Planning & Conservation
Town of South Hadley
116 Main Street | South Hadley, MA 01075
(413) 538-5030 x6128
acapra@southhadleyma.gov

Learn more about South Hadley's community plans [HERE](#).

Fwd: Non committee Handouts

Anne Capra <acapra@southhadleyma.gov>

Tue, Aug 12, 2025 at 7:57 AM

To: Nate Therien <natetherien@gmail.com>, Rob Watchilla <rwatchilla@gmail.com>, Brad Hutchison <bhutchison@shadleyma.org>, Brad Hutchison <BHutchison@kuhnriddle.com>, John Parenteau <jparenteau428@gmail.com>, Robert Szklarz <bszklarz@colonialinnovation.com>, Diane Mulvaney <dsmulvaney@shadleyma.org>, Colleen Canning <ccanning@southhadleyma.gov>

FYI, will be added to Board correspondence for next meeting.

----- Forwarded message -----

From: **Tom Lake** <tomlake61@gmail.com>

Date: Mon, Aug 11, 2025 at 9:18 PM

Subject: Non committee Handouts

To: Anne Capra <acapra@southhadleyma.gov>, Therien Nate <natetherien@gmail.com>

Missed most of the 8/11 meeting but did catch the topic of citizen handouts.
A complicated topic.

When I came to the 33/202 meeting a week ago, a group of the no change citizens was standing outside the main hall handing out the photos. I believe the group included Martha Terry, Joanne Brown, and the women who likes to speak up about trees being important. It was certainly clear to me that the handouts represented the anti change group and not the Planning Board. I later saw one or more of the flyers on the Planning Board committees' handout table. Do NOT know who put them there. It may have been an innocent audience member trying to be helpful.

Let me first say I do NOT support the Anti Change group nor do I approve of some of their tactics. That said, I am very uncomfortable with the idea of trying to limit citizen handouts regardless of whether I agree with their view. At a town meeting, if a group of citizens wants to pass out a document arguing that Town Meeting members should reject Warrant X, believe they should be allowed to do so.

Perhaps there are rules we can consider other than banning free speech by South Hadley Citizens. Do not think it unreasonable to for example insist that citizen handouts be identified as exactly that Citizen handouts. If the photos in question had been identified as being from 'citizens opposed to tall buildings in South Hadley' think that would have been fine. There may be other rules that could help promote a fair exchange of differing opinions. But in no case should we appear to be trying to censor opinions we do not agree with. Insist of fair tactics, Yes, censorship, No,.

Just my quick take.
Tom Lake, Precinct E

--

Anne Capra, AICP
Director, Planning & Conservation
Town of South Hadley
116 Main Street | South Hadley, MA 01075
(413) 538-5030 x6128
acapra@southhadleyma.gov

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DENISE PRESLEY

August 19, 2025

VIA ELECTRONIC MAIL

Diane Supczak-Mulvaney, Chair
Nate Therien, Vice Chair
Brad Hutchison, Clerk
Robert Sklarz, Member
Rob Watchilla, Member
Anne Capra, Director

South Hadley Planning Board
116 Main Street
South Hadley, MA 01075

RE: New Agricultural Bylaws

Dear South Hadley Planning Board Members and Staff:

Before purchasing my home in an agriculturally zoned district about ten years ago I read the Town's applicable bylaws, although I was never provided a §138-4 Disclosure. It is my understanding that the Planning Board intends to ask Town Meeting to repeal and replace the certain related bylaws. To me, the proposed bylaws are complicated and dense so I asked Ms. Capra if the Planning Board intended to present them prior to the scheduled September 22, 2025 public hearing. On August 12, 2025, she replied:

"The proposed amendments to the zoning bylaw for agricultural uses has been available to the public for several months now, and discussed briefly at a few past meetings. The Planning Board will discuss the proposed zoning at their 8/28 meeting, and intend to hold a public hearing on 9/22. You are welcome to submit comments ahead of the hearing, or the board's discussion on 8/28."

Accordingly, attached are:

1. Questions concerning the PB's needs 'Analysis' and each proposed bylaw;
2. A news article regarding Granby residents experiences with a winery; and
3. The most current Planning Board Zoning Map, *with street delineations*, I could locate.

Thank you for your consideration.

Very sincerely,

/s/ Denise L. Presley

Copy: Lisa Wong

New Agriculture Uses Zoning Bylaws

I. Agriculture Review and Analysis (pages 1-21)

- a. The stated purpose of the new bylaws is to conform to the zoning exemptions afforded to farmers in MGL c. 40A:3. However, the new bylaws are far more permissive than state law or the Town's existing 'Right to Farm' bylaw at §138 et seq. Nonetheless, the 'Analysis' states it's not an 'exhaustive review of applicable state laws. Why not? p7
- b. What efforts, if any, will the Town take to ensure that residents here aren't subjected to the same loud noise from musical bands as Granby homeowners? [See attached news story.]
- c. The Analysis suggests that a "second agricultural district should be created to be differentiated in purpose and dimensional requirements". Where? Please confirm or deny that the attached So Hadley Zoning Map is current. [See p 19]
- d. Commercial Farm Accessory and Farm Related businesses are not the same as Home Occupations. p 15, 16 [but see conflicting assertions on p 14, 15]
- e. How is keeping livestock or poultry for 'personal use' defined? p 13
- f. Given the proximity of residential homes to agriculturally zoned districts, has any thought been given to handling storm water runoff from farms and livestock?
- g. Should a severability clause be included in the new bylaws in case some provisions are declared unconstitutional infringements on rights of homeowners who didn't 'come to the nuisance'?

II. Amended Sec 255:10 Terms (pages 1-4)

- a. Since detached Accessory Dwelling Units are permitted by right in agriculturally zoned districts please clarify whether farming "Accessory Use" will include housing? [see p 9 Analysis]
- b. What does "value added" mean? p 1
- c. What kind of "animal feed"? Some pose biological hazards to humans, e.g. salmonella, E coli and listeria. Is there any duty to safeguard it? p1
- d. Is "Agricultural Tourism" independent of the Town's 'Short-term Rental' bylaw? If not, why not?
- e. MGL c. 128:A defines 'Agriculture' as does bylaw §138 et seq. Is the latter being repealed. If not why aren't its provisions (especially 'Resolution of Disputes') referenced and/or incorporated?
- f. What is "value enhanced agricultural production"?
- g. Regarding "exempt 2 acre activities" that generate \$1,000/ acre in area not zoned for agriculture ...Where? Based on annual gross sales? Or cumulative? If so, over what period of time? p2
- h. Here, wild animals like "monkeys" are allowed as household pets. Does that conform with state law? p4

New Agriculture Uses Zoning Bylaws

III. New Sec 255:25 Agricultural Uses- Accessory to Residential Use (pages 1-4)

- a. What's the allowed height for a one story building? 20', 35' are mentioned elsewhere. p 1 ¶ (4)
- b. No roosters are allowed, should the ethical transport of chickens to sites for breeding be addressed? p1 ¶(6)
- c. Why does this subsection also cover Household Pets? This unnecessary conflation risks household pet owners not being able to easily locate bylaws that apply to them. p 3 ¶ I.
- d. Why should persons keeping household pets be subjected to "regular inspections"? And what will such inspections of someone's home entail? p4 ¶ J.(2)

IV. New Sec 255:26 Agriculture Uses- Accessory to Commercial Use (pages 1-8)

- a. Subsection G.(3)(4) (*Outdoor Recreational Facilities*) requires a min 50 ac parcel and a 250' from a public right of way frontage, while ¶ (6) only requires 40' ? Why?
- b. What does "largely" agricultural usage mean? p ¶ (3)
- c. Can the Applicant for a special permit be the owner or a lessee of the property? p3¶ (8)
- d. Exempt farm stands are "available 24 hours a day"? p4 ¶ H.(6)] *but* ... non-exempt farm stands are limited to 8am to 7 pm. What's the logic distinguishing them? p5 ¶ J.
- e. Why does a Farm Store Accessory require a site plan review? p5 ¶ J. *But...*a Farm Related Business that's an accessory to commercial agriculture may operate by right- no site plan review or other PB approval. Why? How are wetlands protected? How does the Town manage risk in flood plains? p6 ¶ (2)
- f. Also, a Farm Related Business that's an accessory to commercial agriculture may operate by right, but must conform to certain standards. Are the standards for the operating on petting and feeding zoos involving livestock evaluated on an 'honor system' so long as it's operated on 5 acres? p7 ¶ M. (2)(c) and (4)(c) Moreover, without SPR how will the Town ensure the ethical and humane treatment of animals, and protect humans from the risk of animal borne disease?
- g. Is there a state or local right to farm law that exempts breweries and liquor tastings? p7 ¶ (3)(j)
- h. Is there a state or local right to farm law that exempts wineries, breweries and liquor tasting operations located 40' from a public road? Similarly, is there an exemption from having a bandstand, batting cages, tractor pulls, zip lines, archery or disc golf so long as there's a 20' side/ 25' rear setback from someone's home- at any time? p7 ¶ (3)(b)(h)(j)
- i. Does the MGL 40A:3 provision that land be used 'actively and principally' for agricultural purposes apply to all commercial farm related or accessory businesses in South Hadley?

New Agriculture Uses Zoning Bylaws

- j. Why isn't there a chart (imbedded in the bylaw) showing what agricultural accessory or related activities are limited to 50 acres, 5 acres or 2 acres land? [see chart at p3]
- k. Are there no limits on "Allowable Farm Related Activities" near residential homes? Are all batting cages, bandstands, tractor pulls, rodeos, animal petting zoos, restaurants, and carnivals allowed? p7 ¶ M. (3)
- l. The p8 ¶ M.(5) list of activities when a Site Plan Review is required is very confusing when compared to other provisions in the proposed bylaws.

- V. MA AG Opinions on bylaws of Cheshire (pop 3,800), North Brookfield (pop 4,700) and Tewksbury (pop 31,000)**
How are these relevant? Why not reference AG opinions for closer, more comparably sized towns?

Granby winery faces cease-and-desist, residents concerned

By [Raegan Loughrey](#), [Photojournalist: Kevin Culverhouse](#) and [Tyler Beraldi](#)

Published: Nov. 20, 2024 at 6:43 PM EST

GRANBY, Mass. (WGGB/WSHM)

A Western Mass News viewer sent a letter to our newsroom concerned over a winery in their Granby neighborhood called the Wine Haus. Some of the concerns include zoning issues since the property is allegedly zoned as residential, and although a cease-and-desist order was sent to the owner, the business is operating as usual.

We have the letter from that viewer as well as that cease-and-desist letter, and we spoke with the owner of the Wine Haus who claimed he's within his rights to be able to operate.

"It's not a good feeling and it's not helpful for business, the fact that we've gotten more compliments about Granby having something for people to come in relax and visit with friends," Winehaus and Vineyard at Jameson Farm owner James Trompke told us.

The letter he received highlights a list of concerns, including that the winery was permitted to open the business as a winery last year, despite the property being zoned as residential. They also claim the Wine Haus added DJs and live music, which can be heard by neighbors every weekend from 4 p.m. to as late as 10:30 p.m.

Western Mass News spoke with the owner of the Wine Haus James Trompke, who told us that was a false accusation.

"Occasionally we have bands, mostly acoustic players, that's what one or two of the neighbors are complaining about. We are licensed to be open from 12 to 9 p.m. every day, and we close at 8 and typically our music stops at 6:00."

Another concern made by the alleged neighbor was that the Wine Haus was still operating despite receiving a cease-and-desist letter. A copy of that letter was sent to our newsroom

It reads in part:

"The zone of the property is RS with no known overlay district to consider. The property is being used for commercial purposes open to the public. Including but not limited to; live music entertainment. Food service as served from food trucks. Outdoor entertainment (com hole tournament). The zone does not permit these types of uses as-of-right. There is no special permit or other path of relief within the zoning that could be found."

Granby Town Administrator Christopher Martin confirmed with Western Mass News that the cease-and-desist letter sent by a viewer is a legitimate document. However, he told us Trompke does, in fact, have a special license as a farm winery. This license was issued by the town selectboard in which Martin is the chair.

“The cease-and-desist does not reflect upon the alcohol license issued by the ABCC, so that’s a separate topic outside of what they’re talking about on the system that was issued by our building commissioner,” Martin told us.

Trompke told us he was advised to ignore that cease-and-desist, since the building commissioner is not the correct permitting authority.

“I was permitted through the select board my entertainment license, my pouring license in any of the other licenses through the state.”

Martin wants to assure the community that the selectboard is working on resolving this issue. However, it will take time to make sure nobody’s rights are being violated. He tells us they have hired special counsel that specializes in zoning law to help them get to the bottom of this issue and find a solution that serves everyone.

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ZONING

255 Attachment 9

Town of South Hadley Zoning Map, March 2013

