

## APPENDIX D

### **SOUTH HADLEY PLANNING BOARD HYBRID PUBLIC HEARING:**

To consider amendments to Chapter 255 Zoning and Zoning Map relative to properties in proximity to Route 202 (Granby Road) and Route 33 (Memorial Drive/Willimansett Street) to change the existing zoning to one of two new zoning districts identified as Residential Core and Residential Mixed Use. Proposed zoning bylaw changes would add new language to § 255-10 Terms Defined; add new language to § 255-11 Establishment of Districts; add new zoning districts and uses to § 255 Attachment 1 – Use Regulations Schedule; add new zoning districts and uses to § 255 Attachment 2 – Dimensional Regulations Schedule; add new language to § 255-15 Overlay districts; modify language to § 255-31 Flexible development; modify language to § 255-47 Multifamily and multiple dwellings; modify language to § 255-34 Professional business uses; and create a new chapter § 255- XX Route 202/33 Corridor Design Guidelines Overlay District. Proposed Zoning Map changes include property near Route 33 (Memorial Drive/Willimansett Street) at the Chicopee city line northward toward the intersection of Route 202 and 33, including Willimansett Street, then progressing eastward on Route 202 (Granby Road) to the Granby town line, and including the following streets: Yale Street, Dartmouth Street, Columbia Street, Harvard Street, Cornell Street, Oakwood Circle, Brigham Road, McDowell Drive, Forest Drive, Green Acre Road, Ridge Road, Glenn Drive, Karen Drive, Hickory Place, Bengier Avenue, Lois Avenue, Victoria Lane, Sunset Avenue, and East Street. The existing zoning of subject properties are proposed to change from Residence A-1 and Business A to the proposed Residential Core; and Residence A-1, Residence A-2, Business A-1, Business A, and Business C to the proposed Residential Mixed Use.

### **MEETING MINUTES OF SEPTEMBER 8, 2025**

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

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

**Virtual location:** Zoom Webinar

74 attendees were present virtually as indicated in the Zoom attendance report (attached) and 68 attendees were present in-person.

Chair Mulvaney the public hearing to order at 6:17 PM and Clerk Hutchison read the public hearing notice out loud as follows:

*The Planning Board will hold a hybrid public hearing on Monday, September 8, 2025 at 6:00 PM to consider proposed amendments to the zoning map and zoning bylaw relative to properties in proximity to Route 202 (Granby Road) and Route 33 (Memorial Drive/Willimanett Street) to change the existing zoning to one of two new zoning districts identified as Residential Core and Residential Mixed Use.*

*Proposed zoning bylaw changes would add new language to § 255-10 Terms Defined; add new language to § 255-11 Establishment of Districts; add new zoning districts and uses to § 255 Attachment 1 – Use Regulations Schedule; add new zoning districts and uses to § 255 Attachment 2 – Dimensional Regulations Schedule; add new language to § 255-15 Overlay districts; modify language to § 255-31 Flexible development; modify language to § 255-47 Multifamily and multiple dwellings; modify language to § 255-34 Professional business uses; and create a new chapter § 255-XX Route 202/33 Corridor Design Guidelines Overlay District.*

*Proposed Zoning Map changes include property near Route 33 (Memorial Drive/Willimansett Street) at the Chicopee city line northward toward the intersection of Route 202 and 33, including*

*Willimansett Street, then progressing eastward on Route 202 (Granby Road) to the Granby town line, and including the following streets: Yale Street, Dartmouth Street, Columbia Street, Harvard Street, Cornell Street, Oakwood Circle, Brigham Road, McDowell Drive, Forest Drive, Green Acre Road, Ridge Road, Glenn Drive, Karen Drive, Hickory Place, Bengier Avenue, Lois Avenue, Victoria Lane, Sunset Avenue, and East Street. The existing zoning of subject properties are proposed to change from Residence A-1 and Business A to the proposed Residential Core; and Residence A-1, Residence A-2, Business A-1, Business A, and Business C to the proposed Residential Mixed Use.*

*The public hearing will be held through hybrid format with in-person attendance to be located in the multipurpose room of the South Hadley Senior Center, 45 Dayton Street South Hadley MA 01075. Virtual attendance will be hosted through the log-in information below:*

*URL to join: <https://us02web.zoom.us/j/89436769760?pwd=NmdO704KxaoBW1sqUHPi07RcfSoKcN.1>*

*Or join by phone: +1 (646) 558 8656 Webinar ID: 894 3676 9760 Passcode: 765579*

*Materials relative to this proposal are on file in the Planning & Conservation Department Office (Room U6) in Town Hall and are posted at [www.southhadley.org](http://www.southhadley.org) on the Planning Department page under 'Route 202 & 33 Corridor Re-Zoning' or can be viewed at:*

*<https://www.southhadley.org/1400/Route-202-33-Corridor-Re-Zoning>*

*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, August 22, 2025*

*Friday, August 29, 2025*

Director Capra opened the hearing by sharing a presentation and detailing the proposed zoning amendments for Route 202/33 Corridor. Consideration had been ongoing and was assisted through an advisory committee, planning consultants, and public engagement sessions. Two new zoning districts were proposed – Residential Core and Residential Mixed Use. The Residential Core zoning district was now proposed to be expanded into legacy residential neighborhoods off the Corridor. This would bring existing neighborhoods into dimensional conformity, allowing for less burdensome application process for future property modifications. The new zoning categories sought to allow for new use types, promote pedestrian-friendly design, and bring property into dimensional conformity. In response to public concern, fit studies had been provided to envision what future development could look like along the Corridor.

Chair Mulvaney opened the hearing the public comment at 7:05 PM.

Steve Markow, 28 Kenley Gardens, addressed the Board. He felt that style and character, including signage, of new development along with Corridor should allow for local control. He used the Village Commons as an example of successful development. He recommended that transition zoning be implemented to allow existing residential neighborhoods to be buffered from new developments that could include multi-story buildings. He was also concerned for current and potential increased traffic. Director Capra responded that signs were regulated elsewhere under zoning and sign design, such as illumination, was also regulated. She understood traffic was a concern. Member Watchilla noted that design standards allowed the Board to consider existing neighborhood character when reviewing development proposals.

Lynette Marios, 75 Willimasnett Street, addressed the Board. She stated that the last traffic study for the Corridor was performed in the 1990s which determined where turning signals were to be located. She questioned the feasibility of the fit studies provided as the properties used were privately owned. Director Capra responded that no projects were proposed and Chair Mulvaney added that the fit tests were provided in response to public interest in visualizing potential future development. Chair Therien shared that zoning was only intended to offer a framework and opportunity for future development.

Burt Dzidek, 437 Granby Road, addressed the Board. He addressed concerns for increased traffic and development impacts on Wetlands. Director Capra responded that development regulations, such as wetland regulations, still applied.

Donald Sherwood, 63 Mountainview Street, addressed the Board. He identified that Wetlands were located on properties along the corridor, particularly near the Hanger Restaurant at 515 Granby Road. Director Capra responded that development regulations, such as wetland regulations, still applied and zoning only created a framework for development. Donald Sherwood questioned if the schools could accommodate increased attendance. Vice-Chair Therien noted that more residents or students did not necessarily mean that less services would be available.

Joanna Brown, 25 Charon Terrance, addressed the Board. She advocated for the creation of new development opportunities while also protecting residential property value and community character. She cautioned the Board to consider what maximum development impacts could be under the proposed zoning amendments. She identified several existing vacant storefronts regionally and questioned how the zoning amendments would bring commercial growth. She advocated for increased Affordable Housing and identified that the zoning amendments did not have a requirement for such.

Daniel Dodge, 15 Cornell Street, addressed the Board. He was surprised that the proposed Residential Core zoning area had been extended into his neighborhood as it had not been discussed during early conversations. He was opposed to the proposed zoning change that would reduce the dimensional standards and expand uses allowance in his neighborhood. Director Capra stated that the intention of the zoning proposal would lead to the elimination of existing nonconformities.

Angel Dooley, 369 Granby Road, addressed the Board. She identified that her property had been used in the provided fit studies. She supported local businesses in Town and used the Corridor frequently as a walking route. She was concerned that the zoning amendment would lead to increased traffic, and danger to pedestrians. She had purchased her property because it was within a neighborhood of single-family homes and was concerned that zoning amendments could change the character of her neighborhood. She recommended that the Board contact residents prior to using their property for future fit tests as it presented initial concern prior to understanding the intention of the fit tests.

Christine Piquette, 7 Benger Avenue, addressed the Board. She was concerned that the fit tests provided were project development proposals and asked if the Town was pursuing eminent

domain to acquire the properties. Director Capra responded that the Town was not seeking to acquire the properties through eminent domain. Christine Piquette shared that she moved from an urban community to South Hadley and was concerned for increased multifamily development and decrease of local property values. She believed there were adequate vacant commercial properties to support business growth, as well as vacant developable land. She supported cottage cluster developments as proposed.

Jennifer Dziedzic, 5 Glenn Drive, addressed the Board. She identified that much of the land in the proposed zoning amendments was already developed, particularly in the expanded Residential Core area. She inquired what type of development in the expansion area could be feasible. Director Capra responded that current zoning standards created dimensional nonconformities within existing neighborhoods. This could create special permitting requirements for relatively minor property upgrades.

Hal Piligian, 46 Wildwood Lane, addressed the Board. He was concerned that the proposed zoning amendments would lead to increased traffic and loss of community character. He moved into his area to live in a neighborhood with larger lots and single-family homes. He was not supportive of increasing traffic signals along the Corridor. He was particularly concerned for property abutting his own and asked for information on what the most ‘destructive’ land use the zoning amendments could bring. Director Capra responded that a wide spectrum of uses were allowed under current zoning.

Chad Furman, 19 Cornell Street, addressed the Board. He inquired if the goal of the proposed amendments was to support walkability and increase support from MassDOT along the Corridor. Director Capra responded that development design standards would support walkability, and new development would distribute the existing tax burden. Chad Furman acknowledged that the Selectboard recently endorsed the zoning amendments at a meeting. He was generally excited about the proposal and acknowledged the challenges of working and volunteering in local municipal government.

Mike Gwynn, 5 Stewart Street, addressed the Board. He identified that a traffic impact assessment was required when traffic increases were expected. Director Capra replied that traffic studies were associated with applications for development.

Fred Osetek, 110 Pine Grove, addressed the Board. He recommended that Town correspond with MassDOT to make roadway and traffic improvements to the Corridor. He identified the high volume of existing traffic along the Corridor and questioned how walkability could be improved. He found it challenging to cross Route 202 and did not find the existing crosswalks helpful.

Dick Matteson, President of the Pine Grove Condominium Association and resident of 9 Pine Grove, addressed the Board. He identified that several Pine Grove residents were in the audience, and they were thankful for the Board’s efforts. He shared that residents’ primary concern with the Corridor was traffic.

Rita Petithory, 12 Woodbridge Street, addressed the Board. She was concerned about the proposed 10-foot setbacks and questioned how greenspace and climate resiliency could be

integrated into such site design. She was also concerned about the development of single-family homes that were not owner-occupied. Member Watchilla shared his experience recently buying a home and acknowledged that owning a single-family home was unattainable for many people.

Linda Sachs, 193 Woodbridge Street, addressed the Board. She identified that traffic was a consistent concern amongst commentors. She was concerned with the limited availability for plantings and trees given the limited proposed setback requirements. She believed that development standards should be strengthened to support South Hadley's character, such as the requirement for pitched roofs. She supported the implementation of vegetative buffering for new developments.

Martha Terry, 25 Brainard Street and Town Meeting Member, addressed the Board. She had discussed the zoning proposal with residents of Town and people were generally supportive of revitalization, but they also had concerns. She was concerned for proposed building heights and felt the fit tests provided by the Town were not adequate, as they were not photorealistic. In her correspondence to the Board, she provided an example of appropriately scaled development for the Corridor. Director Capra clarified recent revisions to dimensional standard within the draft for unit threshold and site coverage for cottage cluster developments.

Wanye Wetzel, 113 Pine Grove, addressed the Board. He moved into South Hadley from Eastern Massachusetts several years ago. He was concerned for new development and its impact on property values based on his experience living in different communities.

Steve LaPlante, President of the South Hadley/Granby Chamber of Commerce, addressed the Board. He appreciated the previous comments concerning traffic and community character. However, he also knew there were people who wanted to move to South Hadley or open businesses in South Hadley that were unable to do so. The zoning proposal supported strategic residential and business growth. He saw how the proposal would help secure a successful future for South Hadley.

Lillian Krause-Ely, owner of Brighter Beginning Childcare at 411 Granby Road, addressed the Board. She expressed the challenges of operating a small business in Town and the difficulties she had faced when considering selling or repurposing her business property. She also acknowledged the Town's housing shortage which had pushed young families out of Town.

Laurie Casolari, 22 Grandview Street, addressed the Board. She asked for more information on what drove the cost burden of Planning Board applications. Director Capra replied that permitting costs were associated with hiring professional consultation, filing fees and public notification requirements.

Kathy Gallivan, Precinct E Town Meeting Member, addressed the Board. She identified that the Town had had changed a lot over the years and residents wanted their neighborhoods to remain the same. She believed the Corridor was already congested and any meaningful change would take decades.

Tammy Welcome, Dartmouth Street, addressed the Board. She explained that her neighborhood was well established, and the zoning proposal could change that. She shared how traffic along the Corridor made it challenging to exit out of her neighborhood. She understood that the Town was having budget difficulties, but the proposal would change the character of her neighborhood and South Hadley.

Sandra Zieminski, Lyman Terrance, addressed the Board. She identified South Hadley as a bedroom community and believed the zoning proposal could change that character. She did not support dramatic change or alterations to existing neighborhoods.

Member Szklarz noted that the Town was currently in discussions regarding budget shortfalls as the schools and Town departments were struggling to fund level service. New growth would help support the Town.

Clerk Hutchison appreciated comments received and was open to Board discussion regarding revisions to the current proposal.

Kathy Gallivan addressed the Board again. She identified a number of vacant buildings throughout Town, particularly South Hadley Falls, and encouraged support for existing commercial areas.

Vice-Chair Therien was open to discussion and revision of the current proposal. He hoped to attract new people to Town and recognized the current practice was not sustainable.

Bruce Perron, Holyoke Pediatric Associates at 84 Willimansett Street, addressed the Board. He discussed the relationship between the proposed zoning amendments and the existing Big Y Plaza. He questioned how adequate the site was for mixed use developments. However, he appreciated that the proposal supported the Corridor's businesses and sought to soften Corridor's various land uses.

Susan Newton, 25 Jewett Lane, addressed the Board. She identified that zoning regulations often privileged large lots with single family homes, which in turn catered to residents with high income. She recognized that State action may be taken to impose relief from such restrictive zoning. If changes to zoning were not supported, new residents would be unable to move to Town and existing residents would leave.

Brain Morris, 14 McDowell Street, addressed the Board. He was surprised that the Residential Core area had been expanded into his neighborhood. He had lived at his property for a long time and was concerned for increased traffic related to increased development. If the Board found the Special Permitting process onerous, he recommended that the application process should be reviewed rather than pursue zoning map changes. He believed additional discussion was needed before the Board could consider zoning changes in his neighborhood.

Dan Dodge addressed the Board again. He believed more consideration was needed prior to pursuing a zoning change in the expanded Residential Core area. If multiple Residential A-1 lots

were undersized, and were preexisting nonconforming, then the Board could consider amending all property within the Residential A-1 zoning district.

Members needed to continue the hearing to allow for additional discussion and deliberation.

**Motion:** Clerk Hutchison moved to continue the public hearing to September 15, 2025 at 6:30 PM. Member Szklarz seconded the motion. Five (5) out of five (5) voting members voted in favor of the motion through roll call vote.

The regular meeting reconvened at 9:27 PM.

Respectfully Submitted,  
Colleen Canning, Planning/Conservation Coordinator

### Appendix

Document	Document Location
Zoom Attendance List	Attached
In-person attendance list	Attached
9/8/25 - Presentation	Attached
8/25/25 Letter - Bruce Parent, Crossroads Holding LLC	Attached
8/26/25 Letter - Daniel and Cari Dodge, 15 Cornell Street	Attached
8/30/25 email - Brian and Laura Morris, 14 McDowell Drive	Attached
9/4/25 email - Martha Terry, Precinct B Town Meeting member	Attached

Attendee Report

Report generated time 10/3/2025 14:50

Topic	Webinar ID	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views
Planning Board Regular Meeting	864 8672 8408	158	12	21	9

Host Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Colleen Canning# Staff (Town of South Hadley 2)	8/25/2025 18:20	8/25/2025 20:58	158	No

Panelist Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Member Bob Szklarz	8/25/2025 18:20	8/25/2025 20:58	158	Yes
Yes	Director Anne Capra	8/25/2025 18:25	8/25/2025 20:58	153	Yes
Yes	Chair Diane Mulaveny	8/25/2025 18:20	8/25/2025 20:58	158	Yes
Yes	Planning Board (Chris Tucker)	8/25/2025 18:20	8/25/2025 20:58	158	Yes

Attendee Details

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest
Yes	Susan Newton	8/25/2025 18:20	8/25/2025 20:58	158	Yes
Yes	Jane Smith	8/25/2025 18:48	8/25/2025 19:39	51	Yes
Yes	Neal	8/25/2025 18:25	8/25/2025 20:30	125	Yes
Yes	Nicole	8/25/2025 18:37	8/25/2025 18:51	14	Yes
Yes	Denise Presley	8/25/2025 18:55	8/25/2025 20:57	123	Yes
Yes	Linda Sachs	8/25/2025 18:24	8/25/2025 19:55	91	Yes
Yes	Chris	8/25/2025 18:21	8/25/2025 18:26	6	Yes
Yes	Chris	8/25/2025 18:27	8/25/2025 18:31	4	Yes
Yes	chris	8/25/2025 18:29	8/25/2025 18:36	7	Yes
Yes	chris	8/25/2025 18:34	8/25/2025 19:47	74	Yes
Yes	Owner	8/25/2025 18:31	8/25/2025 20:58	147	Yes
Yes	robert pleasure	8/25/2025 19:19	8/25/2025 20:47	89	Yes
Yes	Daniel Pease	8/25/2025 18:31	8/25/2025 18:32	2	Yes
Yes	Daniel Pease	8/25/2025 18:36	8/25/2025 18:37	1	Yes
Yes	16179212079	8/25/2025 18:35	8/25/2025 18:56	21	Yes
Yes	Marie Rohan	8/25/2025 18:36	8/25/2025 20:03	88	Yes

## Planning Board Meeting Attendance Sheet

Meeting Date: 9/8/25

Name	Address/ Affiliation
Donald Sherwood Jr.	63 Mountainview ST
Dick Matteson	9 Pine Grove Drive
Hettie Finkel	450 Amherst Rd
Eli Schwartz	5 Pine Grove Dr.
Cindy Stuch	325 HANBY St
Steve Markow	28 Kenlee Gardens
Margie Rilees	87 Pine Grove DR
Mikie RILEY	" "
Cheryl Webster	Old Syman Rd
Susan Narek	295 Stanley Rd.
Bina Piant	CROSSPOSTS ROAD, Gldy - Killywarth Ct. 06417
John Reed	CARE 84 Willimansett St
Stuart Demurat	14 Yale St.
Jennifer Gayette	14 Yale St.
Mary E Wilson	71 COLUMBIA St

## Planning Board Meeting Attendance Sheet

Meeting Date: 9/8/25

Name	Address/ Affiliation
Lyvette Marcis	75 Williamsett St. So. Hadley
Dorothy Cronin	170 Pine Grove Dr
Ren Murray	170 Pine Grove Dr
Charles Lewis	94 Williamsett St.
Edward Lewis	94 Williamsett St.
Steve Debra Curley	57 Mountain View St
Eileen O'Rourke	9 Karin Ln.
Walter Mozgala	133 Burnside St
Paula Benson	310 Amberst Road
Linda Sachs	193 Woodbridge St.
Steven Lapointe	2 Lyma Street
Mary Ann Kusy	563 Granby Rd
Robert Trovitch	85 Pine Grove Dr
David Andrew	36 Woodbridge St
TOM LAKS	30 E. Red Bridge

**Planning Board Meeting Attendance Sheet**

Meeting Date: 9/8/25

Name	Address/ Affiliation
Deyd L Greenberg	10 YAREN BLIVE
CAVA Dimock	15 Cypress Drive
Bernie Dziadek	437 Cranby rd
Lori Souder	311 Hadley 1st
Winston Baldwin	u
Lori Eldridge	45 Columbia St.
STEPHEN SMARBSKI	81 PINE GROVE DRIVE S. HADLEY
ADRIAN RAMO SALSOLA	45 DARTMOUTH ST.
Laurie Casolari	22 Grandview St #7
Carol Dandeneau Bobbin	14 West Cornell St.
Bianwe Komve	Cel DARTMOUTH ST.
Peter Milloy	74 Pine Grove Drive
DAISY & MARY WILSON	71 Columbia ST
BRIAN MCCAFERIN	333 GRANBY RD
PAULINE MCCAFERIN	333 GRANBY RD.

## Planning Board Meeting Attendance Sheet

Meeting Date: 9/18/25

Name	Address/ Affiliation
Shelley Hayward	86 Ridge Road
Susan Newton	85 JENETT Lane
Val Hamilton, Chair	77 Hadley St.
Tricia Washington	105 P.G. Drive
Paul Osebet	110 Pine Grove
Fred Gatch	110 Pine Grove Dr.
Brian Dimock	15 Cypress Dr.
Elaine Trella	35 Old Lyman Rd.
Ralph St. Sauveur	39 Ridge Rd.
HOSEA USA SMAROSKI	81 PINE GROVE DR.
Holly DeFalco	186 PINE GROVE DR.
Anna Harper	71 Woodbridge St
JUNE + STEVE CARPENTER	116 BECKMAN LANS
SARAH PARISH	54 Pine Grove Dr.
KLAUDIA ANKIER	54 Pine Grove Dr.

# Planning Board Meeting Attendance Sheet

Meeting Date: 9/8/25

Name	Address/ Affiliation
RITA PETITHORY	12 WOODBRIDGE ST.
Joanna Brown	25 Charon Ter
William Kraver Ct	411 Granby Rd. S.Hadley
KATHRYN F. GALLIVAN	26 Hymen Terrace
PATRICK BROCK	94 PINE GROVE DR

## Planning Board Meeting Attendance Sheet

Meeting Date: 9/8/25

Name	Address/ Affiliation
Marilyn Ronger	33 Grandview St Shmely Okla
Mimi	12 Woodbridge St
Danny Luis	37 Westbrook Rd

Project website with lots more info:  
[Route 202 & 33 Corridor Re-Zoning | South Hadley, MA - Official Website](#)

# Routes 202/33 Corridor

## Proposed Re-Zoning Public Hearing

September 8, 2025





# PLANNING PROCESS

**Phase I: Corridor Study - 2020-2021**

**Phase II: Re-Zoning – July 2024 - Now**

### **Committee Members**

Michael Beauchemin

Ken LeBlanc

Dan Luis

Martha Terry

Nate Therien


### **Town Staff**

**Anne Capra, AICP,**  
Director, Planning and  
Conservation

### **Consultant Team**

**Emily Keys Innes, AICP,**  
LEED AP ND, President

**Supriya Kelkar,**  
AICP, LEED AP ND  
Senior Urban  
Planner/Designer



# PAST MEETINGS AND WORKSHOPS

#	Format	Topic	Date
1	In-person Workshop	Building and site form and design	September 16, 2024
2	Virtual Workshop	Boundaries and uses	October 16, 2024
3	In-person Workshop	Design guidelines and standards	November 14, 2024
4	In-Person Presentation	Draft zoning and design guidelines	January 16, 2025
5	Planning Board Introduction	Draft Zoning Discussion	March 10, 2025
6	Planning Board	Draft Zoning Discussion	April 14, 2025
7	Planning Board	Design Guidelines Discussion w/ Innes Associates	June 23, 2025
8	Planning Board	Draft Zoning Discussion	July 14, 2025
9	Planning Board	Public Listening Session	July 28, 2025
10	Planning Board	Draft Zoning Discussion	August 11, 2025

# DRAFT ZONING RECOMMENDATIONS

## 1. NEW Zoning Districts

- ▶ Residential Mixed Use (RMU)
- ▶ Residential Core (RC)

## 2. Allowed Uses for New Zoning Districts – Use Regulations Schedule

## 3. Dimensional Standards for Parcels in New Zoning Districts – Dimensional Regulations Schedule

## 4. NEW Design Guidelines Overlay Zoning District – Includes New Zoning Districts

# **New Zoning Districts**



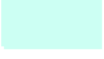

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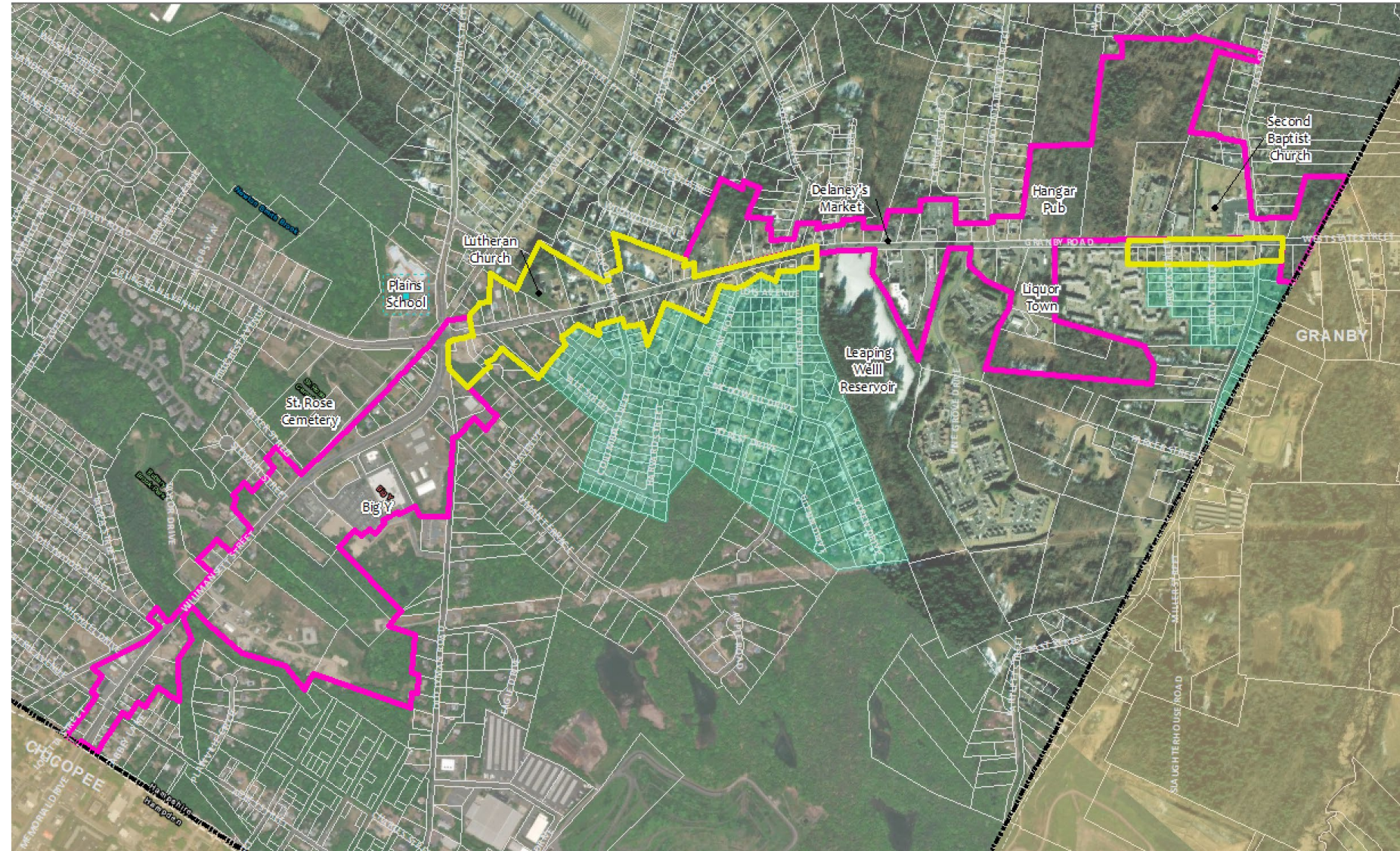
**PROPOSED**

# NEW ZONING DISTRICTS

## District Boundaries

### Legend

-  Residential Core
-  Residential Mixed Use
-  Res. Core - Expanded
-  Parcels



# NEW ZONING DISTRICTS

## Resident Core (RC)

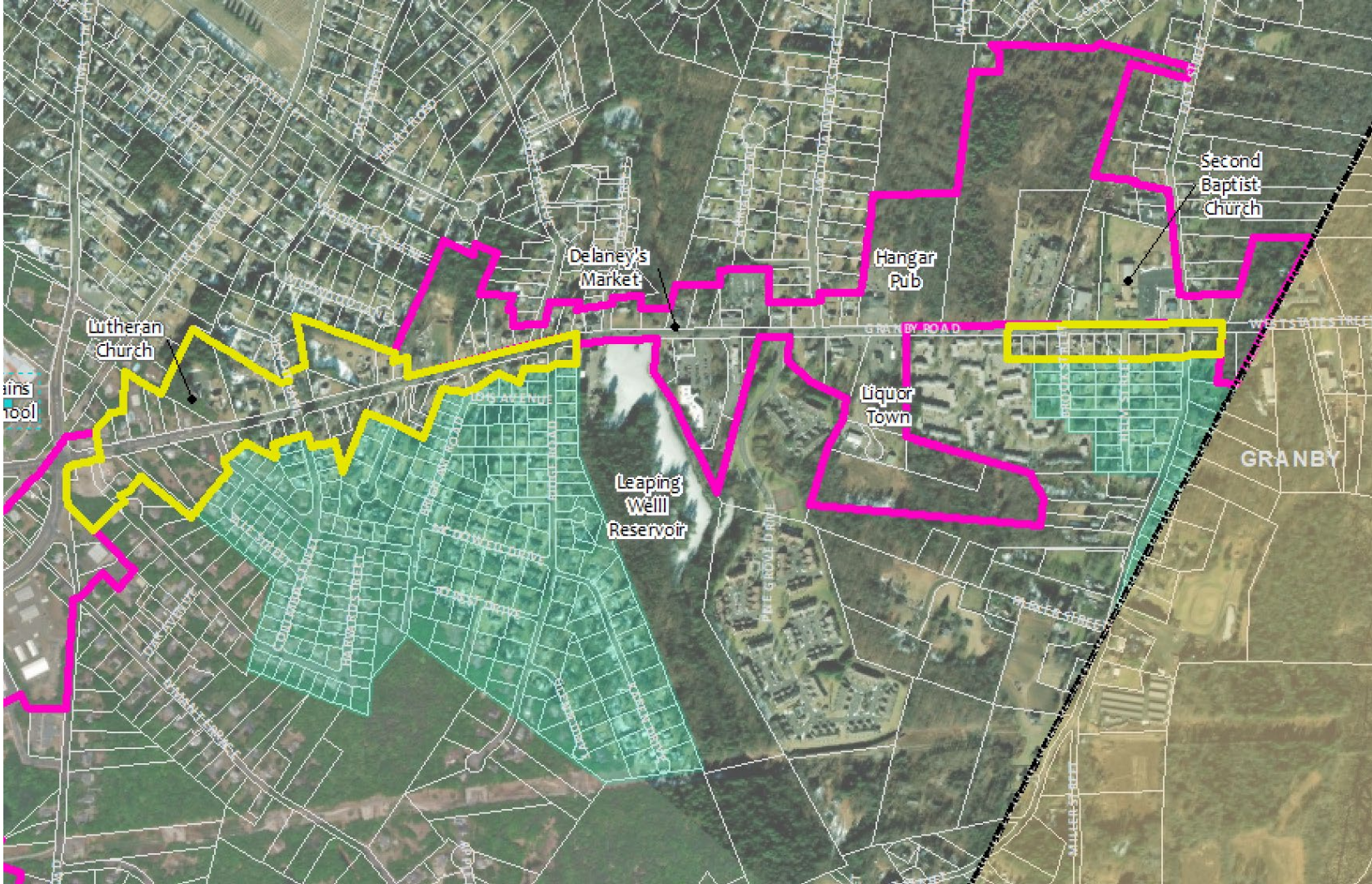
The purpose of this district is to preserve and prioritize the existing residential identity of the neighborhood while introducing a wider variety of housing options.

### LEGEND

Parcels

### Zoning Districts

RC  
Residential Core



# NEW ZONING DISTRICTS

## Residential Mixed Use (RMU)

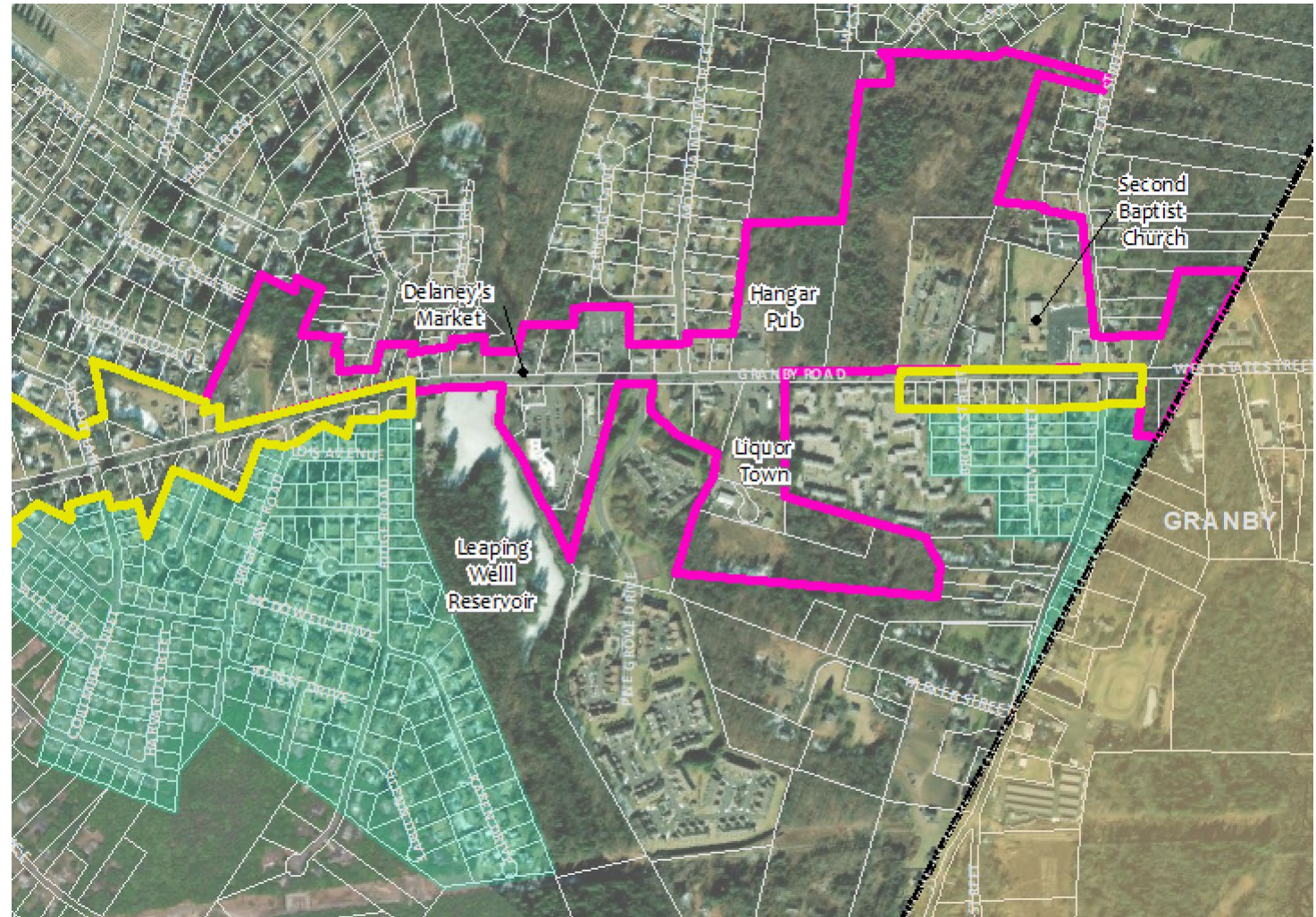
The purpose of this district is to integrate housing with business uses to promote economic growth and support a vibrant and walkable neighborhood.

### LEGEND

 Parcels

### Zoning Districts

 RMU  
*Residential Mixed Use*



North of Lyman Street Intersection

# NEW ZONING DISTRICTS

## Residential Mixed Use (RMU)

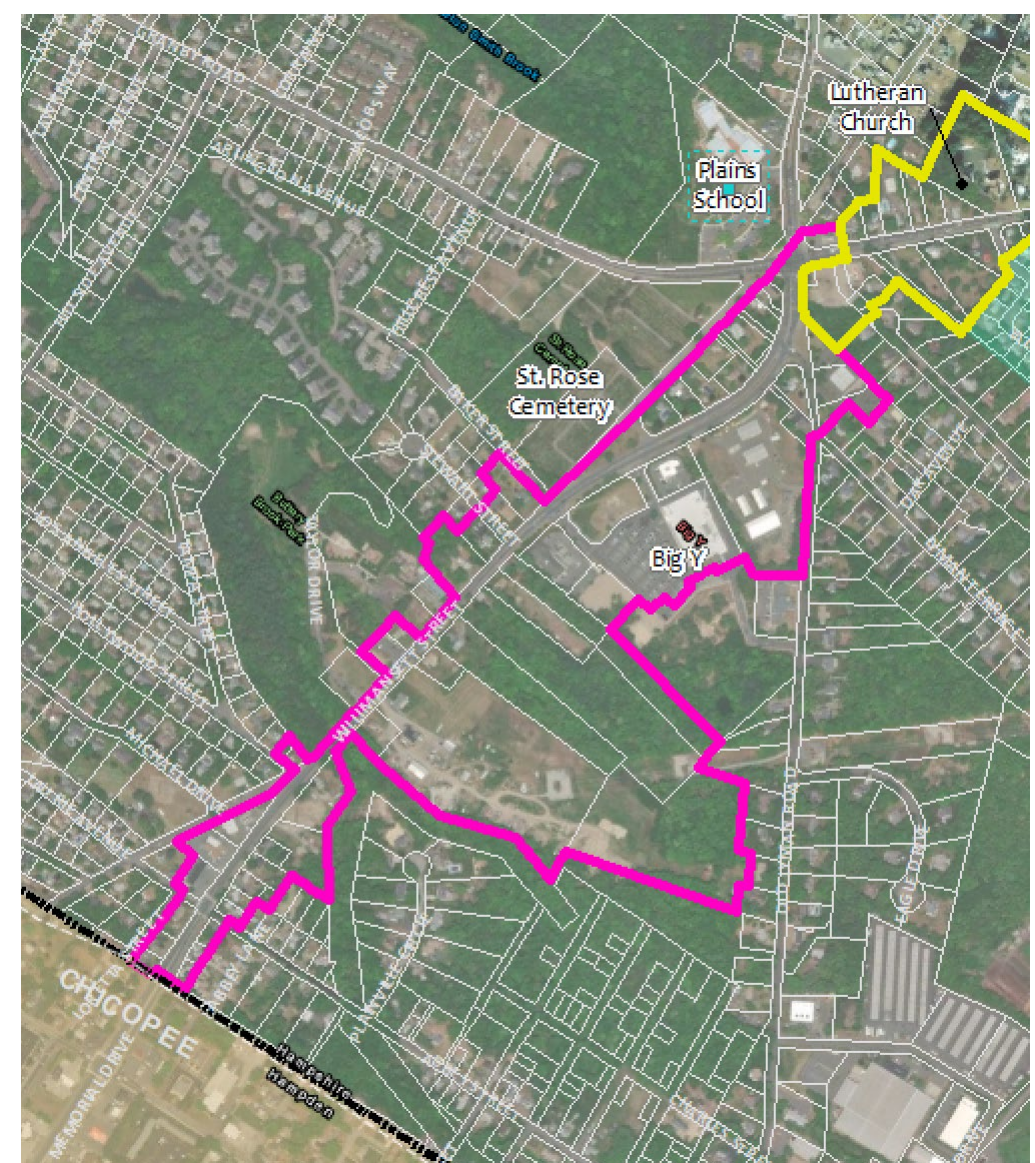
The purpose of this district is to integrate housing with business uses to promote economic growth and support a vibrant and walkable neighborhood.

### LEGEND

Parcels

### Zoning Districts

RMU  
Residential Mixed Use



South of Lyman Street Intersection

**ROUTE 202/33  
CORRIDOR  
REZONING MAP**

**Proposed Changes  
8/12/25**

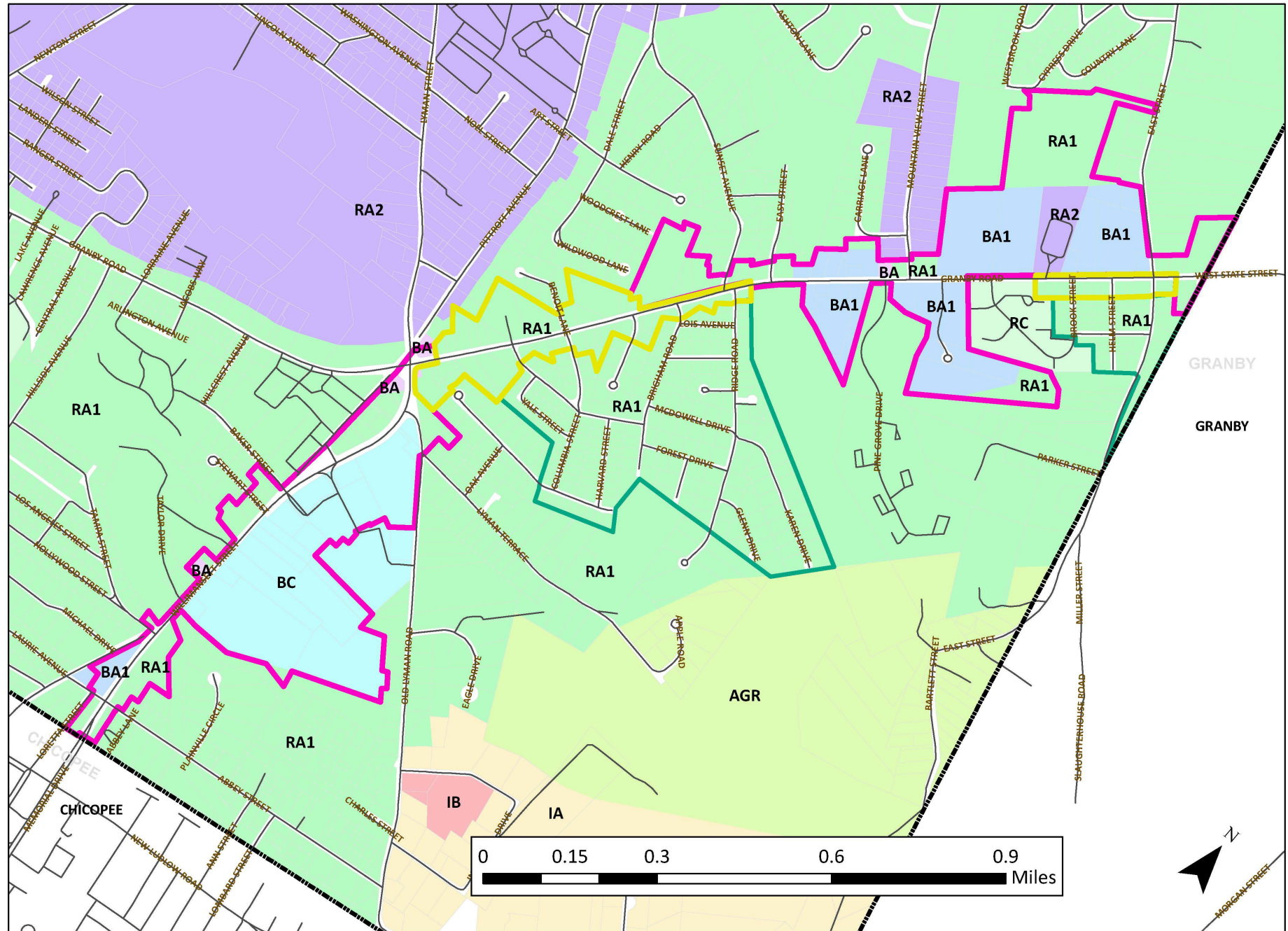
**Legend**

- Residential Core
- Residential Mixed Use
- Res. Core - Expanded
- Parcels

**Existing Zoning**

**ZONE**

- RA1
- RA2
- RC
- BA1
- BA
- BC
- AGR
- IA
- IB



# **Allowed Uses – Use Regulation Schedule**

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**PROPOSED**

## **NEW** *Uses* -- Proposed

- **Both Zoning Districts**
  - Cottage Cluster Development
  - Three-family dwellings
- **RMU only**
  - Artistic/ Creative Production
  - Brewery/ Cider/ Distillery/ Winery
  - Co-Working Space
  - Maker Space/ Artisan Space-Studio
  - Small, Medium, Large Retail
    - *Outdoor Display – Accessory Use*
  - Small, Medium, Large, Restaurant
    - *Outdoor Seating – Accessory Use*

## **NEW Uses** -- Proposed

<b>NEW Uses</b>	<b>RC</b>	<b>RMU</b>
<b>Artistic/ Creative Production</b>	<b>N</b>	<b>SP</b>
<b>Brewery/ Cider/ Distillery/ Winery</b>	<b>N</b>	<b>SP</b>
<b>Co-Working Space</b>	<b>N</b>	<b>Y</b>
<b>Maker Space/ Artisan Space-Studio</b>	<b>N</b>	<b>Y</b>
<b>Retail - Small, Medium, Large</b>	<b>N</b>	<b>Y/SPR/SP</b>
<b>Restaurant - Small, Medium, Large</b>	<b>N</b>	<b>Y/SPR/SP</b>
<b>Three-family dwellings</b>	<b>Y</b>	<b>Y</b>
<b>Cottage Cluster Development</b>	<b>SPR</b>	<b>SPR</b>

# Cottage Cluster Development - Example



Site: 3 acres  
Units: 23  
Density: 7.6 units/acre



## EXISTING AND PROPOSED USES

Y - Permitted Use

N - Excluded or prohibited use

“-” - Use not applicable to the District

SP - Use permitted with a special permit approved by the Planning Board as provided in Article IX of the Zoning Bylaw.

SPR - Use permitted only with site plan review from the Planning Board as provided in Article XII of the Zoning Bylaw.

Proposed New Uses

Use Permissions changed from what exists currently.

RESIDENTIAL USES	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
<b>Use Classifications</b>	A-1	A-2	C	A-1	C	RC	RMU
Single-family dwellings	Y	Y	Y	N	SP	Y	SP
Single-family dwellings – flag lot	SP	SP	N	N	N	SP	N
Conversions of single-family to two-family dwellings	N	SP	N	N	N	Y	Y
<b>Conversions of single-family to three-family dwellings</b>	-	-	-	-	-	SPR	Y
Two-family dwellings (new)	SP	SP	N	N	N	Y	Y
Three-family dwellings	SP	SP	Y	N	N	Y	Y
Multifamily dwellings for more than three families	SP	SP	SPR	N	SP	SPR	SPR
<b>Cottage Cluster Development</b>	-	-	-	-	-	SPR	SPR
Home Occupation I	Y	Y	N	N	N	Y	Y
Home Occupation II	SPR	SPR	N	N	N	SPR	SPR
Mobile homes	SP	SP	N	N	N	N	N
Mobile home parks	N	N	N	N	N	N	N
Continuing care retirement communities	N	SP	N	N	N	N	N
Bed-and-breakfasts	SP	SP	N	N	N	SPR	SPR
Flexible residential developments	SP	SP	SP	N	N	SP	SP
Short-term rental – owner-occupied	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Short-term rental – non-owner-occupied	SP	SP	SP	SP	SP	SP	SP
Accessory dwelling unit – attached	Y	Y	Y	N	N	Y	Y
Accessory dwelling unit – detached	SPR	SPR	SPR	N	N	SPR	SPR

Updated 8/12/25

## EXISTING AND PROPOSED USES

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Proposed New Uses



Use Permissions changed from what exists currently.



### OPEN SPACE USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Agricultural, horticultural, or floricultural uses on parcels of five acres or more	Y	Y	Y	Y	Y	Y	Y
Agricultural, horticultural, or floricultural uses on parcels of less than five acres	SPR	SPR	SPR	N	SPR	SPR	N
Cemeteries, crematories situated with cemeteries	Y	Y	Y	N	N	N	N
Portable woodworking mills for use on lots of less than five acres	N	N	N	N	N	N	N
Landing strips for private use of owner	N	N	N	N	N	N	N
Stables or riding academies	Y/ SPR	Y/ SPR	N	N	SPR	Y/a/SPR	SPR
Public-private recreation	N	N	N	N	N	N	N
Outdoor recreation facilities	N	N	N	N	N	N	N

### PUBLIC AND INSTITUTIONAL USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Town buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Public and private nonprofit educational institutions	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Structures used for religious purposes	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Federal and state government buildings	N	N	N	Y	Y	N	Y
Public playgrounds and parks	Y	Y	Y	Y	Y	Y	Y
Clubs, lodges, social and community center buildings	N	SPR	N	N	SP	SPR	SPR
Hospitals, sanitariums, and charitable services	N	SPR	N	N	N	N	N

Updated 8/12/25

## EXISTING AND PROPOSED USES

Y - Permitted Use

N - Excluded or prohibited use

"-" - Use not applicable to the District

SP - Use permitted with a special permit approved by the Planning Board as provided in Article IX of the Zoning Bylaw.

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Proposed New Uses

Use Permissions changed from what exists currently.

### BUSINESS USES

	Residence			Business		Proposed New	
Use Classifications	A-1	A-2	C	A-1	C	RC	RMU
Drive-in services	N	N	N	SP	N	N	N
Retail sales (S, M, L)	N	N	N	SPR	SPR	N	Y/SPR/SP
Personal, business, and professional services	N	N	N	SPR	SPR	N	Y
Gasoline filling stations	N	N	N	SP	N	N	N
Automotive repair and services	N	N	N	SP	N	N	SP
Open-air parking for 25 vehicles or fewer	N	N	N	N	N	N	N
Public parking areas and garages (unrestricted capacity)	N	N	N	N	N	N	N
New and secondhand car dealers	N	N	N	SP	N	N	SP
Marinas	N	N	N	SPR	N	N	N
Offices	N	N	N	SPR	SPR	N	SPR
Wholesale sales and warehousing	N	N	N	N	SP	N	N
Telephone exchange buildings	N	SPR	N	N	N	N	N
Railroad or bus passenger stations or shelters and rights-of-way	N	SPR	SP	SP	SPR	SPR	SPR
Amusement parks, bowling alleys, roller skating rinks	N	N	N	N	N	N	N
Motels – hotels	N	N	N	N	SP	N	SP
Open air theaters	N	N	N	N	N	N	N
Sale of farm products	SP	N	N	N	SP	SP	SPR
Training or educational institutions operated for profit	N	N	N	SPR	SPR	N	SPR
Professional business	SP	SP	N	SPR	SPR	N	SPR
Restaurants (S, M, L)	N	N	N	SPR	SPR	N	Y/SPR/SP
Restaurants- Outdoor Seating (accessory)	-	-	-	-	-	N	SPR
Adult entertainment uses	N	N	N	SP	N	N	N

Updated 8/12/25

## EXISTING AND PROPOSED USES

### KEY

Y - Permitted Use

N - Excluded or prohibited use

"-" - Use not applicable to the District

SP - Use permitted with a special permit approved by the Planning Board as provided in Article IX of the Zoning Bylaw.

SPR - Use permitted only with site plan review from the Planning Board as provided in Article XII of the Zoning Bylaw.

Proposed New Uses 

Use Permissions changed from what exists currently. 

### BUSINESS USES

Use Classifications	Residence			Business		Proposed New	
	A-1	A-2	C	A-1	C	RC	RMU
Flea markets	N	N	N	SP	N	N	SP
Commercial kennels	N	N	N	SP	N	N	N
Medical marijuana off-site dispensaries	N	N	N	N	N	N	N
Marijuana retailer	N	N	N	SP/P	SP/P	N	N
Marijuana testing facility	N	N	N	SP/P	SP/P	N	N
Solar photovoltaic, large-scale	SPR/SP	SPR/SP	SPR/SP	SPR	SPR	SP	SP
Solar photovoltaic, medium-scale	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SP	SP
Solar photovoltaic, small-scale	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SP	SP
Co-Working Space	-	-	-	-	-	N	Y
Maker Space/ Artisan Space-Studio	-	-	-	-	-	N	Y
Brewery/ Cidery/ Distillery/ Winery	-	-	-	-	-	N	SP
Retail - Outdoor Display	-	-	-	-	-	N	SP
Artistic/ Creative Production	-	-	-	-	-	N	SP

Updated 8/12/25

# **Dimensional Standards – Dimensional Regulations Schedule**

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**PROPOSED**

# Dimensional Standards

## Residential Core (RC)

Zoning District	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
Residential Core (RC)	10,000	75	30	60	20	10	20	3	35
RC – Cottage Cluster	20,000	100	30	60	20	10	20	1.5	20

## Dimensional Standards

### Residential Mixed-Use (RMU)

Zoning District	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
Residential Mixed Use (RMU)	20,000	100	30	80 <sup>1</sup>	10	10	20	3	35
RMU – Cottage Cluster	20,000	100	30	80 <sup>1</sup>	10	10	20	1.5	20
RMU – Multi-family	20,000	100	30	80 <sup>1</sup>	10	10	20	3	45
RMU – Mixed Use	20,000	100	30	80 <sup>1</sup>	10	10	20		55 <sup>2</sup>

<sup>2</sup> 45' and 60' are the current heights allowed in Business A-1 and Business C Districts, respectively.

# Dimensional Standards

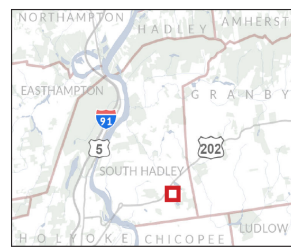
## Existing Zoning Districts

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback			Maximum Height	
					Front	Side	Rear	Stories	Feet
Residence A-1	22,500	125	30	60%	40	20	25	3	35
Residence C	87,120	NONE	20	50%	30	50	50	3	35
Business A	10,000	50	75	85%	10	6	10	3	45
Business A-1	25,000	125	30	80%	0	15	50	3	45
Business C	20,000	100	50	80%	10	15	50	4	60



# DRAFT ZONING RECOMMENDATIONS

## Existing Frontages



South Hadley  
Massachusetts

Frontage Measurements

### LEGEND

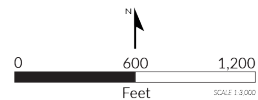
- Buildings
- Frontage Lines
- Parcels
- Study Area

### Frontage in Feet

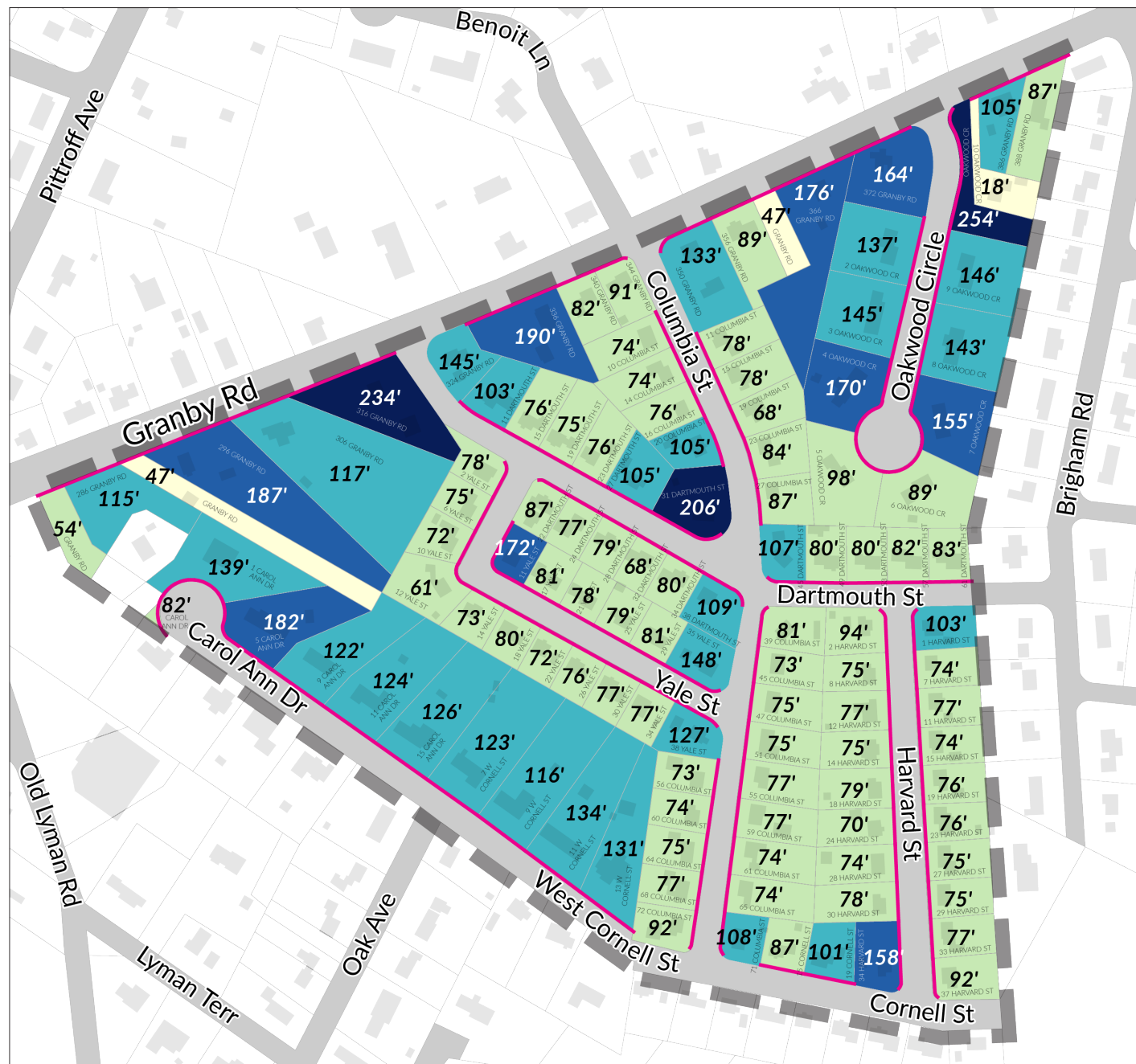
- <50
- >50 - 100
- >100 - 150
- >150 - 200
- >200 - 254

### Median Frontage

Carol Ann Dr	125 ft
Columbia St	76 ft
Cornell St	119 ft
Dartmouth St	80 ft
Granby Rd	114 ft
Harvard St	76 ft
Oakwood Cr	144 ft
Yale St	78 ft
Study Area	80 ft



This map was produced on January 2025 by Innes Associates for the Town of South Hadley using data from South Hadley and MassGIS. "Library of Geographic Information (MassGIS) Commonwealth of Massachusetts, Executive Office of Technology and Security Services."



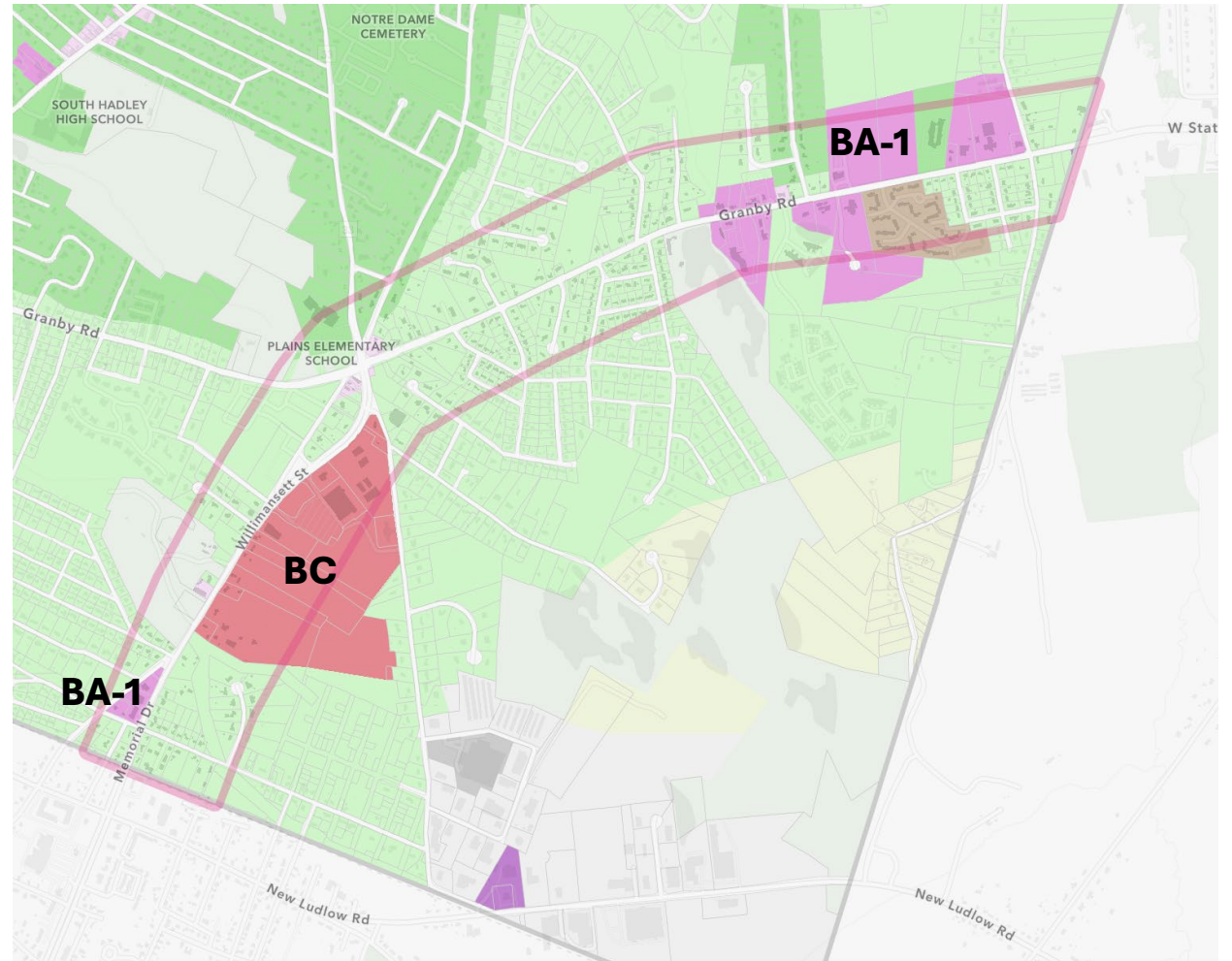
# DRAFT ZONING RECOMMENDATIONS

## *Existing Allowed Height*

- **BC**
  - Maximum Height 60' (any use)
- **BA-1**
  - Maximum Height 45'
- **BA**
  - Maximum Height 45'

The height limitations for buildings on less than one-acre parcels shall be “2” stories and “35” feet.

- **RC**
  - Maximum Height 35'
- **RA-1**
  - Maximum Height 25', 35' or 60' depending upon use.
- **RA-2**
  - Maximum Height 25', 35', 55' or 60' depending upon use.



# **Design Review Overlay Zoning District**

---

**PROPOSED**

# ***Route 202/33 Corridor Design Review Overlay Zoning District***

## **§ 255-15. Overlay districts**

### **ADD F. Route 202/33 Corridor Design Review Overlay District**

The Design Guidelines Overlay District is established to enhance the Route 202/33 corridor by promoting a walkable, pedestrian-and bicycle-friendly environment, mixed-use, and residential environment with diverse housing options.

## **Development Standards versus Design Guidelines**

**Development Standards** are **mandatory regulatory requirements** that must be adhered to.

**Design Guidelines** are a set of **advisory recommendations** on how to apply design principles for a positive user experience.

# Design Review Overlay District

## § 255-52 F. Design Principles

- (1) **Promote pedestrian access and safety** by encouraging design strategies to reduce conflicts between drivers and pedestrians;
- (2) **Reduce negative impacts on the natural environment** from stormwater overflow and lighting glare or overspill;
- (3) **Support a consistent level of design** for a complementary mix of uses along the corridor, including residential-only, commercial-only, and a mix of both, depending on the purpose of the subareas along the corridor; and
- (4) **Reinforce the identity** of the proposed subareas along the corridor while respecting the smaller-scale of the abutting neighborhoods and the central residential area on both sides of Granby Road between Lyman Street /Old Lyman Road and Easy Street/Leaping Well Reservoir.

# Design Review Overlay District

## § 255-52 G. Development Standards

- (1) Site Design
- (2) Cluster Cottage Development
- (3) Buildings: Mixed-use development
- (4) Buildings: Corner Lots
- (5) Buildings: Infill Lots

### Focus on:

- ▶ Access and Circulation (people, vehicles, bicycles)
- ▶ Stormwater Management
- ▶ Building placement and massing
- ▶ Lighting
- ▶ Landscaping

# DESIGN GUIDELINES

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# ***Route 202/33 Corridor Design Review Overlay Zoning District***

## **Design Guidelines**

- Adopted by the Planning Board after the Overlay Zoning District is adopted by Town Meeting
- Overlay Zoning District enables Planning Board to adopt design guidelines
- DRAFT Design Guidelines:

<https://www.southhadley.org/DocumentCenter/View/14182/Route-20233-Design-Guidelines---Draft-61723>



Route 202/33 Proposed Rezoning

# Fit Studies

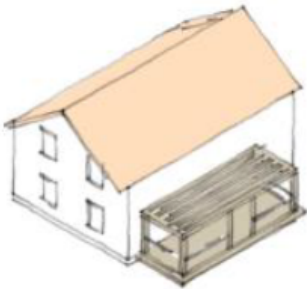
Example Development Schematics

September 8, 2025

<https://www.southhadley.org/DocumentCenter/View/14350/Fit-Studies---9825>



# Figure 3. Building Types for the RC District



Cottage

1.5 Story

1 unit



Single Family (detached) or  
Townhouse (attached)

2 Story

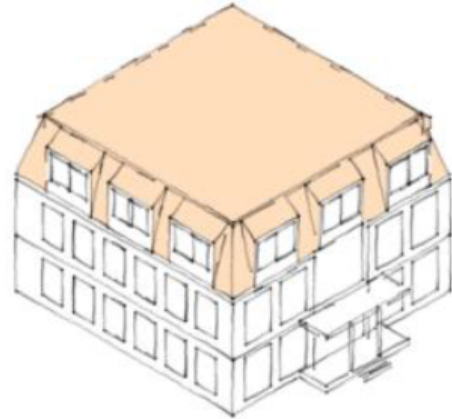
1 unit



Duplex

2 Story

2 unit

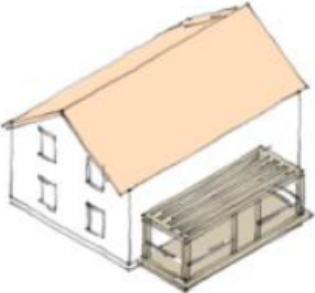


Triplex

3 Story

3 unit

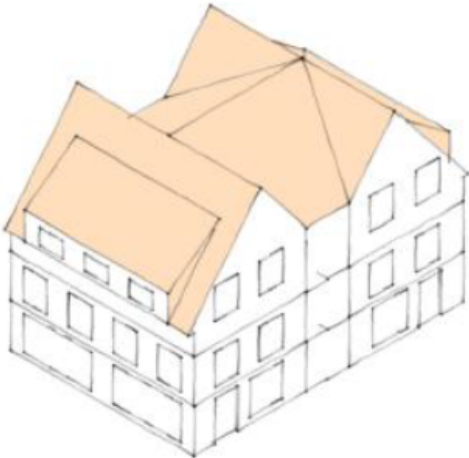
# Figure 4. Building Types for the RMU District



Cottage

1.5 Story

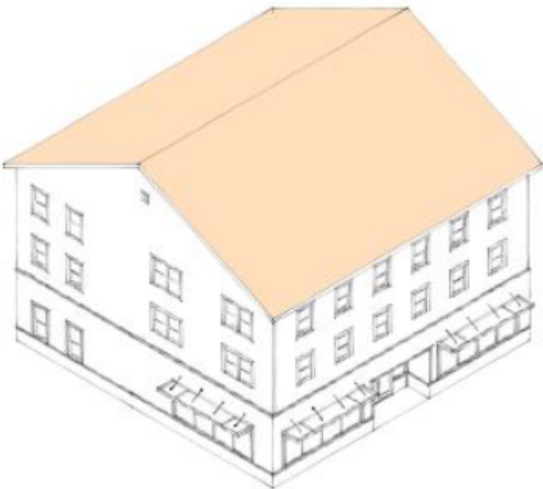
1 unit



Multifamily Mixed-Use

3 Story (45ft)

4 unit



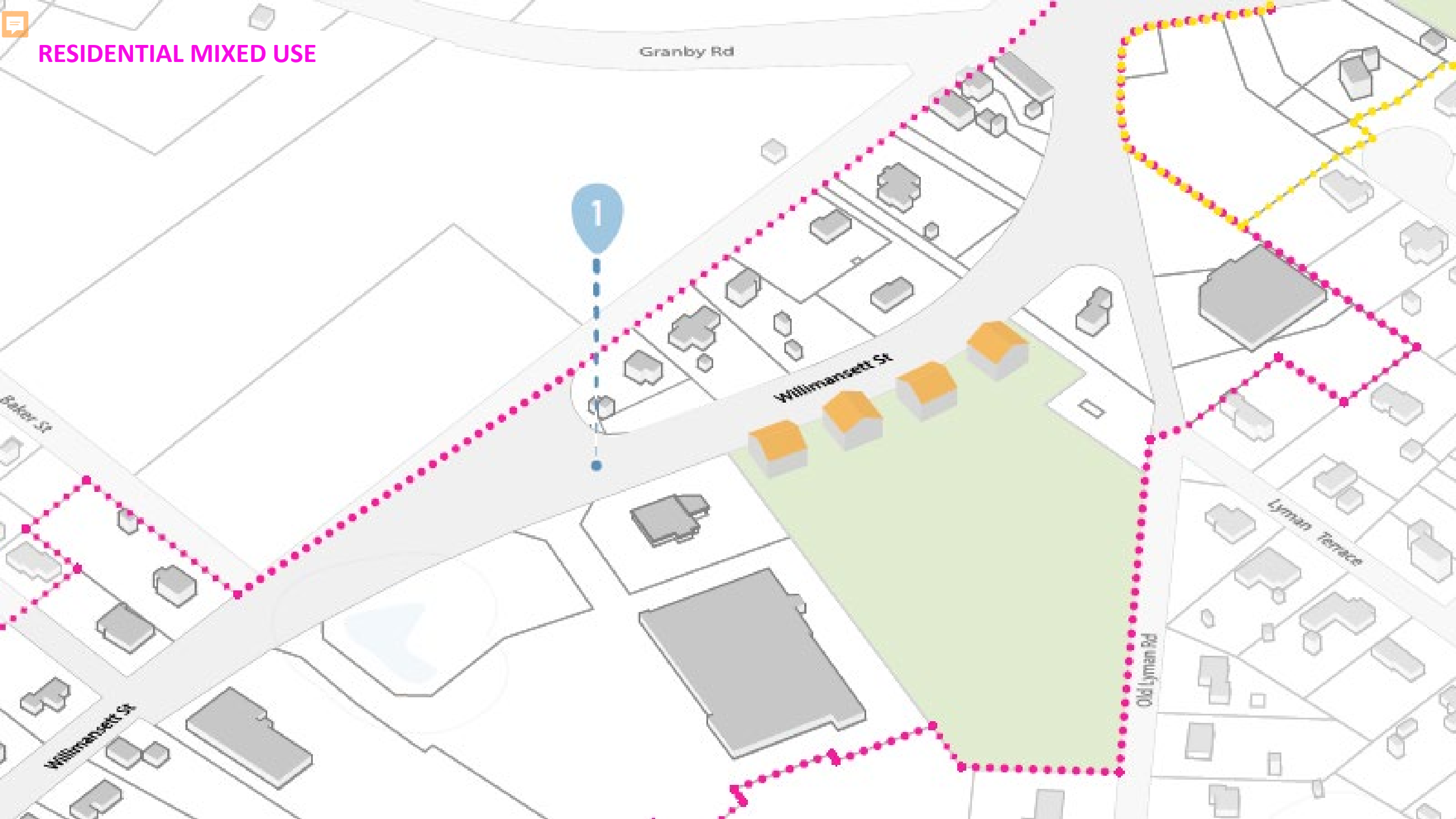
Multifamily Mixed- Use

3 Story (50ft)

12 unit



# RESIDENTIAL MIXED USE





1

# RESIDENTIAL MIXED USE





# RESIDENTIAL CORE



2

## RESIDENTIAL CORE



3

## RESIDENTIAL CORE



RESIDENTIAL MIXED USE

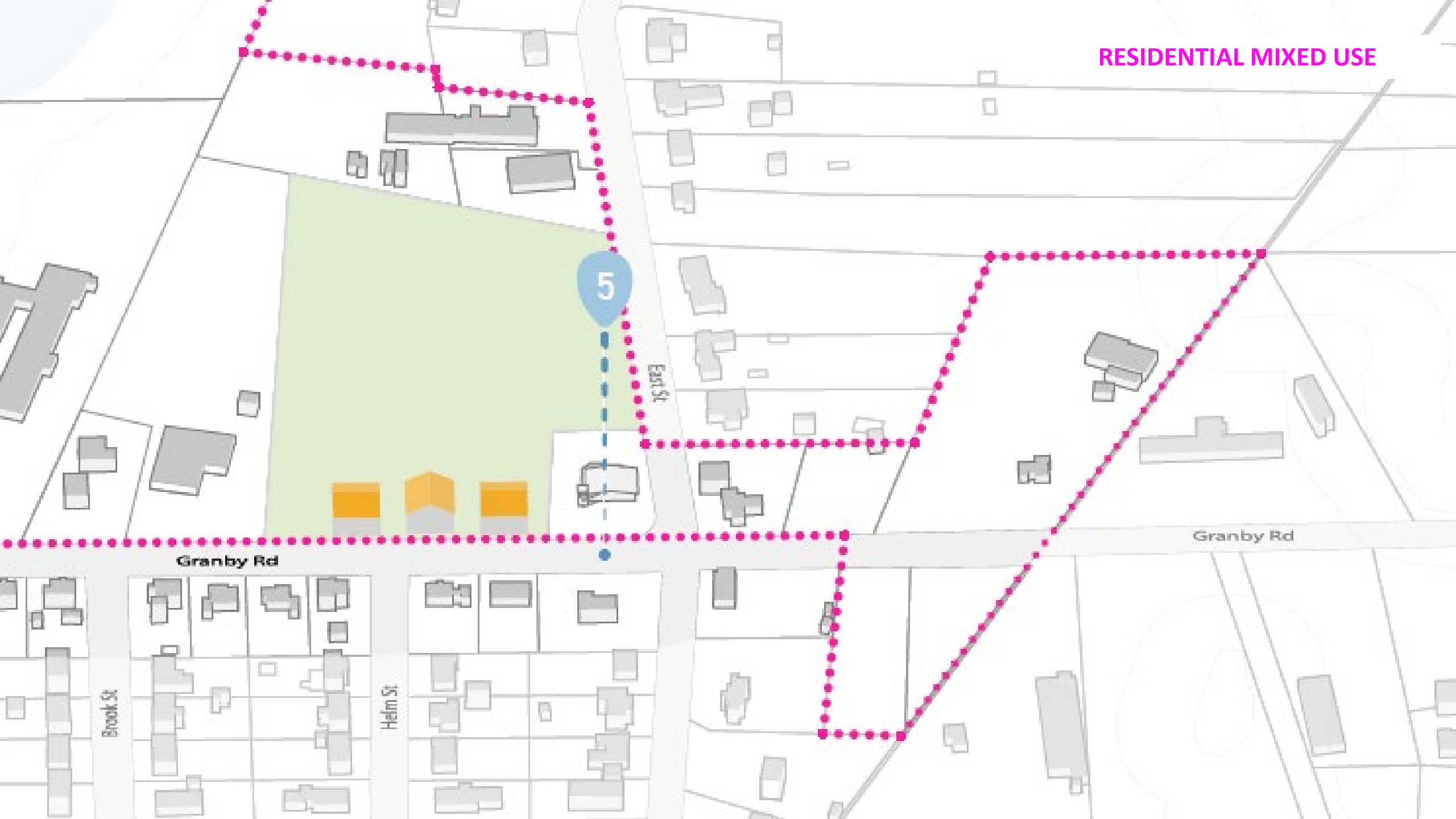


4

## RESIDENTIAL MIXED USE



RESIDENTIAL MIXED USE



5

East St

Granby Rd

Granby Rd

Brook St

Helm St

5

## RESIDENTIAL MIXED USE



# **Zoning Amendments – Other Changes for Clarity**

---

**PROPOSED**

# ZONING RECOMMENDATIONS

## OTHER CHANGES

### § 255-31. Flexible development

#### MODIFY B. Applicability

Three family dwellings and Cottage Cluster Developments in the RC and RMU Districts shall not be subject to the requirements within this § 255-31.

# ZONING RECOMMENDATIONS

## OTHER CHANGES

### § 255-47. Multifamily and multiple dwellings

#### MODIFY E. Exceptions

(3) Three-family dwellings and Cottage Cluster Development within the Residential Core and the Residential Mixed Use District shall not be subject to the density or open space restrictions within this § 255-47.

# ZONING RECOMMENDATIONS

## OTHER CHANGES

### § 255-34. Professional business uses.

#### ADD H.

Within the Residential Mixed Use District, site plan review rather than a special permit shall be required for applicants wishing to operate a qualifying professional business. In granting site plan approval for a professional business, the Planning Board may subject the approval upon conditions and restrictions as required for professional business special permits.

FROM THE DESK OF

## CROSSROADS REALTY HOLDINGS, LLC

August 25, 2025

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

Cc: John B. Reed, SIOR | Senior Vice President CBRE | Advisory & Transaction  
Services 185 Asylum St, 31st Fl | Hartford, CT 06103 Anne,

Dear Anne:

Per your conversation with John, I am submitting this Request that both of the parcel(s) Crossroads Realty Holdings LLC currently own at the Big Y Shopping Plaza retain their current "Business C" Zoning class. Our existing Building is fully Leased by Medical Practices and a Rehabilitation Practice. The additional lot shown contiguous to the Building was acquired to meet obligations for future expansion needs of these Tenants' per our Lease arrangements; but may include other new Tenants as well so it is imperative to us to hold this Zoning status.

I am happy to attend the Planning Meeting on September 8th if useful to discuss. Meantime, I am grateful for the help that you provided us in speaking with John and send best regards.

Sincerely yours,

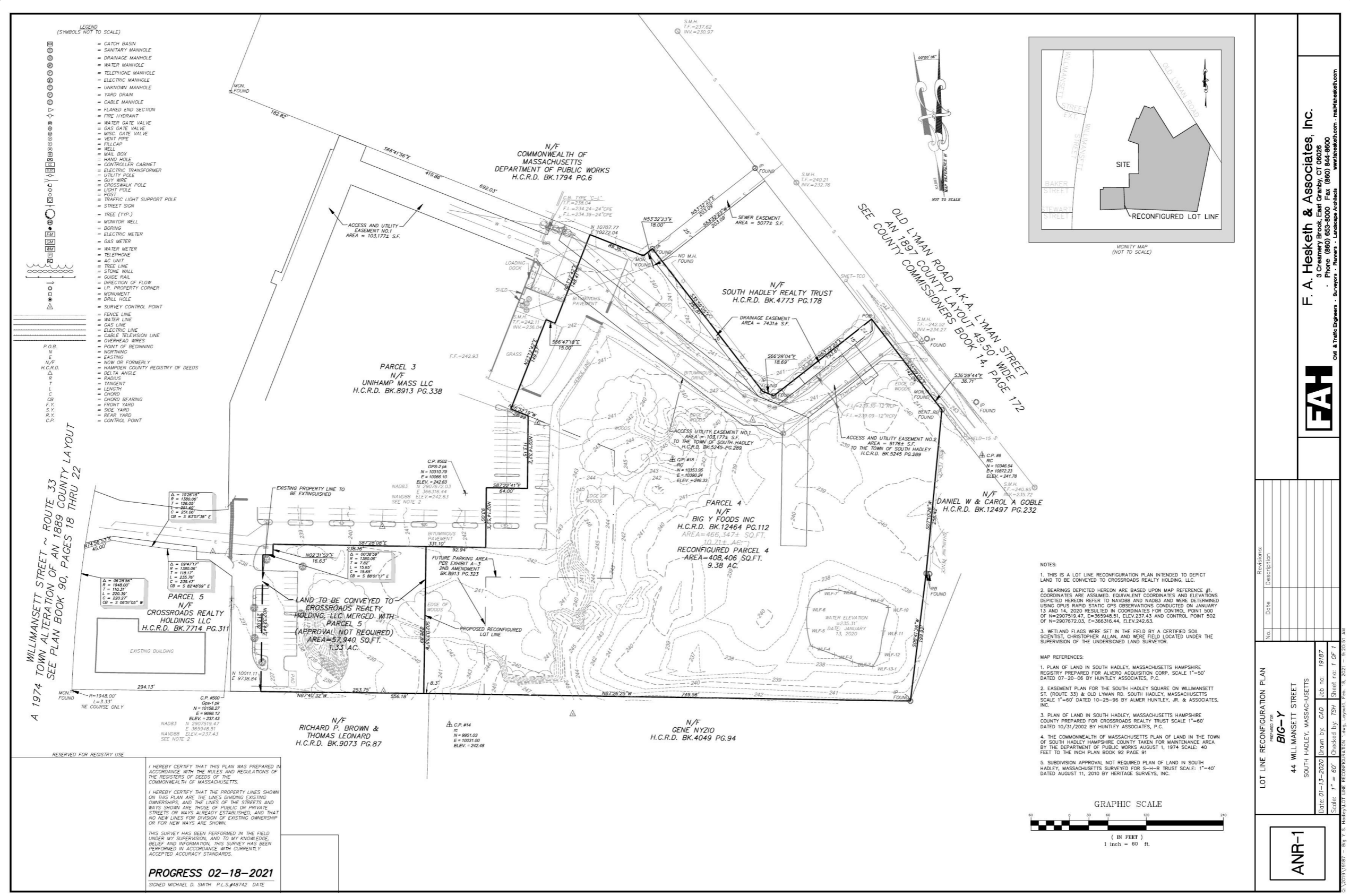


Bruce G. Parent, Managing Partner

Crossroads Realty Holdings LLC



# LOT LINE RECONFIGURATION 1.pdf



F. A. Hesketh & Associates, Inc.  
 3 Creamery Brook, East Granby, CT 06026  
 Phone (860) 655-8000 Fax (860) 844-8600  
 www.fahsketh.com mail@fahsketh.com  
 Civil & Traffic Engineers - Surveyors - Landscaping Architects



No.	Date	Description

LOT LINE RECONFIGURATION PLAN  
 PREPARED FOR  
**BIG-Y**  
 44 WILLMANSETT STREET  
 SOUTH HADLEY, MASSACHUSETTS  
 Date: 07-15-2020 Drawn by: CAD Job no: 19187  
 Scale: 1" = 60' Checked by: JSM Sheet no: 1 of 1

**ANR-1**

© 2019/10/18 - Big Y's. Hesketh & Associates, Inc. Title: Lot Line Reconfiguration, Date: Layout, File: 18\_07\_2021 - 9:20:31 AM

**Daniel T. Dodge & Cari M. Dodge**  
15 Cornell St South Hadley, MA 01075  
[Danobac16@gmail.com](mailto:Danobac16@gmail.com)  
413-218-7344  
August 26, 2025

**To the Honorable Members of the South Hadley Planning Board**  
c/o Town Council & Board of Selectmen  
Town of South Hadley Town Hall  
116 Main Street  
South Hadley, MA 01075

**Subject: Objection to Proposed Zoning Amendment for 15 Cornell St South Hadley, MA and surrounding community.**

Dear Members of the Planning Board,

We are writing to express our strong and formal objection to the proposed zoning map amendment that would reclassify property in our neighborhood from Residential A-1 (Low-Density Residential) to the new "Residential Core" classification. As residents of 15 Cornell Street, we are deeply concerned that the functional effect of this change will steer our neighborhood towards a denser, Residence B (Village Residential) zone, fundamentally damaging its character.

As defined in the South Hadley Zoning Bylaws, the purpose of the Residence A-1 district is to "allow residential and compatible uses, including new development that is in character with existing predominantly single-family housing." Our neighborhood has been established and developed under this exact principle. The proposed change would directly contradict the stated purpose of our zone.

While the new "Residential Core" zone is described as preserving neighborhood identity, its dimensional requirements and use allowances are functionally equivalent to a Residence B zone, which is intended for a "mix of housing types." This is an abrupt and unjustified departure from the established neighborhood pattern. Such an action appears to be a clear act of "spot zoning" the practice of singling out a small parcel or areas of land for a use classification entirely different from and incompatible with the surrounding area. This change is not in harmony with the town's comprehensive plan and serves to benefit a specific interest at the expense of the established neighborhood and its residents.

The negative consequences of this rezoning are substantial and will directly impact our quality of life and safety. Our most pressing concerns include:



- **Increased Traffic Congestion:** A multi-family or high-density development would dramatically increase vehicle traffic on quiet residential streets, creating congestion and posing safety risks to pedestrians, children, and cyclists.
- **Parking Strain:** The increased density will inevitably lead to a shortage of on-street parking, creating conflicts and negatively impacting residents and their guests.

- **Loss of Neighborhood Character:** This reclassification would set a dangerous precedent, opening the door for future zoning changes that could incrementally erode the low-density, single-family character of our entire neighborhood and potentially decrease property values.

We respectfully request that the Board deny this proposed zoning map amendment. The reasons for maintaining the existing Residential A-1 zoning are clear and consistent with the best interests of the current residents and the long-term, stable vision for our neighborhood.

Thank you for your time and consideration of this critical matter. We look forward to participating in the public hearing on Monday, September 8th.

Sincerely,





  


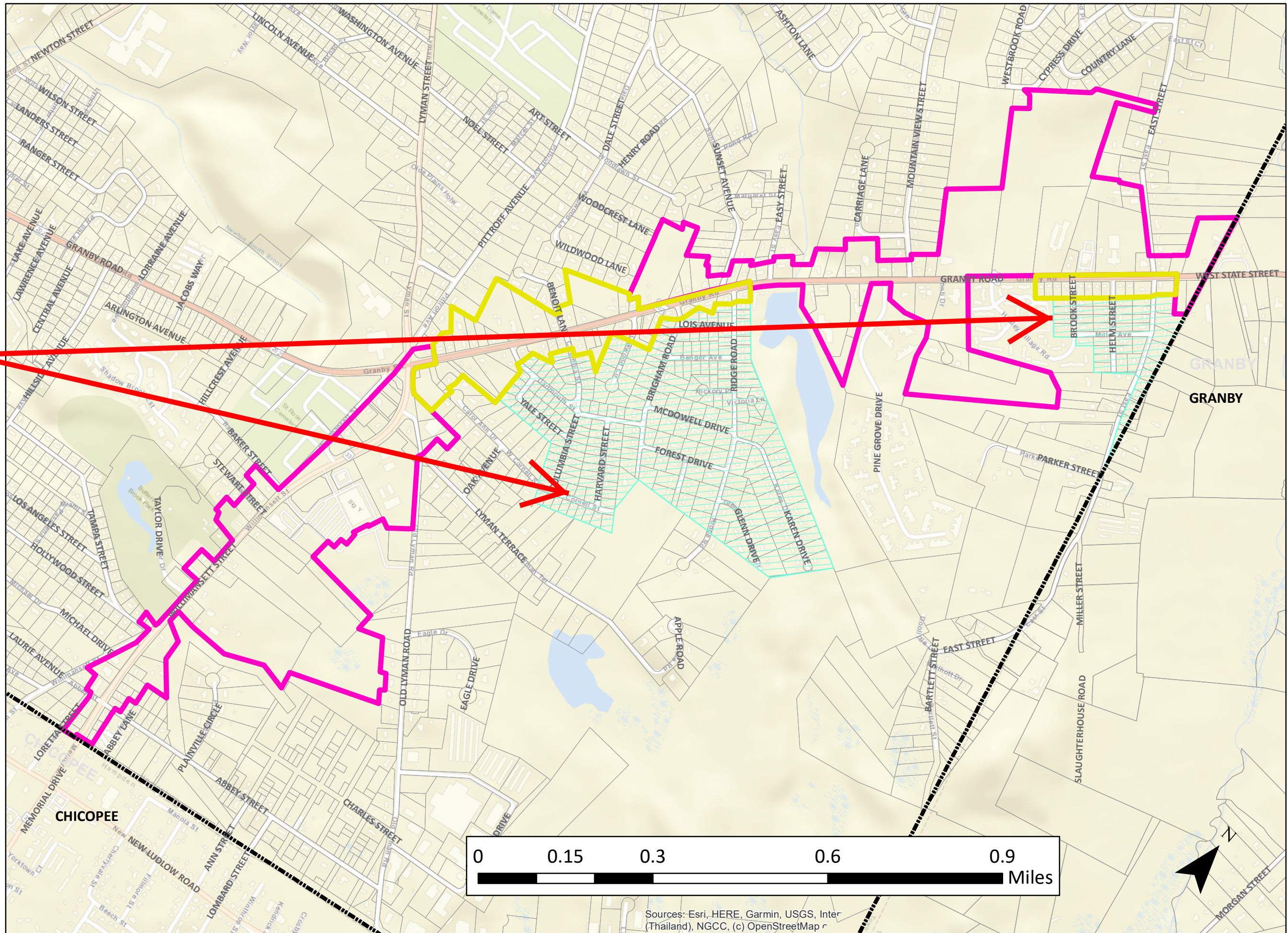
Daniel T. Dodge  
Cari M. Dodge

# ROUTE 202/33 CORRIDOR REZONING MAP

Proposed Changes  
8/12/25

## Legend

-  Residential Core
-  Residential Mixed Use
-  Res. Core - Expanded
-  Parcels



# ZONING

## 255 Attachment 1

### Town of South Hadley

#### Use Regulations Schedule

**[Amended 5-10-2017 ATM by Art. 24; 1-10-2018 STM by Art. 5; 5-9-2018 ATM by Art. 17; 5-9-2018 ATM by Art. 18; 5-8-2019 ATM by Art. 23; 5-10-2023 ATM by Art. 21; 5-10-2023 ATM by Art. 22]**

**KEY:**

Y Permitted use

N Excluded or prohibited use

SP Use permitted only with a special permit approved by the Planning Board as provided in Article IX of the Zoning Bylaw

SPR Use permitted only with site plan review from the Planning Board as provided in Article XII of the Zoning Bylaw

Use Classifications	Districts													Water Supply Protection Overlay
	Residence				Agri.	Business				Industrial				
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden		
<b>Residential Uses</b>														
Single-family dwellings	Y	Y	Y	Y	Y	N	Y	Y	SP/f	N	N	N	Y/b/e	
Single-family dwellings – flag lot	SP	SP	N	N	SP	N	N	N	N	N	N	N	SP/e	
Conversions of single-family to two-family dwellings, as provided in Article VII	<del>Y</del> N	<del>SP</del> →	Y	N	SP	N	Y	Y	N	N	N	N	SP/c/e	
Two-family dwellings (new)	<del>Y</del> SP	<del>SP</del> →	Y	N	N	N	SP	SP	N	N	N	N	SP/d/e	
Three-family dwellings	<del>Y</del> SP	<del>SP</del> →	SPR	Y	N	N	SP	SP	N	N	N	N	SP/d/e	
Multifamily dwellings for more than three families/g	SP <del>R</del>	SP	SP	SPR	N	N	SP	SP	SP/f	N	N	N	SP/d/e	
Home Occupation I, as provided in Article VII	Y	Y	Y	N	Y	N	Y	Y	N	N	N	N	Y/e	
Home Occupation II, as provided in Article VII	SPR	SPR	SPR	N	SPR	N	SPR	SPR	N	N	N	N	SPR	
Mobile homes (as provided in §§ 255-31 and 255-33)	<del>N</del> SP	<del>SP</del> →	SP	N	N	N	N	N	N	N	N	N	SP/d/e	
Mobile home parks	N	N	N	N	N	N	N	N	N	N	N	N	N	
Continuing care retirement communities	N	SP	N	N	N	N	N	N	N	N	N	N	SP/e	
Bed-and-breakfasts	SP <del>R</del>	<del>SP</del> →	N	N	SP	N	N	N	N	N	N	N	SP/e	
Flexible residential developments, as provided in Article VII	SP	SP	SP	SP	SP	N	N	N	N	N	N	N	SP	
Short-term rental – owner-occupied	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N	N	N		

SOUTH HADLEY CODE

Use Classifications	Districts												
	Residence				Agri.	Business				Industrial			Water Supply
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden	
Short-term rental – non-owner-occupied	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	
Accessory dwelling unit – attached	Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	
Accessory dwelling unit – detached	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	N	N	N	N	

**NOTES:**

- a. Limited to renting of rooms and the furnishing of table and board to not more than four resident persons in a dwelling occupied as a private residence.
- b. Subject to septic disposal limitations specified in the Water Supply Protection Bylaw.
- c. Allowed in underlying Agricultural District and Residence A-2 District where public sewer is provided.
- d. Allowed in underlying Residence A-1 and Residence A-2 Districts where public sewer is provided.
- e. Only if the use is allowed in the underlying district.
- f. Only as part of a mixed-use proposal.
- g. Includes detached dwellings where the underlying and/or adjacent land is owned in common by an association of the dwellings’ owners.

## ZONING

### Use Regulations Schedule (continued)

Use Classifications	Districts													Water Supply Protection Overlay
	Residence				Agric.	Business				Industrial				
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden		
<b>Open Space Uses</b>														
Agricultural, horticultural, or floricultural uses on parcels of five acres or more	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Agricultural, horticultural, or floricultural uses on parcels of less than five acres, as provided in Article VII	SPR	SPR	SPR	SPR	SPR	N	SPR	SPR	SPR	N	N	N	SPR/b	
Cemeteries, crematories situated with cemeteries	<b>N</b> Y	Y	Y	Y	Y	N	Y	Y	N	N	N	N	Y/b	
Portable woodworking mills for use on lots of less than five acres	N	N	N	N	SPR	N	N	N	N	N	SPR	SPR	SP/b	
Landing strips for private use of owner	N	N	N	N	Y	N	N	N	N	N	Y	Y	N	
Stables or riding academies, as provided in Article VII	Y/a /SPR	Y/a /SPR	Y/a /SPR	N	SPR	N	SPR	SPR	SPR	N	SPR	SPR	SPR/b	
Public-private recreation, as provided in Article VII	N	N	N	N	N	N	N	N	N	N	N	SP	N	
Outdoor recreation facilities/c	N	N	N	N	SP/c	N	N	N	N	N	N	N	SP	

**NOTES:**

- a. Limited to the keeping of horses and/or ponies as an accessory to a residential use. Site plan review is required for any stable or riding academies which are not limited to serving as an accessory to a residential use and are allowed as being exempt under MGL c. 40A, § 3.
- b. Only if the use is permitted in the underlying district.
- c. Subject to the criteria and provisions specified in § 255-41.

SOUTH HADLEY CODE

**Use Regulations Schedule (continued)**

Use Classifications	Districts												
	Residence				Agric.	Business				Industrial			Water Supply Protection Overlay
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden	
<b>Public and Institutional Uses</b>													
Town buildings	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N
Public and private nonprofit educational institutions/d/f	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Structures used for religious purposes/e/f	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Federal and state government buildings	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N
Public playgrounds and parks	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Clubs, lodges, social and community center buildings	SPR	<del>SPR</del> →	SPR/a	N	N	N	SPR/a	SPR/a	SP	N	SPR/a	SPR/g	SPR/c
Hospitals, sanitariums, and charitable services	N	SPR/b	SPR/b	N	N	N	SPR/b	SPR/b	N	N	SPR/b	SPR/b	SPR/b/c

**NOTES:**

- a. Except those the chief activity of which is a gainful service or activity usually conducted as a business, including in said excepted uses dancing or bowling and like activities; and provided that there is no display or advertising visible from the street.
- b. Except not for contagious diseases, nor for the care of epileptics or drug or liquor patients, nor for correctional purposes, nor for the care of the insane or feeble-minded.
- c. Only if the use is permitted in the underlying district.
- d. Development of noneducational use facilities subject to site plan review.
- e. Development of nonreligious uses (halls, assembly, function rooms) subject to site plan review.
- f. Subject to regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking, and building coverage requirements.
- g. As provided in § 255-38.

## ZONING

### Use Regulations Schedule (continued)

Use Classifications	Districts													Water Supply Protection Overlay	Adult Use Entertainment Overlay
	Residence				Agricult.	Business				Industrial					
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden			
<b>Business Uses</b>															
Drive-in services	N	N	N	N	N	SP	SP	SP	N/j	N	N	N	N		
Retail sales	N	N	N	N	N	SPR	SPR	SPR	SPR/k	SPR/o	SPR	SPR/l	SP/i		
Personal, business, and professional services	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Gasoline filling stations	N	N	N	N	N	SP/a	SP/a	SP/a	N	N	SPR	N	N		
Automotive repair and services	N	N	N	N	N	SP/h	SP/h	SP/h	N	SPR	SPR	N	N		
Open-air parking for 25 vehicles or fewer/d	N	N	N	N	N	N	SPR	SPR	N	N	SPR	N	N		
Public parking areas and garages (un-restricted capacity)	N	N	N	N	N	N	N	SPR	N	N	SPR	N	N		
New and secondhand car dealers	N	N	N	N	N	SP	SP	SP	N	N	SP	N	N		
Marinas	N	N	N	N	N	SPR	SPR	SPR	N	N	SPR	SPR	N		
Offices	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Wholesale sales and warehousing	N	N	N	N	N	N	N	SPR	SP/m	SPR	SPR	SPR	N		
Telephone exchange buildings	N	SPR	SPR	N	N	N	SPR	SPR	N	SPR	SPR	SPR	N		
Railroad or bus passenger stations or shelters and rights-of-way	<b>SPR</b>	SPR	SPR	SP	N	SP	SPR	SPR	SPR	SP	SPR	SP	SP/i		
Amusement parks, bowling alleys, roller skating rinks	N	N	N	N	N	N	N	SPR	N	N	SPR	N	N		
Motels – hotels	N	N	N	N	N	N	N	N	SP	N	SP	N	N		

SOUTH HADLEY CODE

Use Classifications	Districts													Water Supply Protection Overlay	Adult Use Entertainment Overlay
	Residence				Agricultural	Business				Industrial					
	A-1	A-2	B	C		A-1	A	B	C	A	B	Garden			
Open air theaters	N	N	N	N	N	N	N	N	N	N	N	N	N		
Sale of farm products <b>SPR</b>	SP/b	N	N	N	Y/c	N	SP/b	SP/b	SP/b	N	SP/b	N	Y/b/c/i		
Training or educational institutions operated for profit	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Professional business (as provided in Article VII)	SP/e <b>N</b>	SP/f	SP/g	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SP/i		
Restaurants	N	N	N	N	N	SPR/n	SPR/n	SPR/n	SPR/n	SPR/n	SPR/n	SPR/n	N		
Adult entertainment uses, as provided in Article VII	N	N	N	N	N	SP	N	SP	N	N	N	N	N	SP	
Flea markets	N	N	N	N	N	SP	SP	SP	N	N	N	N	N		
Commercial kennels	N	N	N	N	N	SP	SP	SP	N	SP	SP	N	N		
Medical marijuana off-site dispensaries (MMOSD), subject to § 255-46	N	N	N	N	N	N	N	N	N	SP	SP	N			
Marijuana retailer	N	N	N	N	N	SP/P	SP/P	SP/P	SP/P	N	N	N			
Marijuana testing facility	N	N	N	N	N	SP/P	SP/P	SP/P	SP/P	SP/P	SP/P	N			
Solar photovoltaic large-scale/q,r <b>SP</b>	SPR/SP	SPR/SP	SPR	SPR	SPR/SP	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Solar photovoltaic medium-scale/s,t <b>SP</b>	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	
Solar photovoltaic small-scale/u <b>SP</b>	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	SPR/SP	

**NOTES:**

- a. Provided that not more than 30,000 gallons of gasoline shall be stored on the premises. An enclosed lubrication area for two motor vehicles shall be permitted.
- b. Provided minimum parcel size is two acres and all of the products are raised on the premises.
- c. Provided that during the months of June, July, August, and September of every year, or during the harvest season of the primary crop raised on the land of the owner or lessee, the major portion of the products are grown or produced on the premises.

ZONING

255 Attachment 2

Town of South Hadley

Dimensional Regulations Schedule for Buildings and Structures  
[Amended 5-10-2023 ATM by Art. 22]

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
<b>Residence A-1 Zoning District</b>									
Basic requirements:									
Principal uses	10,000 22,500	75' 125/a	30	60%	20 40/b	10 20/c	20 25	3	35
Accessory uses/l	—	—	15' 10		20 40/b	10 20/c/g	10 10/d	2	25/e
Principal uses in Water Supply Protection Overlay District - unsewered	40,000/h	125/a	30		40/b	20/c	25	3	35
Special requirements – if different from above:									
Flag lot special permit – principal use	45,000	125	30		40	20	25	3	35
Flag lot special permit – accessory use	—	—	10		40	20	25	2	25/e
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	125	30		40	20	25	2	35
Flexible development/i/j/k									
Principal uses	2,000	20	k		15	0 to 7	10	3	35
Accessory uses	—	—	k		15	0 to 7	10	2	25
Other uses with special permit:	87,120/f		20		30	50	50		
Telephone exchanges, lodges, social and community center buildings								3	
Churches, schools, colleges, libraries, Town buildings, and similar uses								6	60

NOTES:

- a. Frontage when measured on an inside curve may be less than 125 feet. It must, however, be a minimum of 125 feet on the front setback line, and the minimum total lot area must be 22,500 square feet or according to Footnote h.
- b. Front yard setback of any building or structure shall be at least as great as that of the nearest building on either side thereof facing the same street and within 500 feet or within the same block or district, whichever is the lesser distance. When the setback required by this provision exceeds 40 feet, such setback need not be greater than 80% of the distance so required if said distance is between 40 feet and 50 feet, and need never be more than 50 feet. The front setback for a dwelling or its attached garage on a lot with a side lot line adjoining a business or industrial district, need not exceed 15 feet.

## SOUTH HADLEY CODE

- c. On a corner lot, no building or structure shall be erected or altered to be less than 40 feet from any street line. On a lot recorded or registered at the time of adoption of this bylaw with a frontage of 100 feet or less, the minimum side yard dimension shall be 10 feet.
- d. Minimum rear yard dimension shall be five feet for a one-story accessory building.
- e. Maximum height of one-story accessory buildings shall be 17 feet.
- f. Except mobile homes, which are subject to basic lot size requirement on individual lots, and provisions of § 255-31G in residential cluster subdivisions.
- g. Minimum side yard dimension shall be 10 feet for a utility shed of 50 square feet or less.
- h. Where not serviced by a public sewer, 10,000 square feet per bedroom or 40,000 square feet, whichever is greater.
- i. The minimum frontage, front yard, side yard, and rear yard dimensional requirements for a flexible development shall be subject to increase by the Planning Board as a condition of the special permit as stated in § 255-31.
- j. The maximum height dimensional requirements for a flexible development shall be subject to decrease by the Planning Board as a condition of the special permit as stated in § 255-31.
- k. The minimum lot size shall be set as a condition of the special permit as stated in § 255-31.
- l. Accessory dwelling units must conform with § 255-50.

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## Route 202/33 Corridor

2 messages

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**Brian Morris** <bmorris1130@gmail.com>  
To: SHPlanBoard@southhadleyma.gov

Sat, Aug 30, 2025 at 3:35 PM

Hello Planning Board Members,

My name is Brian Morris and I own/reside at the property at 14 McDowell Drive along with my wife and two boys ages 10 and 13. We purchased our home in 2010 and one of the driving factors was the neighborhood was filled with up-kept single family homes on moderately sized lots. For its location is close to major roads being Routes 202 and 33 but creates a desirable neighborhood due to its quiet nature and cozy atmosphere.

Recently, I received a mailing discussing the Route 202/33 Corridor map showing that my neighborhood was now part of the discussion. This caught me off guard as I had not seen any previous maps showing my neighborhood would be directly affected. Certainly the last version from 7/28/25 showed no changes to the neighborhood and upon reviewing the meeting from that date it seemed to not be discussed unless I missed it. I am completely against this change and I cannot fully support the Route 202/33 Corridor changes if the neighborhood shaded in green that includes McDowell Drive is included. Below I have listed my concerns and why I am against the Res-Core Expanded Parcels to include my neighborhood. It is my understanding that this new zoning would allow multifamily structures and modifications to increase the population of the area.

- The neighborhood was designed as a single family home neighborhood and all the utilities including electrical, water, and sewer was designed in accordance with that design.
- On McDowell Drive over the past 15 years we have had minor issues throughout the years being moderate flooding from water run off, sewage blocks with sewage into our basement, and water pressure issues during peak usage. We have also had some minor power surge issues over the years leading to power outages.
- The lot sizes are variable but all are moderately sized and appropriate for single family homes with decent frontage and yard space. The addition of buildings on these lots would completely change the look of the neighborhood.
- The traffic in the area would certainly increase with this population change which would add to the traffic congestion on Routes 202/33 which is a driving reason this plan lacks support from its residents. At times with 3-4 vehicles waiting to leaving the neighborhood it creates a significant delay in departing onto the main streets from Brigham and Ridge road.
- Recently, the College Street neighborhoods have sidewalks; however, the Brigham and Ridge area lacks any sidewalks and my fear with the increase in vehicle traffic from multifamily homes you will see more pedestrian foot traffic, bicycles which without sidewalks can create a undesirable area for children to grow.
- Currently the area requires very little on street parking and I am worried that with the increase in families will increase on street parking which the street widths would make it difficult to accommodate on street parking in a safe manner.
- Lastly, the change to allow multifamily housing would in my opinion lead to a greater desire for rental properties and instead of having owner occupied homes it would have rentals which from my experience leads to a diminished upkeep of properties.

Once again, I am a supporter of the Route 202 and 33 Corridor changes and feel that despite the traffic increase it would ultimately lead to an increase in tax revenue and desirability to be near to this corridor running from Chicopee to Granby. With that said I cannot support this planning change to include the College Street and Brigham/Ridge Road neighborhoods. I see it over time decreasing my property value and increasing the traffic volume in the area which again is a major factor residents are opposing the corridor change in general terms. Please drive through this neighborhood and think about the lack of sidewalks and on street parking area and how adding vehicle traffic would affect the neighborhood and congestion. Please contact the DPW and discuss the water runoff flooding that happens every significant rainfall to Ridge Road and Brigham Road. Also, discuss with them the sewage capacities on McDowell Drive and how at times they have a back up issue. Lastly and most importantly drive through the neighborhood and view its beauty that it is of single family homes with ample area

for children to ride bikes and play in the streets without a great concern of increased traffic. I promise you, you will find a very desirable neighborhood that does not need to be included in this corridor change. Please remove this change to the design and leave the 7/28/2025 map which does not include my neighborhood.

Thank you for your time,  
Brian & Laura Morris  
14 McDowell Drive

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**Colleen Canning** <ccanning@southhadleyma.gov>  
To: Brian Morris <bmorris1130@gmail.com>  
Cc: SHPlanBoard@southhadleyma.gov

Tue, Sep 2, 2025 at 2:07 PM

Hello,

Your email has been received.

Thank you!

Colleen Canning  
Planning/Conservation Coordinator

(413)-538-5030 X6127  
[ccanning@southhadleyma.gov](mailto:ccanning@southhadleyma.gov)



[Quoted text hidden]

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## message for the planning board

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**Martha Terry** <marthatterry25@gmail.com>  
To: Colleen Canning <ccanning@southhadleyma.gov>

Thu, Sep 4, 2025 at 2:22 PM

Dear Colleen

I am sending this to you, as I am aware that Anne Capra is out of the office this week. I hope I am sending this in time to make the background packet for Monday's meeting/hearing. Thank you so much.

As a Town Meeting member, Precinct B, I have been speaking to many, many people about their opinions regarding the rezoning of Routes 202/33.

This photo has been suggested as a reasonable height and set back for any new buildings along Routes 202/33, residential, commercial, or mixed use.

It appears to be about 3 1/2 stories.

People favor increased housing and economic growth at a reasonable scale that is in character with the buildings/residences already occupying Routes 202/33 and that supports the small town, New England character of the town. People to whom I have engaged in discussion would like current heights of 55 feet and 45 feet and densities (decreased frontage to 75 feet and 12 cottage style homes per acre) "softened" or lessened. People have commented that economic and residential growth are both possible with buildings about the height as the one in this photo that is attached.

Thank you for your time and consideration.

Most sincerely and with utmost respect,

Martha Terry



**IMG\_0258.jpg**  
2052K



**SOUTH HADLEY PLANNING BOARD HYBRID PUBLIC HEARING  
CONTINUATION:**

To consider amendments to Chapter 255 Zoning and Zoning Map relative to properties in proximity to Route 202 (Granby Road) and Route 33 (Memorial Drive/Willimansett Street) to change the existing zoning to one of two new zoning districts identified as Residential Core and Residential Mixed Use. Proposed zoning bylaw changes would add new language to § 255-10 Terms Defined; add new language to § 255-11 Establishment of Districts; add new zoning districts and uses to § 255 Attachment 1 – Use Regulations Schedule; add new zoning districts and uses to § 255 Attachment 2 – Dimensional Regulations Schedule; add new language to § 255-15 Overlay districts; modify language to § 255-31 Flexible development; modify language to § 255-47 Multifamily and multiple dwellings; modify language to § 255-34 Professional business uses; and create a new chapter § 255- XX Route 202/33 Corridor Design Guidelines Overlay District. Proposed Zoning Map changes include property near Route 33 (Memorial Drive/Willimansett Street) at the Chicopee city line northward toward the intersection of Route 202 and 33, including Willimansett Street, then progressing eastward on Route 202 (Granby Road) to the Granby town line, and including the following streets: Yale Street, Dartmouth Street, Columbia Street, Harvard Street, Cornell Street, Oakwood Circle, Brigham Road, McDowell Drive, Forest Drive, Green Acre Road, Ridge Road, Glenn Drive, Karen Drive, Hickory Place, Bengier Avenue, Lois Avenue, Victoria Lane, Sunset Avenue, and East Street. The existing zoning of subject properties are proposed to change from Residence A-1 and Business A to the proposed Residential Core; and Residence A-1, Residence A-2, Business A-1, Business A, and Business C to the proposed Residential Mixed Use.

**MEETING MINUTES OF SEPTEMBER 15, 2025**

**Present (all in-person):** Diane Mulvaney, Chair; Nate Therien; Vice-Chair; Brad Hutchison, Clerk; Bob Szklarz, Member Anne Capra, Director of Planning and Conservation; Colleen Canning, Planning/Conservation Coordinator

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

**Virtual location:** Zoom Webinar

14 attendees were present virtually as indicated in the Zoom attendance report (attached) and 11 attendees were present in-person.

Chair Mulvaney the public hearing back into order at 6:17 PM.

Director Capra explained that the public hearing to consider zoning amendments for the Routes 202/33 Corridor had been continued to allow public comments from the previous hearing to be considered and incorporated into a revised proposal. She would present the revisions during tonight's hearing but first wanted to invite the Town's Associate Assessor to discuss the process for assessing property for taxation and the tax impacts of new growth.

Melissa Couture-Rimbold, Associate Assessor, displayed documents (attached) which detailed the Town's budget and tax assessment history. She explained that municipalities were limited in their ability increase local taxation by 2 ½ % plus new growth. New growth could be defined as any new property or improvement that was not taxed during the previous evaluation. All new growth was important to capture as budgetary increases were not only related to inflation, but also related to increased municipal services.

Joanna Brown, 25 Charron Terrace, addressed the Board. She asked Associate Assessor Couture-Rimbold for more information on South Hadley's tax rate and local tax adoptions. Associate Assessor Couture-Rimbold explained that South Hadley had a single-tax rate, and did not share an opinion whether single-tax rate or split-tax rate was preferred as she only had experience working in a community with a single tax rate. She clarified that South Hadley had accepted local adoption for meals and room tax.

Tammy Welcome, 61 Dartmouth Street, addressed the Board. She acknowledged that new construction could expand tax revenue but was concerned for negative impacts to existing residential neighborhoods, and the potential for those neighborhoods to disappear. She identified her neighborhood as working class and was concerned for potential home value impacts. Associate Assessor Couture-Rimbold explained that, in her capacity as the Town Assessor, she did not have an opinion on the proposed zoning amendments. Property value assessments were based on market data, and she was unable to predict what might happen in future markets. In her observational experience, there was little development interest in small lot redevelopment as it was not cost effective. Development had community impacts, but without new growth the Town was unable to expand their tax base.

Vice-Chair Therien asked for information on the impact of commercial development on the tax rate. Associate Assessor Couture-Rimbold explained that business taxpayers did not require the same level of Town services as residential taxpayers, such as the cost of educating a child through the South Hadley public school system.

Director Capra shared a presentation (attached) which overviewed the proposed zoning amendments and recent changes to respond to public comment and concern during the previous hearing date. The proposed zoning map changes had been reduced to remove the expanded Residential Core neighborhoods. An additional parcel on Willimansett Street had also been removed from the boundary as the property was in negotiation for sale. Director Capra discussed the proposed dimensional standards and explained that setbacks were based on the location of the right-of-way, not the edge of curb. Proposed building heights were reduced and the definition of height was re-defined to better accommodate peaked rooflines. Some revision to the bylaw also included clarifying language from Town Counsel. Design Guidelines had been updated to capture public concern for screening and greenspace. Chair Mulvaney considered if fencing standards should be referenced in the zoning amendment proposal, but Director Capra recommended it as it was referenced elsewhere in the zoning bylaw.

Vice-Chair Therien recognized that much of the changes reflected public comments and concern. He found the explanation for setback standard helpful. He identified that increasing setback standards could challenge site development that encouraged parking behind buildings and instead encourage parking along road frontage.

Clerk Hutchison discussed the proposed edits to the dimensional regulation schedule. He explained that certain commercial uses necessitated taller ceilings, which allowed for natural lighting and made the space more adaptable for reuse. He recommended removing the Special Permit requirement allowing Affordable Housing Developments, that satisfied unit thresholds, to construct an additional story over baseline requirements. Clerk Hutchison continued by

addressing comments regarding inclusionary zoning and explained that implementation was often limited to developments with high unit thresholds and placement on the housing inventory was expensive for developers. He also identified some challenges in developing multi-storied housing with peaked roofs as current energy code often necessitated HVAC equipment to be located on the roof. Lastly, Member Hutchison elaborated on the Board's intentions in expanding the Residential Core district into legacy neighborhoods. The amendments sought to account for historical zoning changes which created dimensional nonconformities throughout the neighborhood and the amendments would have brought those lots back into conformity. Nonconforming lots and/or structures often required special permit permits or variances for additions and similar building improvements which could be a burdensome process for homeowners.

Member Szklarz identified the challenges in communicating and engaging in discussions around zoning. He understood that some members of the public were concerned with the proposed zoning amendments and the potential for change to neighborhood identity. However, he identified several uses that were currently allowable under different zoning districts, both along the Corridor and within the legacy neighborhoods associated with the expanded Residential Core district, which included three-family homes and 60-foot tall buildings. These uses were in the current zoning but were not being utilized. He shared his own professional challenges in finding commercial office space in South Hadley, which required him to find property outside of Town.

Lucia Foley, Shadowbrook Estates, addressed the Board. She shared her experience moving to South Hadley when her condominium community was newly built. While there was early tension between new and legacy residents, her condominium community eventually became seen as part of the community. She supported the proposed zoning amendments and advocated for improved walkability throughout the Corridor.

Ray Warren, 377 and 388 Granby Road, addressed the Board. He asked for information on the maximum number of new living units the zoning proposal could enable. He addressed concerns for existing infrastructure and its ability to accommodate additional residents. Director Capa stated that functional development limitations under zoning were addressed through building and impervious surface coverage limitations. Any application for new development reviewed by the Planning Board required inter-department review for comment and further development requirements.

Brenda Warren, 377 and 388 Graby Road, addressed the Board. She identified the amount of existing undeveloped land and vacant storefronts, and questioned why there was currently no commercial development interest. She added that her son was unable to afford to live in South Hadley but he would not be interested in living on the Corridor in the style of housing presented in the provided photo-simulations.

Taylor Warren, 380 Granby Road, addressed the Board. She rented from her parents, the two previous commentators, and she shared her reasons for staying in South Hadley were for the community and small-town culture. She kept horses and was concerned about how the proposal could negatively impact on the existing community.

Joanna Brown addressed the Board again. She detailed the experience of someone she knew who moved to a community which enabled increased development through zoning, and how the community impacts were significant and led to increased traffic and development of tall buildings. She recommended that Board consider the worst-case scenario if the proposed zoning amendments were adopted.

Linda Sachs, 193 Woodbridge Street, asked what the cost would be to upgrade the Town's infrastructure to accommodate new development. Director Capra believed the question could be best answered by the Selectboard. She added that the Selectboard recently unanimously voted to endorse the Corridor re-zoning. After some discussion on the language of the Selectboard's endorsement, Linda Sachs acknowledged that the recent revisions to the re-zoning proposal were an improvement.

Ken Shwartz, 135 Old Lyman Road, addressed the Board. He recently moved to South Hadley and had a child. He shared his experience working as teacher for a regional community and the poor reputation that had developed around South Hadley Schools. The local school budget was continually cut, leading South Hadley teachers to relocate to other school districts. He did not want to send his child to South Hadley schools as the outlook was grim, with the possibility of removal of all extracurricular activities. He generally supported the amendment proposal, but questioned if it could adequately improve the Town's current circumstance.

Ken LeBlanc, 88 Park Street, addressed the Board. As was questioned during a previous comment, he explained that new development required applicants to pay impact fees to tie into existing infrastructure, such as water and sewer.

Tammy Welcome addressed the Board again. She questioned what long-term planning could be done to help the Town and shared her interest in helping to find a solution. Vice-Chair Therien shared that positions were open on the Master Plan Implementation Committee and for Planning Board Associate Member.

Sandra Zieminski, Lyman Terrace, addressed the Board. She considered if a split tax rate would be beneficial, rather than keeping the current single tax rate. While she understood the Town was experiencing financial difficulties, she identified the burden that tax increases were to property owners. Associate Assessor Couture-Rimbald explained that changing the tax rate structure would not change the amount of taxes collected, it would only alter the share paid by commercial versus residential taxpayers.

Patrick Tracey, 84 Bardwell Street, addressed the Board. He recently moved to Town and lived in South Hadley Falls. He acknowledged some challenges with redevelopment in South Hadley Falls and questioned if a vacant property tax could be applied to unoccupied properties to support increasing housing stock. While he did not live along the Corridor, he liked living in South Hadley and supported development that would improve the Town. Associate Assessor Couture-Rimbald stated that a property could not be taxed greater than fair market value, but vacant properties needed to be registered with the Building Commissioner which generate a fee.

The Board needed to decide if the proposed zoning amendments should be forwarded to the Selectboard to be considered for the upcoming Special Town Meeting warrant.

**Motion:** Clerk Hutchison moved to accept the proposed zoning and zoning map as revised during the hearing for submission to the Selectboard for placement on the November 5, 2025 Special Fall Town Meeting Warrant. Vice-Chair Therien seconded the motion. Four (4) out of four (4) members present voted in favor of the motion through roll call vote.

**Motion:** Vice-Chair Therien moved to close the public hearing. Clerk Hutchison seconded the motion. Four (4) out of four (4) members present voted in favor of the motion through roll call vote.

The regular meeting reconvened at 9:06 PM.

Respectfully Submitted,  
Colleen Canning, Planning/Conservation Coordinator

### Appendix

Document	Document Location
Zoom Attendance List	Attached
In-person attendance list	Attached
9/15/2025 – Property Assessment Presentation	Attached
9/15/2025 – Zoning Presentation	Attached
9/8/25 Letter - Steve LePlante, President of the South Hadley/Granby Chamber of Commerce	Attached
9/9/2025 Letter – Linda Sachs, 193 Woodbridge Street	Attached
9/11/25 email - Ryan Kile, 23 Colombia Street	Attached
9/11/25 Letter - Marie Rohan, 16 S Sycamore Knolls	Attached
9/12/25 letter - Brain Morris, 14 McDowell Drive	Attached
9/13/25 & 9/15/2025 email - Martha Terry, 25 Brainard Street	Attached
9/14/25 & 9/15/25 -Daniel and Cari Dodge, 15 Cornell Street	Attached

Attendee Report

Report generated 10/3/2025 14:05

Topic	Webinar ID	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concu	Enable Registration
Planning Board	899 5985 6807	167	15	24	16	No
Host Details						
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Town of South Hadley 2	9/15/2025 18:22	9/15/2025 21:09	167	No	United States
Panelist Details						
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Director Anne Capra	9/15/2025 18:23	9/15/2025 21:09	167	Yes	United States
Yes	Chair Diane Mulvaney	9/15/2025 18:23	9/15/2025 20:01	99	Yes	United States
Yes	Member Bob Szklarz	9/15/2025 18:28	9/15/2025 21:09	161	Yes	United States
Yes	Planning Board (Daniel Pease)	9/15/2025 18:22	9/15/2025 21:09	167	Yes	United States
Yes	Melissa Couture Ribold	9/15/2025 18:52	9/15/2025 21:09	137	Yes	United States
Attendee Details						
Attended	User Name (Original Name)	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Linda Young	9/15/2025 18:28	9/15/2025 21:09	161	Yes	United States
Yes	Kevin Schwartz	9/15/2025 18:42	9/15/2025 18:48	6	Yes	United States
Yes	Kevin Schwartz	9/15/2025 18:46	9/15/2025 19:26	40	Yes	United States
Yes	Lisa Wong	9/15/2025 18:32	9/15/2025 19:06	34	Yes	United States
Yes	Lucia Foley	9/15/2025 18:35	9/15/2025 18:46	11	Yes	United States
Yes	Lucia Foley	9/15/2025 18:46	9/15/2025 21:09	143	Yes	United States
Yes	Eric Jimmo	9/15/2025 18:23	9/15/2025 21:09	167	Yes	United States
Yes	Mark Reed	9/15/2025 18:29	9/15/2025 18:51	22	Yes	United States
Yes	Gena Lomelin	9/15/2025 18:43	9/15/2025 20:00	77	Yes	United States
Yes	Susan Newton	9/15/2025 18:26	9/15/2025 21:09	164	Yes	United States
Yes	Marie Rohan	9/15/2025 18:40	9/15/2025 21:02	142	Yes	United States
Yes	Ashley C	9/15/2025 18:45	9/15/2025 18:57	12	Yes	United States
Yes	Ann Stockton	9/15/2025 18:22	9/15/2025 21:06	164	Yes	United States
Yes	jamie	9/15/2025 18:31	9/15/2025 18:32	2	Yes	United States
Yes	jamie	9/15/2025 18:37	9/15/2025 21:09	152	Yes	United States
Yes	Brian	9/15/2025 18:24	9/15/2025 21:09	165	Yes	United States
Yes	Presley Law iPad 3	9/15/2025 18:26	9/15/2025 21:07	162	Yes	United States
Yes	Melissa Couture Ribold	9/15/2025 18:24	9/15/2025 18:52	29	Yes	United States

## Planning Board Meeting Attendance Sheet

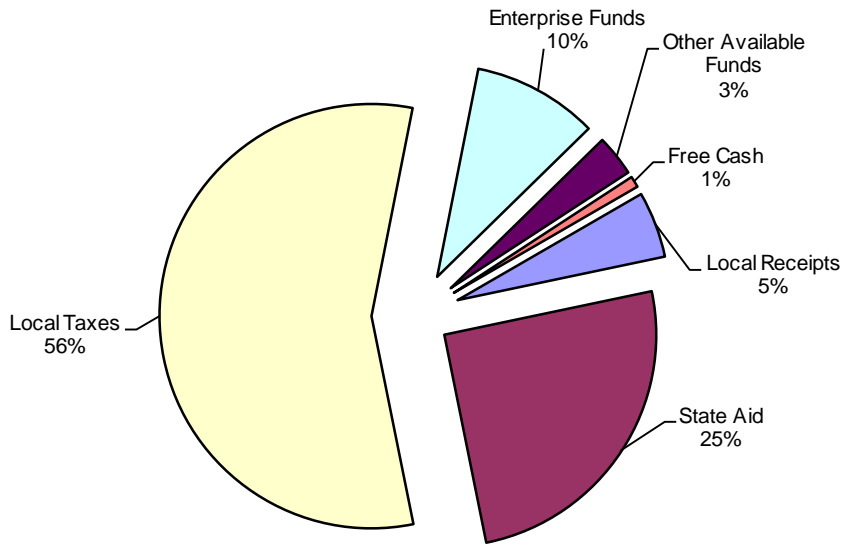
Meeting Date: 9/15/25

Name	Address/ Affiliation
Joanna Brown	25 Charan Ter
Jared Bernier	11 Columbia St
Pat Tracy	84 Bardwell St
Ken Cobble	88 Park St
Brenda Warran	45 Woodlawn St
Ray Wanda	45 Woodlawn St
Taylor Warren	387 Granby Rd
Nathaly S Allivan	26 Hymen Ter.
Kevin Schwartz	135 Old Lyman Rd.
Daine Lewis	37 Westbrook Rd
Kohl Hamilton-Jean	77 Hadley St.

# Pie Chart of Allocations

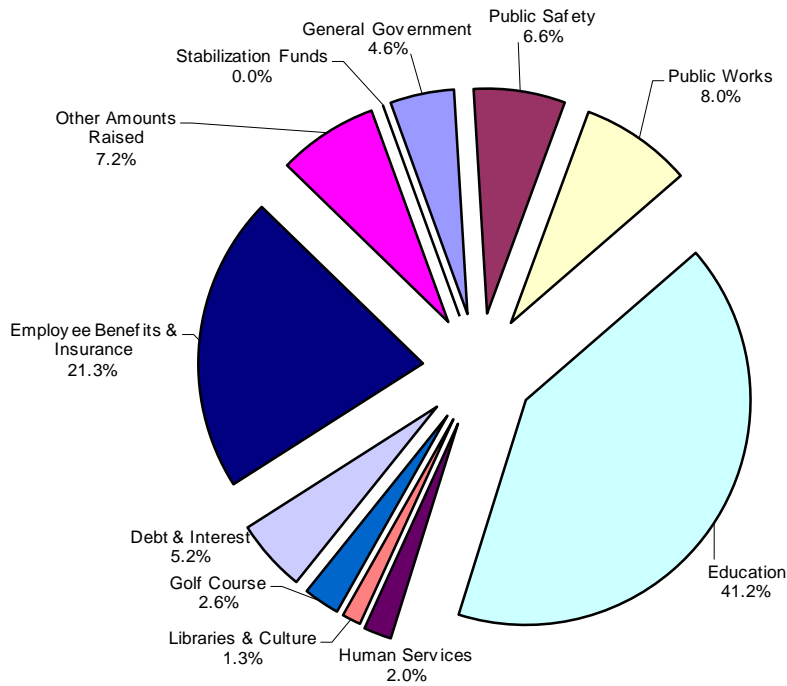
**FY 2026 Budget**

## Where the Money Comes From



**TOTAL RECOMMENDED BUDGET**  
**\$62,568,383**  
For Fiscal Year June 30, 2026

## Where the Money Goes



## Proposition 2 ½

Proposition 2 ½ was enacted in 1980 by voter initiative and became effective for fiscal 1982.

Massachusetts community's tax levy is subject to the limitations of Proposition 2 ½. The tax levy is the amount of revenue a community can raise from real estate and personal property taxes. This is usually the largest funding source of revenue for municipalities.

### Proposition 2 ½ provided for two limitations on local property taxes.

The first is **the levy limit**. The levy limit is the maximum a community can raise by taxation in a given fiscal year. The tax levy is increased automatically each year by 2 ½% over the previous year's limit. A community is also able to increase the levy limit by reflecting new growth (the amount of new taxes created from growth).

**New growth** is the increase in assessed value due to construction converted into tax dollars utilizing the prior year's tax rate. Allowable new growth under this provision includes:

Properties that have increased in assessed valuation since the prior year due to development or other construction changes:

- New subdivision parcels and condominium conversions
- Exempt real property returned to the tax roll
- New personal property items and accounts

As the assessor prepares valuations for approval, they would also track any valuation changes by property for reporting of new growth. New growth and prior year abatements are reported on form LA-13 along with a detailed spreadsheet for substantiation.

The levy limit can also be permanently increased by the community by having a successful vote for overrides.

The second limitation provided for under Proposition 2 ½ is **the levy ceiling**. The levy ceiling is the amount equal to 2 ½% of the total value of taxable real and personal property. This is equal to a tax rate of \$25.00 per thousand.

A community can levy taxes in excess of its levy limit or levy ceiling by voting a debt exclusion or capital outlay expenditure exclusion. These are both temporary increases which are added to the levy limit or levy ceiling. A debt exclusion temporarily raises the levy (limit or ceiling) for the life of the debt only. The amount for the [payment of the capital project cost is added to the levy (limit or ceiling) for the year in which the project is being undertaken. Voter approval is required for both types of exclusions with very limited exceptions. If there are either or both exclusions, they are added to the levy to determine the maximum allowable levy.

A community can choose to set its levy at or below its levy limit. When it is set below the limit, the difference between the actual levy and the levy limit is known as excess levy capacity. This amount must be reported along with the classification options that were adopted.

**Levy Limit  
Fiscal Year 2025**

FOR BUDGET PLANNING PURPOSES

**I. TO CALCULATE THE FY 2024 LEVY LIMIT**

A. FY 2023 Levy Limit	30,927,233	
A1. Amended FY 2023 Growth	0	
B. ADD (IA + IA1)*2.5%	773,181	
C. ADD FY 2024 New Growth	490,540	
C1. ADD FY 2024 New Growth Adjustment	0	
D. ADD FY 2024 Override	0	
E. FY 2024 Subtotal	<b>32,190,954</b>	
F. FY 2024 Levy Ceiling	57,651,609	I. <b>32,190,954</b>
		<b>FY 2024 Levy Limit</b>

**II. TO CALCULATE THE FY 2025 LEVY LIMIT**

A. FY 2024 Levy Limit from I	32,190,954	
A1. Amended FY 2024 Growth	0	
B. ADD (IIA + IIA1)*2.5%	804,774	
C. ADD FY 2025 New Growth	195,994	
C1. ADD FY 2025 New Growth Adjustment	0	
D. ADD FY 2025 Override	0	
E. ADD FY 2025 Subtotal	<b>33,191,722</b>	
F. FY 2025 Levy Ceiling	61,196,501	II. <b>33,191,722</b>
		<b>FY 2025 Levy Limit</b>

**III. TO CALCULATE THE FY 2025 MAXIMUM ALLOWABLE LEVY**

A. FY 2025 Levy Limit from II.	33,191,722	
B. FY 2025 Debt Exclusion(s)	1,038,883	
C. FY 2025 Capital Expenditure Exclusion(s)	0	
D. FY 2025 Stabilization Fund Override	0	
E. FY 2025 Other Adjustment :	0	
F. FY 2025 Water/Sewer	0	
G. FY 2025 Maximum Allowable Levy	<b>34,230,605</b>	

**Signatures**

**Board of Assessors**

**Kevin E. Taugher, Board of Assessors , South Hadley , ktaugher@shadleyma.org 413-538-5017 | 12/2/2024 10:59 AM**

**Thomas Reidy, Board of Assessors , South Hadley , boa@southhadleyma.gov 413-538-5017 | 12/2/2024 9:08 AM**

**Evelyn Masson, Board of Assessors , South Hadley , boa@southhadleyma.gov 413-538-5017 | 12/2/2024 4:31 PM**

# CHAPTER 3

## PROPOSITION 2½ MODULE

### 1.0 OVERVIEW AND DEFINITIONS

#### 1.1 Introduction

Proposition 2½ is a voter initiative law that limits the property tax levy of cities and towns enacted in the 1980 state election.<sup>1</sup> It took effect in fiscal year 1982.

#### 1.2 Definitions

##### 1.2.1 Levy

The property tax levy is the revenue a community raises through real and personal property taxes each fiscal year when it sets its tax rate. The property tax levy is usually the largest source of revenue cities and towns have to fund their annual budgets.

##### 1.2.2 Levy Limit

The levy limit is the maximum dollar amount a city or town can levy in a given fiscal year. It defines the maximum amount of property tax revenue a community will ordinarily have to support its annual budget and is the primary limitation established by Proposition 2½.

##### 1.2.3 Levy Ceiling

The levy ceiling is the maximum amount the levy limit may be in a given fiscal year. It is a constraint on the size of the annual levy limit and is a secondary limitation established by Proposition 2½.

#### 1.3 Application of Proposition 2½ Limits

- The property tax levy cannot exceed the levy limit for the fiscal year.
- The levy limit cannot exceed the levy ceiling for the fiscal year.

#### 1.4 Department of Revenue's Role

The Department of Revenue (DOR) determines the annual levy limit and ceiling for each city or town and ensures the tax levy fixed by the setting of the tax rate complies with Proposition 2½.<sup>2</sup>

### 2.0 ANNUAL LEVY LIMIT

#### 2.1 Definition

The levy limit is the maximum dollar amount a city or town can ordinarily levy in any given fiscal year.<sup>3</sup>

**2.2 Calculation**

**2.2.1 Levy Limit Base**

The levy limit for any given fiscal year is based on the previous year’s levy limit and therefore, is an historic figure. The prior year's limit, not the actual levy, is the base for calculating the levy limit.

**2.2.2 Annual Increases**

The previous year's levy limit increases annually by two factors:

- Automatic 2.5 percent.
- New growth.

**2.2.3 Preliminary Levy Limit**

The formula for calculating the preliminary levy limit for any given fiscal year is the prior year's levy limit, plus 2.5 percent of that limit, plus new growth.

<p><b><u>Annual Levy Limit Formula</u></b></p> <p><b>Prior FY Levy Limit</b></p> <p>+</p> <p><b>[.025 x Prior FY Levy Limit] + New Growth</b></p>
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This subtotal is then compared to the levy ceiling to determine the final levy limit for the fiscal year. See Section 4.3 below.

**3.0 NEW GROWTH FACTOR**

**3.1 Definition**

New growth is a dollar increase in the annual levy limit that reflects additions to the community’s tax base since last fiscal year. Proposition 2½ annually increases the levy limit so that cities and towns can raise additional taxes to meet service demands due to new development.

**3.2 Calculation**

The formula for calculating the new growth factor for any given fiscal year is the previous year’s tax rate multiplied by allowable increases in the current year's assessed valuations of real estate parcels and personal property items over the prior year's assessed valuations.<sup>4</sup>

<p><b><u>New Growth Factor Formula</u></b></p> <p><b>Prior FY Tax Rate</b></p> <p><b>X</b></p> <p><b>[Current FY Assessed Valuation – Prior FY Assessed Valuation of Parcel/Item]</b></p>
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### **3.2.1 Allowable Valuation Increases**

Valuation increases included in the formula come from three categories of growth in a community's tax base.

#### **3.2.1.1 Construction Activity**

The first category includes properties that have increased in assessed valuation since last fiscal year because of development and other construction activity on the site. Most of a community's new growth usually comes from this category.

##### **Examples**

**Parcel A was assessed as a vacant house lot for \$50,000 last year. A new house was built on Parcel A and this year it is assessed for \$250,000, an increase of \$200,000. The \$200,000 in added value to the community's tax base due to the construction activity is included in the calculation of the new growth factor.**

**Parcel B is a single-family home that was assessed for \$200,000 last year. An addition was built to the house and this year, Parcel B will be assessed for \$225,000, an increase of \$25,000. The \$25,000 in added value to the community's tax base due to the construction activity is included in the calculation of the new growth factor.**

#### **3.2.1.2 Previously Exempt Real/New Personal Property**

The second category includes property not taxable the previous year, such as exempt real property returned to the tax roll and new taxable personal property.

##### **Examples**

**Parcel C was owned by a private college and was exempt from taxation last year. The college sold the parcel to a developer and it is returning to the tax roll this year with an assessed valuation of \$100,000. The \$100,000 in added value to the community's tax base is included in the calculation of the new growth factor.**

**Business D relocated to the community since last year. It owns taxable personal property that is assessed for the first time this year with an assessed value of \$20,000. The \$20,000 in added value to the community's tax base is included in the calculation of the new growth factor.**

#### **3.2.1.3 Subdivisions/Condominium Conversions**

The third category includes real property that is subdivided or converted to condominiums and taxed as separate parcels for the first time.

**Example**

**Parcel E** is 20-acre site of vacant land that was assessed as a single parcel for \$1,000,000 last year. Since then, a subdivision plan has been approved for the site. The plan creates 10, 2-acre house lots that will be assessed as 10 separate parcels this year. The total valuation of the 10 lots is \$1,100,000, a \$100,000 net increase in the assessed valuation of the community. The \$100,000 in added value to the community's tax base due to the subdivision and taxation of the land as separate parcels is included in the calculation of the new growth factor.

**3.2.2 Excluded Valuation Increases/Decreases****3.2.2.1 Revaluation Increases**

The increased assessed valuation of property due to higher market value is not included in the new growth formula. To be included, the increase in assessed valuation has to result from a change in the physical condition, taxable status or taxable unit of a property.

**Example**

**Parcel F** is a single-family house that was valued at \$300,000 last year. No construction activity took place on the site, but the parcel will be assessed for \$350,000 this year due to a revaluation. The additional \$50,000 in assessed valuation is not included in the new growth formula, even though it increases the total valuation of the community's tax base.

**3.2.2.2 Valuation Losses**

The new growth factor is not adjusted by decreases in the tax base due to fire, demolition or other valuation losses.

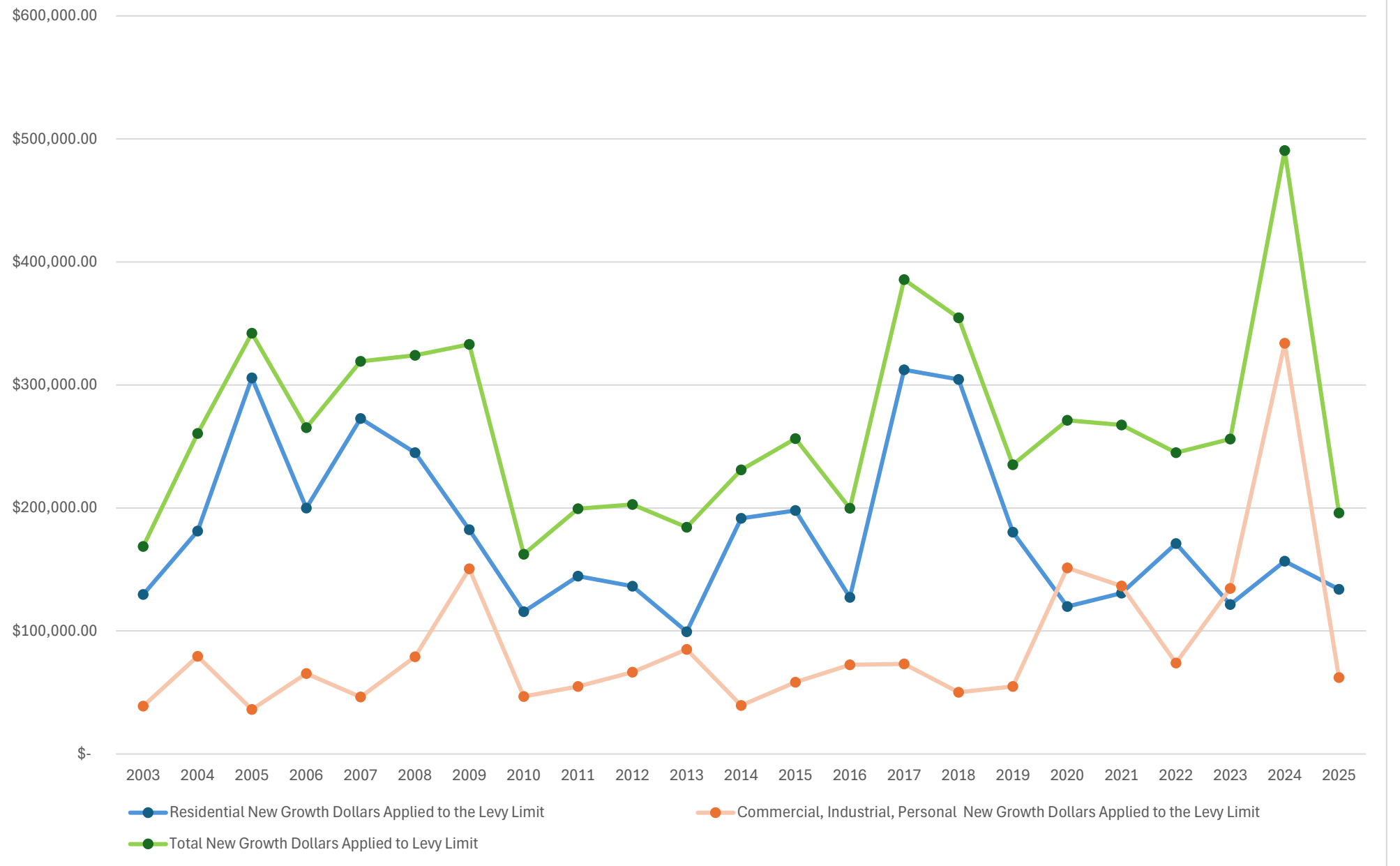
**3.3 Annual Reporting**

The new growth factor is calculated after the assessors have set all assessed values for the year and can compare them to the prior year's assessed values. The assessors report new growth to the DOR on Form LA-13, "Tax Base Levy Growth," as part of the tax rate setting process.

**4.0 ANNUAL LEVY CEILING****4.1 Definition**

The levy ceiling is the maximum dollar amount the levy limit may be in any given fiscal year.

### New Growth History



DOR Code	Municipality	Fiscal Year	Residential New Growth Value	Residential New Growth Applied to the Levy Limit	Total New Growth Value	Total New Growth Applied to Levy Limit	Res New Growth as a % of Total New Growth	Prior Year's Levy Limit	Total New Growth Applied to Limit as a % of PY Levy Limit
275	South Hadley	2003	\$ 7,261,200.00	\$ 129,685.00	\$ 9,442,716.00	\$ 168,646.00	76.90 %	\$ 14,196,604.00	1.19 %
275	South Hadley	2004	\$ 10,413,600.00	\$ 181,197.00	\$ 14,978,126.00	\$ 260,620.00	69.53 %	\$ 14,720,165.00	1.77 %
275	South Hadley	2005	\$ 21,298,100.00	\$ 305,841.00	\$ 23,818,743.00	\$ 342,037.00	89.42 %	\$ 15,348,789.00	2.23 %
275	South Hadley	2006	\$ 13,576,715.00	\$ 199,849.00	\$ 18,026,927.00	\$ 265,355.00	75.31 %	\$ 16,074,546.00	1.65 %
275	South Hadley	2007	\$ 21,496,610.00	\$ 272,792.00	\$ 25,152,901.00	\$ 319,190.00	85.46 %	\$ 16,741,765.00	1.91 %
275	South Hadley	2008	\$ 20,675,600.00	\$ 245,006.00	\$ 27,349,277.00	\$ 324,089.00	75.60 %	\$ 17,479,543.00	1.85 %
275	South Hadley	2009	\$ 14,866,230.00	\$ 182,260.00	\$ 27,153,567.00	\$ 332,903.00	54.75 %	\$ 18,240,621.00	1.83 %
275	South Hadley	2010	\$ 9,206,000.00	\$ 115,627.00	\$ 12,927,826.00	\$ 162,373.00	71.21 %	\$ 19,029,540.00	0.85 %
275	South Hadley	2011	\$ 10,327,100.00	\$ 144,476.00	\$ 14,251,977.00	\$ 199,385.00	72.46 %	\$ 19,667,652.00	1.01 %
275	South Hadley	2012	\$ 9,495,720.00	\$ 136,359.00	\$ 14,129,918.00	\$ 202,906.00	67.20 %	\$ 20,358,728.00	1.00 %
275	South Hadley	2013	\$ 6,747,310.00	\$ 99,388.00	\$ 12,513,787.00	\$ 184,329.00	53.92 %	\$ 21,084,627.00	0.87 %
275	South Hadley	2014	\$ 12,844,300.00	\$ 191,509.00	\$ 15,495,812.00	\$ 231,043.00	82.89 %	\$ 21,796,072.00	1.06 %
275	South Hadley	2015	\$ 12,066,300.00	\$ 198,008.00	\$ 15,619,852.00	\$ 256,322.00	77.25 %	\$ 22,572,017.00	1.14 %
275	South Hadley	2016	\$ 7,455,900.00	\$ 127,347.00	\$ 11,698,520.00	\$ 199,811.00	63.73 %	\$ 23,392,639.00	0.85 %
275	South Hadley	2017	\$ 17,787,300.00	\$ 312,345.00	\$ 21,960,184.00	\$ 385,621.00	81.00 %	\$ 24,177,266.00	1.59 %
275	South Hadley	2018	\$ 17,075,500.00	\$ 304,456.00	\$ 19,887,486.00	\$ 354,593.00	85.86 %	\$ 25,167,319.00	1.41 %
275	South Hadley	2019	\$ 10,227,500.00	\$ 180,413.00	\$ 13,334,348.00	\$ 235,218.00	76.70 %	\$ 26,151,095.00	0.90 %
275	South Hadley	2020	\$ 6,756,900.00	\$ 119,935.00	\$ 15,281,389.00	\$ 271,245.00	44.22 %	\$ 27,040,090.00	1.00 %
275	South Hadley	2021	\$ 7,441,900.00	\$ 130,829.00	\$ 15,213,789.00	\$ 267,459.00	48.92 %	\$ 27,987,337.00	0.96 %
275	South Hadley	2022	\$ 9,930,700.00	\$ 171,007.00	\$ 14,229,645.00	\$ 245,035.00	69.79 %	\$ 28,954,479.00	0.85 %
275	South Hadley	2023	\$ 7,390,100.00	\$ 121,567.00	\$ 15,567,004.00	\$ 256,077.00	47.47 %	\$ 29,923,079.00	0.86 %
275	South Hadley	2024	\$ 10,163,100.00	\$ 156,715.00	\$ 31,811,958.00	\$ 490,540.00	31.95 %	\$ 30,927,233.00	1.59 %
275	South Hadley	2025	\$ 9,286,300.00	\$ 133,816.00	\$ 13,601,198.00	\$ 195,994.00	68.28 %	\$ 32,190,954.00	0.61 %
275	South Hadley	2026							

Parcel ID / PP Act #	Loc ID / PP Bus Name	Street #	Street Alpha	Street Name	Class	Optional Flag / Code	Reason for Growth	Amount of Growth Residential	Amount of Growth Open Space	Amount of Growth Commercial / Personal	Amount of Growth Industrial	Amount of Growth Chapter	Amount of Growth Open Space Chapter	R E V	Property Class	New Growth Valuation
2A-10	M_110323_885339	15		Ludlow Rd	104		new shed, patio	800							SINGLE FAMILY (101)	7,166,100
2A-12	M_110367_885319	3		Grace St	101		new deck, detached garage	4,800							CONDOMINIUM (102)	1,873,900
2A-25	M_110316_885248	5		Ralph Av	101		new deck	1,900							TWO & THREE FAMILY (104 & 105)	19,300
4B-38	M_108894_885794	31		Canal St	101		new storage, patio	1,800							MULTI - FAMILY (111-125)	0
5A-6	M_109387_885920	37		Bardwell St	104		attic space finished	7,600							VACANT LAND (130-132 & 106)	149,400
5A-37	M_109322_885923	38		Bardwell St	104		new shed	800							ALL OTHERS (103, 109, 012-018, 140)	70,000
5B-32	M_109793_885742	64		Bridge St	101		addition -partial completion	13,700							TOTAL RESIDENTIAL	9,278,700
5D-86	M_109790_885492	122		Main St	101		new deck, patio	2,200							OPEN SPACE	0
6-28	M_110723_885879	39		Hillside Av	101		new storage area	2,500							OPEN SPACE - CHAPTER 61, 61A, 61B	0
6-178	M_110886_885448	70		Laurie Av	101		enlarge open porch	900							TOTAL OPEN SPACE	0
6C-18	M_110404_885528	50		Spring St	101		whole hse reno, add bathroom	35,300							COMMERCIAL	597,500
6C-31	M_110324_885394	16		Ludlow Rd	101		new patio, shed	4,400							COMMERCIAL - CHAPTER 61, 61A, 61B	7,600
7-50	M_111290_885695	6		Hollywood St	101		new inground pool	8,900							TOTAL COMMERCIAL	605,100
7-62	M_111205_885645	16		Michael Dr	101		new bdrm, bath, expnd fin bsmnt	35,100							INDUSTRIAL	2,900
7-63	M_111244_885647	12		Michael Dr	101		new patio, new gazebo	3,500							PERSONAL PROPERTY	3,714,498
7-65	M_111320_885651	4		Michael Dr	101		new patio	1,300							TOTAL REAL & PERSONAL	13,601,198
7-66	M_111359_885657	165		Willimansett St	101		new shed	600								
7-88	M_111103_885547	27		Michael Dr	101		1 story addition	20,600								
7-123	M_111423_885456	2078		Memorial Dr	342		addtn, conv to office-partial			85,000						
7-163	M_111336_885445	204		Willimansett St	101		new patio	2,600								
7-176	M_111741_885763	8		Plainville Cr	101		new porch, new deck w/storage	23,500								
7-179	M_111806_885626	2		Plainville Cr	101		new shed	800								
8-7	M_112209_885929	160		Old Lyman Rd	401		3 new signs				2,900					
13-85	M_112139_886930	63		Brigham Rd	101		new patio	1,000								
14-2	M_111068_886484	186		Granby Rd	101		new patio x2	3,700								
14-10	M_111136_886449	2		Hillcrest Av	101		addition,new porch-partial com	54,600								
15-38	M_111408_887029	38		Pittroff Av	101		new patio	900								
15-129	M_111910_886700	14		W Cornell St	101		conv porch to encl, add deck	7,400								
15-178	M_111722_886717	8		Carol Ann Dr	101		new shed, patio	3,500								
15-183	M_111274_886946	6		Lyman St	101		new shed, ig pool,patio,canopy	26,700								
16-47	M_110543_886430	99		Granby Rd	101		new patio	1,900								
16-99	M_110668_886366	1		Hillside Av	101		fin 2nd floor, add bdrm, bath	13,400								
16-163	M_110751_886128	22		Hillside Av	101		conv porch to encl, new patio	11,000								
16-176	M_110684_885981	31		Hillside Av	101		new patio	1,500								
16-185-39C	M_110503_886084	20		Lawrence Av	102		conv open porch to scrn porch	300								
16-185-44	M_110503_886084	20		Lawrence Av	102		new partial finished basement	4,600								
17-34	M_110263_886757	14		Hunter Tr	101		new shed	700								
17-106	M_110615_886552	13		Pine Hill Rd	101		new deck	2,700								
18-35	M_109592_886474	21		Summit St	101		house renovations due to fire	41,200								
18-39	M_109521_886425	37		Prospect St	104		small open porch	200								
18-73	M_109697_886488	35		Summit St	101		new deck, open porch	3,200								
19-1	M_109222_887143	36		Highland Av	101		new deck	900								
19-2	M_109264_887146	38		Highland Av	101		new storage area	700								
19-46	M_110073_886812	152		Newton St	316		new sheds			5,100						
19-72	M_109597_886628	8		Young Cr	101		addition with bedroom and bath	49,200								
19-78	M_109224_886560	33		Lathrop St	101		new deck	500								
19-95	M_109300_887135	40		Highland Av	101		new patio	800								
19-108	M_109421_886991	13		Magnolia Tr	101		new patios	2,000								
19-123	M_109659_886843	28		Kimberly Dr	101		addition with bedroom and bath	40,600								
19-161	M_109067_886843	25		Applewood tr	101		new patio	1,200								
19-165	M_109486_887068	5		Scott Hollow Dr	101		new patio	7,100								
19-168	M_109603_887095	10		Scott Hollow Dr	101		new patio	3,100								
19-178	M_109603_887095	18		Wood Av	101		new deck	1,000								
20-28	M_109103_886378	16		Lathrop St	101		new finished bsmnt with bath	27,000								
20D-41	M_108929_885985	15		Taylor St	101		new shed, deck	1,200								
21-79	M_109106_887131	30		Highland Av	101		new deck	1,600								
21-91	M_109095_887025	67		Chestnut Hill Rd	101		new patio	3,000								
23-12	M_108828_887892	1		Valley View Dr	101		new deck, patio	9,700								
23-30-8	M_108641_887302	8		Strong Farm Ln	102		new finished bsmnt, new patio	15,200								
23-30-10	M_108641_887302	10		Strong Farm Ln	102		new finished bsmnt with bath	47,600								

**Note:** It is imperative that the growth for each use code (Class) be placed in the appropriate "Amount of Growth" category. Any error can result in the Growth either not being counted at all or counted but in an incorrect category.

**IF THERE IS A PROBLEM WITH THE TEMPLATE COMPUTING THE TOTAL GROWTH V. THEN THERE MAY BE A PROBLEM WITH THE CLASS CODE FORMATTING.**

**Note:** In LA13 template, the class code must be 3 digits and it must be formatted as text:

1. Copy column F (Class) into a new Excel file
2. Select column F (in the new worksheet) and click on the "Data Tab" and select "Text to Columns"
3. Select "Delimited" and click on "Next"
4. Select "Tab" and click on Next
5. Select "Text" and click on Finish
6. Then copy the finished class column (without the header) back into use "Paste Special" and click on "Values"
7. You should check the mixed use classes to make sure the leading "0" if the leading "0" is missing you can now manually add it.





Parcel ID / PP Act #	Loc ID / PP Bus Name	Street #	Street Alpha	Street Name	Class	Optional Flag / Code	Reason for Growth	Amount of Growth Residential	Amount of Growth Open Space	Amount of Growth Commercial / Personal	Amount of Growth Industrial	Amount of Growth Chapter	Amount of Growth Open Space Chapter	R E V	Property Class	New Growth Valuation
52-135	M_111541_891387	72		Woodbridge Tr	101		new garage, patio, ig pool	37,600								
52-181	M_111627_891094	53		Woodbridge St	101		new enclosed porch	7,800								
52-214	M_111692_890740	13		Silver St	101		convert attic to living	7,800								
52-215	M_111660_890739	11		Silver St	101		new deck	1,500								
52-224	M_111304_890849	1		N Sycamore Kn	101		new shed	600								
52-231	M_111187_890866	15		Sycamore Kn	101		new shed	1,000								
53-20	M_109360_890980	246		Ferry St	101		conv mix use to residential	196,500								
53-22	M_109747_890930	196		Ferry St	101		new addition - partial comp	9,100								
53-39	M_111010_890963	21		N Sycamore Kn	101		addtn-2 bdrm, 5 bath,deck,patio	270,800								
53-40	M_111005_890915	25		N Sycamore Kn	101		addition completed	192,000								
55-5	M_109182_893638	525		Hadley St	109		bath house conv to residence	70,000								
56-60	M_111581_892390	5		Camp Perkins Rd	101		convert encl porch to living	6,700								
56-73	M_111424_892167	140		Woodbridge St	101		conv porch to encl, new patio	8,300								
56-139	M_111424_892167	229		Pearl St	101		new construction - partial comp	24,700								
58-21-3	M_113181_893178	3		Skinnerwoods Wy	102		new construction - complete	544,900								
58-21-4	M_113181_893178	4		Skinnerwoods Wy	102		new construction-partial compl	46,600								
58-21-6	M_113181_893178	6		Skinnerwoods Wy	102		new construction-partial compl	518,300								
58-21-8	M_113181_893178	8		Skinnerwoods Wy	102		new construction - complete	545,400								
58-21-9	M_113181_893178	9		Skinnerwoods Wy	102		new construction - completed	78,600								
58-40	M_112951_892942	512		Amherst Rd	101		new shed, patio	5,100								
58-42	M_112913_892922	508		Amherst Rd	101		new finished basement area	3,400								
58-135	M_112913_892922	10		Lithia Spring Rd	101		new construction - completed	92,900								
58-139	M_112123_892718	35		Old County Rd	130		new parcel	123,500								
129	Alphabet Soup Preschool	5		Ferry St	502		new items - air purifiers			6,400						
192	ATI Physical Therapy	84		Willimansett St	501		new items-fridge, comp, furnitu			7,798						
1400	Baltazar Dental	7		Hadley St	501		new items-dental chair, camera,			4,357						
285	Big Y	44		Willimansett St	502		new items - multiserries			71,124						
592	Chep USA	620		New Ludlow Rd	501		new items - pallets			19,565						
460	Center Redevelopment	17		College St	502		new items-calc, cutting tool			333						
1724/1725	Comcast of Mass II Inc			South Hadley	502		new items - machinery & equip			396,988						
578	Cumberland Farms Inc	507		Newton St	502		new items - pizza warmer			2,258						
790	Edward Jones & Co	79		Lyman St	501		new items- router			534						
250	Berrs & Story	646		Newton St	501		new items -copier, fridge, sign			5,167						
1236	IGM @ Ledges	18		Mulligan Dr	502		new items-sprayer, jacbsn GP400			93,430						
1560	James Levine & Assoc	9		College St	502		new items - laptops			9,140						
97	McKenna Equip & Repair	262		Old Lyman Rd	502		new items-bosch scan tl, washer			11,750						
1920	Ochoa Day Spa	15		College St	502		new items - computers			1,285						
2217	Riverboat Vlge Assoc	173		Riverboat Village Rd	501		new items - snow blower			2,443						
2340	So Hadley Dental Assoc	15		Dayton St	502		new items-xray sens,dental unit			21,217						
2102	Q	178		Woodbridge St	501		new items - sewing machine			3,500						
2380	VCA Animal Hospital	511		Newton St	502		new items-co2 module, monitor			6,440						
2650	Waste Management	600		New Ludlow Rd	502		new items-drive cam, scrubber			14,935						
3886	Wild Fancy Design	33		Boynton Av	501		new items-computer, water pump			820						
389	Bitcoin	483		Granby Rd	501		new items - machinery			7,250						
1752	Your Everlasting Solution	460		Granby Rd	501		new account-inactive to active			60,900						
845	Falls Driving School	138		College St	501		new account-inactive to active			5,405						
990	ace Notes Music Therapy	174		Brainard St	501		new account-inactive to active			5,415						
1210	Ideal Accessories	358		Newton St	501		new account-inactive to active			5,026						
102	Language Barrier	5		Lawrence Av	501		new account-inactive to active			11,578						
1592	Lucchesi Brothers	6		Upper River Rd	501		new account-inactive to active			5,591						
62	Matt's Handyman	25		Sunset Av	501		new account-inactive to active			9,946						
630	Downey, Pieciak & Fitz	488		Newton St	502		new account-inactive to active			6,388						
780	Pionner Valley Roofing	29		Wood Av	501		new account-inactive to active			5,416						
2897	Wagga Tail Boutique	327		River Rd	501		new account-inactive to active			6,270						
1541	Amazon	50		College St	501		new account			9,940						
1029	St Clair ABA LLC	27		E Red Bridge Ln	501		new account			5,379						
1031	Dish Wireless			Hadley St	501		new account			101,379						
1801	Delaney's Market	459		Granby Rd	501		new account			268,000						
1809	Love Leaf Farm	169		Granby Rd	501		new account			5,042						
1810	MinMin Kitchen	532		Newton St	502		new account			11,407						
6482	MEP Services LLC	213		N Main St	501		new account			6,875						
6483	Nicholls Home Improv	38.5		N Main St	501		new account			6,655						
767	NE Wetland Plants	531		Hadley St	502		new account			113,700						
1396	Jay's CNC and Die Shop	3		Main St	501		new account			160,000						
240/245	Eversource Gas			South Hadley	504					1,353,016						

Parcel ID / PP Act #	Loc ID / PP Bus Name	Street #	Street Alpha	Street Name	Class	Optional Flag / Code	Reason for Growth	Amount of Growth Residential	Amount of Growth Open Space	Amount of Growth Commercial / Personal	Amount of Growth Industrial	Amount of Growth Chapter	Amount of Growth Open Space Chapter	R E V	Property Class	New Growth Valuation
2760/2765	NSTAR (Eversource)			South Hadley	504					350,934						
270/275	Verizon New England			South Hadley	505					44,200						
1710	MCI Comm Serv			South Hadley	505					1,100						
1857/1858	New Cingular Wireless			South Hadley	508					40,832						
1955/1957	T Mobile			South Hadley	508					96,989						
453/454	Cellco d/b/a Verizon			South Hadley	508					330,381						

Revised Bylaw & Map:  
[Route 202 & 33 Corridor Re-Zoning | South Hadley, MA - Official Website](#)

# Routes 202/33 Corridor Proposed Re-Zoning Public Hearing Continuance

September 15, 2025



# DRAFT ZONING RECOMMENDATIONS

## 1. NEW Zoning Districts

- ▶ Residential Mixed Use (RMU)
- ▶ Residential Core (RC)

## 2. Allowed Uses for New Zoning Districts – Use Regulations Schedule

## 3. Dimensional Standards for Parcels in New Zoning Districts – Dimensional Regulations Schedule

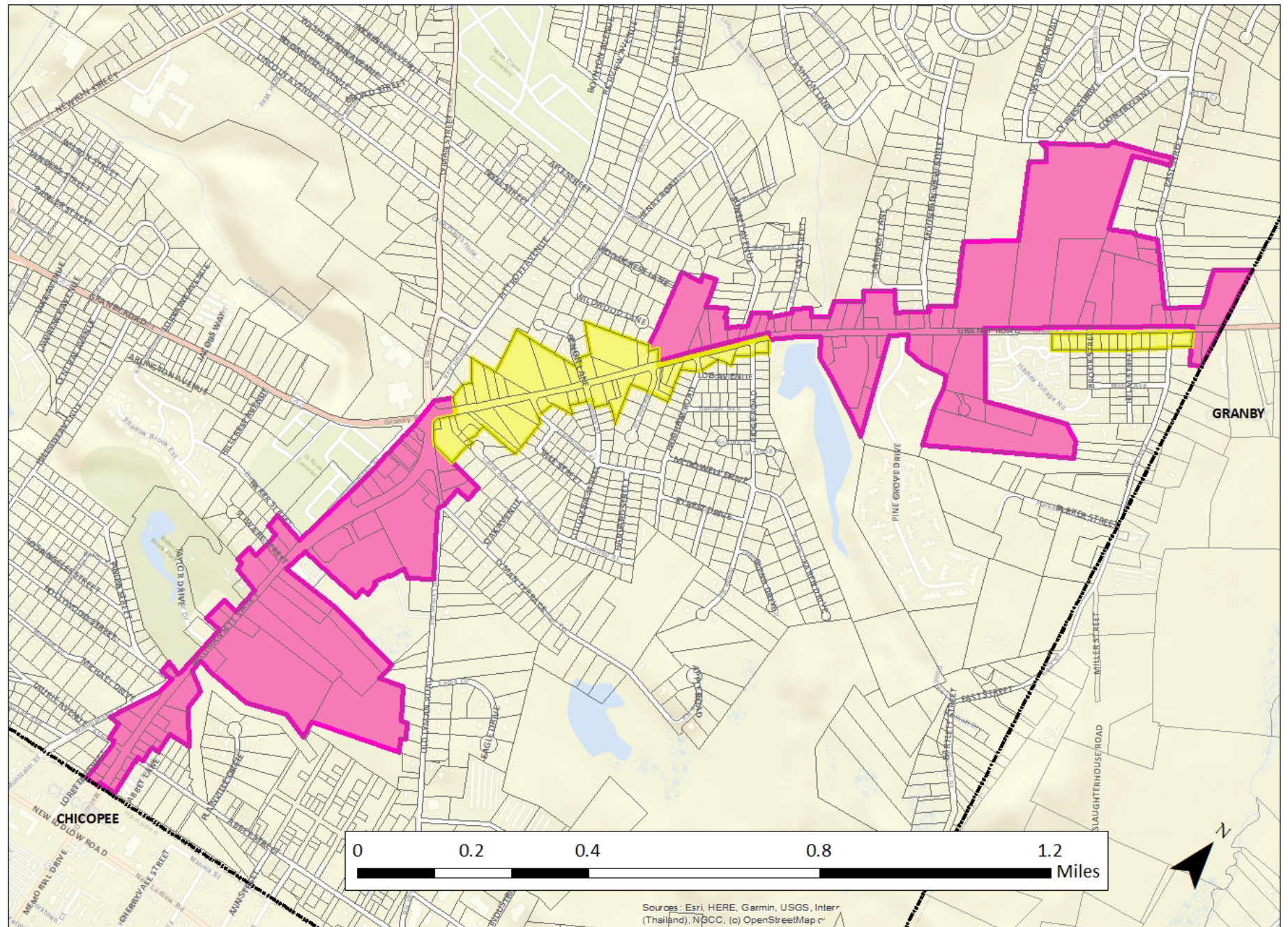
## 4. NEW Design Guidelines Overlay Zoning District – Includes New Zoning Districts

ROUTE 202/33  
CORRIDOR  
REZONING MAP

REVISION  
Proposed Changes  
9/12/25

Legend

- Parcels
- Residential Core
- Residential Mixed Use



Sources: Esri, HERE, Garmin, USGS, Inter  
(Thailand), NAVCC, (c) OpenStreetMap c



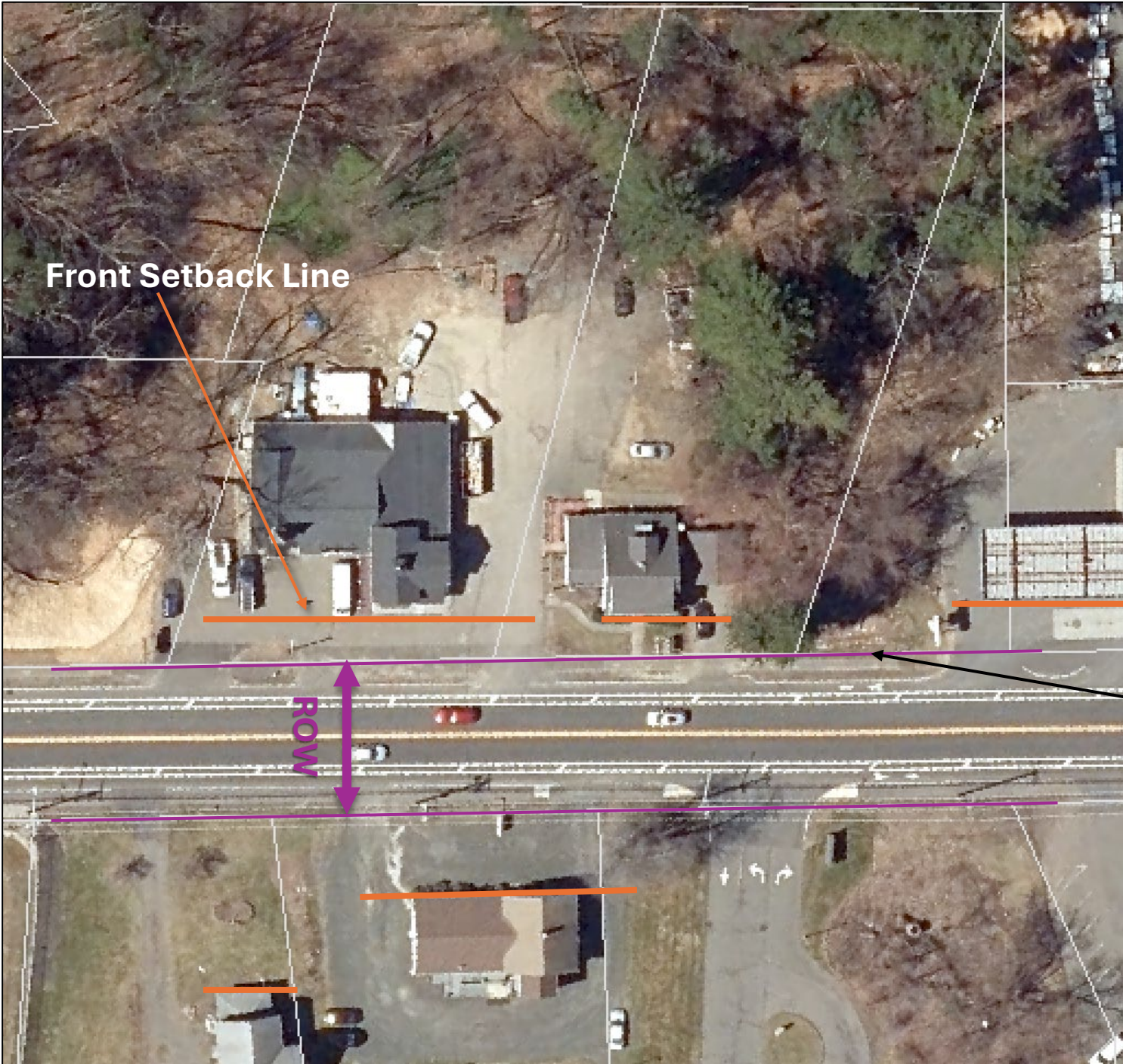
## **ROW: Right-of-Way**

- A legal term that means the right of passage over land.
- Applies to the legal width of a roadway
- Often used in describing a legally granted right of passage over another person's land for some specific use or passage, i.e. utilities such as utility poles and wires for

### **Granby Road/Route 202 & Willimansett Street/Route 33**

ROW includes:

- Travel Lanes between curbs
- Bike lanes
- Road shoulder – paved or grass
- Sidewalk



Front Setback Line

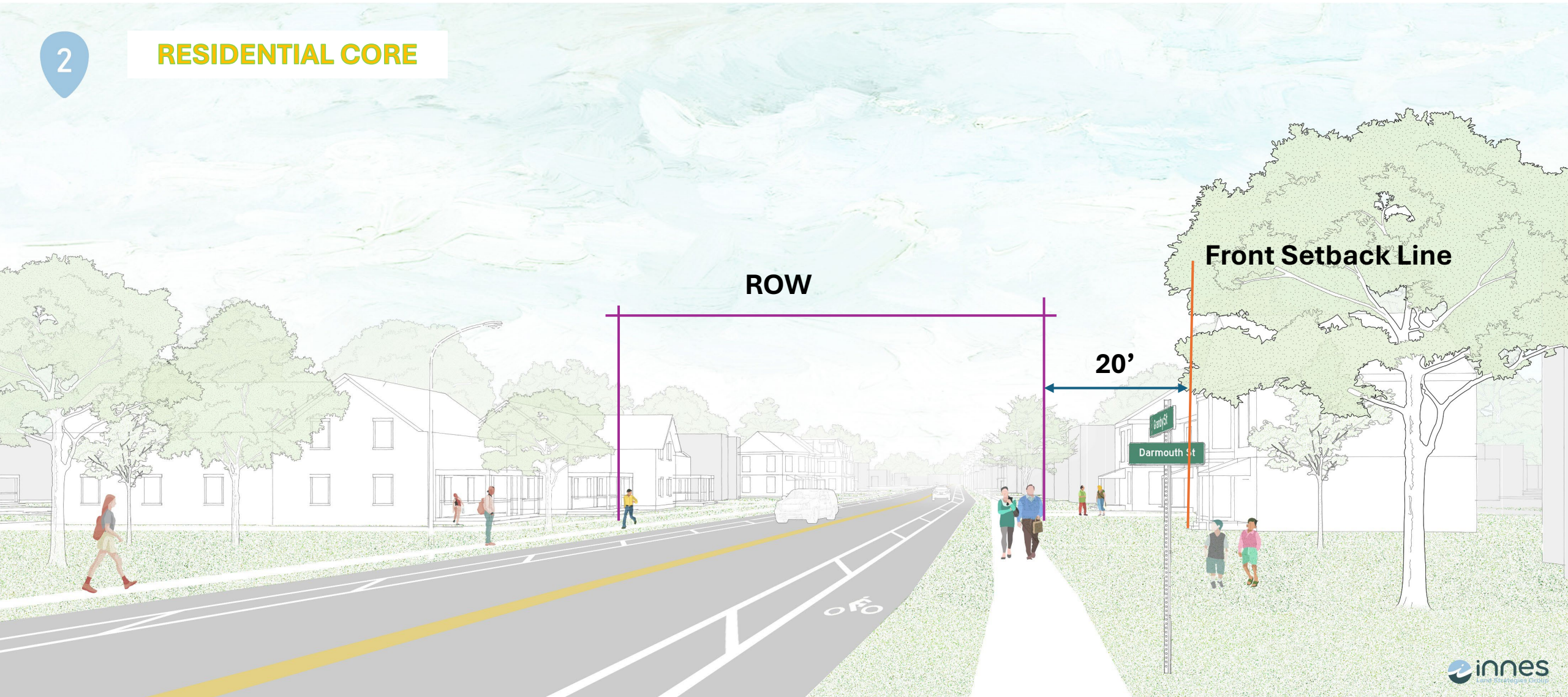
## Front Building Setback

- Measured from the *edge of the ROW* to the front of the building

Parcel Front boundary begins at ROW edge

2

# RESIDENTIAL CORE



# ***Dimensional Standards***

## ***Residential Core (RC)***

<b>Zoning District</b>	<b>Minimum Lot Area (square feet)</b>	<b>Minimum Lot Frontage (feet)</b>	<b>Maximum Building Coverage (%)</b>	<b>Maximum Impervious Coverage (%)</b>	<b>Minimum Yard Setback (feet)</b>			<b>Maximum Height</b>	
					<b>Front</b>	<b>Side</b>	<b>Rear</b>	<b>Stories</b>	<b>Feet</b>
Residential Core (RC)	10,000	75	30	60	20	10	20	3	35
RC – Cottage Cluster	20,000	100	30	60	20	10	20	1.5	20

# Dimensional Standards -- Proposed Changes

## Residential Mixed-Use (RMU)

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage (%)	Minimum Yard Setback (feet)			Maximum Height <sup>2</sup>	
					Front	Side	Rear	Stories	Feet
<b>Residential Mixed Use (RMU)</b>									
Basic Requirements				80 <sup>1</sup>					
Principal Uses	20,000	100	30 <sup>3</sup>		10	10	20	3	35
Accessory Uses	-	-	15		10	10	20	3	35
<b>RMU – Cottage Cluster</b>									
Basic Requirements				80 <sup>1</sup>					
Principal Uses	20,000	100	30 <sup>3</sup>		10	10	20	1.5	20
Accessory Uses	-	-	15		10	10	20	1	17
<b>RMU – Multi-family</b>									
Basic Requirements				80 <sup>1</sup>					
Principal Uses	20,000	100	30 <sup>3</sup>		10	10	20	3 <sup>4</sup>	40-45
Accessory Uses	-	-	15		10	10	20	3 <sup>4</sup>	35
<b>RMU – Mixed Use</b>									
Basic Requirements				80 <sup>1</sup>					
Principal Uses	20,000	100	30 <sup>3</sup>		10	10	20	3 <sup>4</sup>	40-55
Accessory Uses	-	-	15		10	10	20	3 <sup>4</sup>	40-55

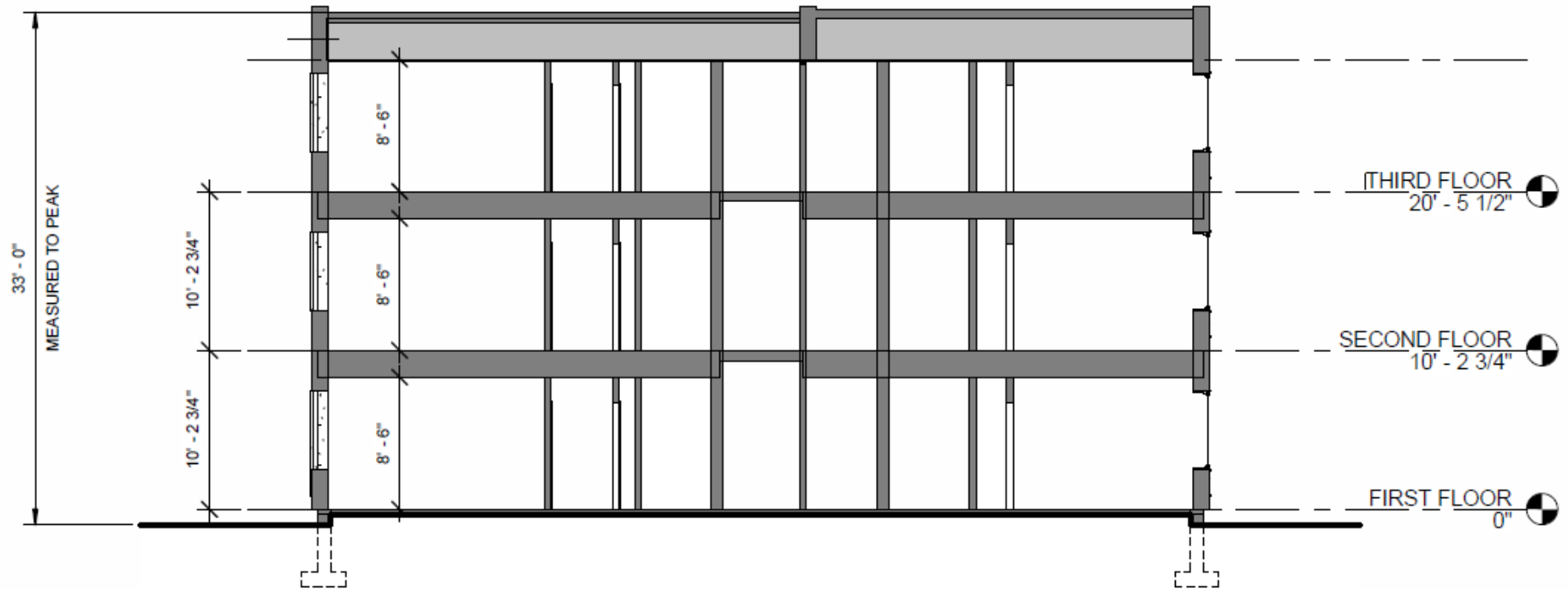
<sup>1</sup> Any project >60% impervious coverage requires Stormwater Management Permit, regardless of amount of disturbance.

<sup>3</sup> Total building coverage, including accessory structures, not exceed 30%.

<sup>4</sup> Projects with >50% Affordable Housing, max height 4 stories



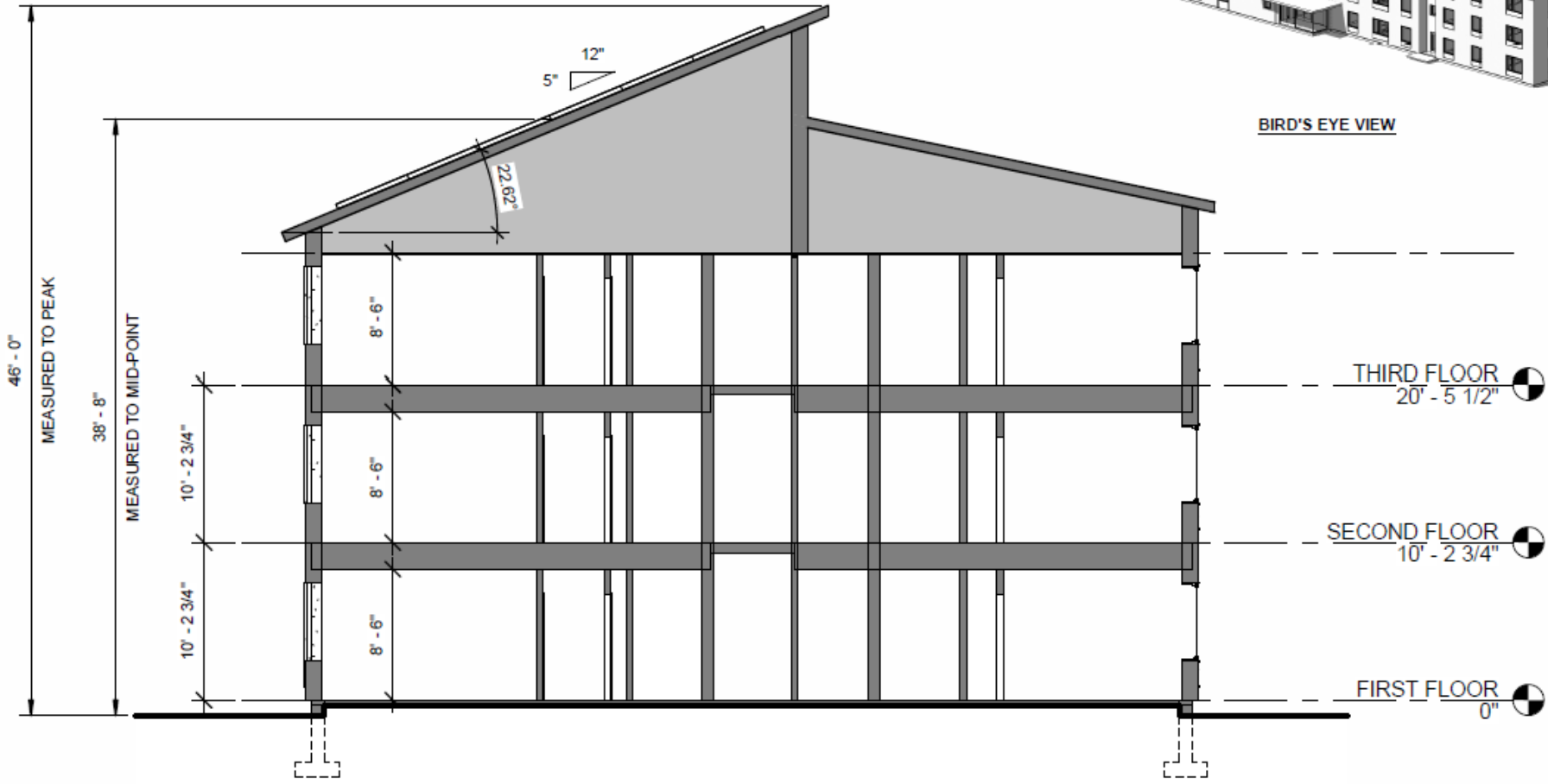
BIRD'S EYE VIEW



1 CROSS SECTION OF A 3-STORY MULTI-FAMILY BUILDING - FLAT ROOF  
1/8" = 1'-0"



BIRD'S EYE VIEW



1 CROSS SECTION OF A 3-STORY MULTI-FAMILY BUILDING  
 1/8" = 1'-0"

# Building Coverage & Impervious Coverage

Will parcels be fully covered with buildings and parking lots with the proposed dimensional standards?

Will allowing larger buildings and smaller front setbacks will prevent trees and green spaces from being incorporated into projects?



LOT	Zoning	Type	U/acre	Lot Size (sqft)	Min Lot Size (sqft)	Units	Building Footprint	Building Coverage %	Max Building Coverage %	Residential Parking	Commercial Parking	Impervious Coverage %	Max Impervious Coverage %
N13	RC	Cottage	7.61	131,631.46	10,000	23	19,320	15%	30%	35		25%	60%

# Residential Mixed Use



LOT	Zoning	Type	U/acre	Lot Size (sqft)	Min Lot Size (sqft)	Units	Building Footprint	Building Coverage %	Max Building Coverage %	Residential Parking	Commercial Parking	Impervious Coverage %	Max Impervious Coverage %
N2	RMU	MU 50ft	6.73	310,613.98	20,000	48	31,344	10%	30%	72	125	36%	80%

## Development Standards - Landscaping

### **PROPOSED 255-52 Route 202/33 Corridor Design Guidelines Overlay District**

Add – Streetscape vegetation requirement??

Example:

*Plant or retain existing trees within the front setback, consistent with the ecological landscaping and sustainable design principles as outlined in the Route 202/33 Corridor Design Guidelines.*

# QUESTIONS & COMMENTS

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RE: Speech  
South Hadley Planning Board Meeting  
September 8, 2025

Hello!

My name is Steven Laplante, 2 Lyman Street.

For those who do not know me, I'm the current President of the South Hadley Granby Chamber of Chamber of Commerce. Thank you to Anne Capra, and the Members of the Planning Board for allowing me the opportunity to say a few words this evening.

I'm here on behalf of the Chamber's Board of Directors to speak in support of the proposed zoning changes that are currently under review.

I want to begin by saying that I understand the concerns being raised, especially about traffic, and preserving the character of our neighborhoods. These are valid and important issues. But I also believe that thoughtful, well-planned zoning changes are not only necessary, they are essential to our community's long-term success and sustainability.

The fact is: people want to live here.....and that's a good thing, something we should all be very proud of! It means we're doing something right. But if we don't plan for growth now, we'll face even greater pressure later — with skyrocketing housing costs, and development under outdated zoning rules that do not reflect today's vision and needs!

Zoning changes are a tool, and not a threat. They give us the ability to guide growth intentionally, to decide *where* and *how* new development should happen, and to make room for more diverse housing options, businesses, and services.

As for traffic, sure, it's a challenge. But avoiding zoning changes won't solve it. By encouraging smart, mixed-use development closer to where people work, shop, and attend services needed for daily living, we can reduce commuting times!

Running a town takes money. And that money has to come from somewhere.

When residents drive out of town to shop, dine, or work elsewhere.....when businesses choose neighboring towns because we've made it too hard to grow or operate here.....we lose. We lose jobs, we lose investment, and most

importantly, we lose revenue that could be funding better schools, better infrastructure and better services right here at home.

Zoning changes are one of the options we have to stop that leakage.

They allow us to: Attract and retain local businesses, support small business growth, and encourage housing options, so people live, work, and spend their money in town, and keep property tax burdens from falling entirely on homeowners by expanding the commercial tax base.

Zoning doesn't mean building recklessly. It means building strategically, in ways that support our local economy, and keep dollars circulating in our own community.

If we want our town to be vibrant, competitive, and financially stable, then we need to make room for smart growth. And that starts with updating our zoning to reflect the economic realities we face.

Let's give people more reasons to live, shop, work, and invest right here, and not in the next towns over.

Let's move forward with confidence, with open minds, and with trust in the leaders we've elected to guide the way. Together, we can ensure our town thrives.....not just today, but for generations to come.

Thank you!



Steven Laplante  
2025 President  
South Hadley Granby Chamber of Commerce

September 9, 2025

Linda Sachs  
193 Woodbridge St.  
South Hadley, MA

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

**Re: 202/33 Rezoning Recommendations**

Dear Planning Board Members and Planning Director Anne Capra:

Thank you for your efforts to harmonize and improve the zoning of the 202/33 corridor.

I support the stated goals of the rezoning: 1) enabling small scale economic development while maintaining community character; 2) supporting residents' quality of life; 3) creating a pedestrian and bicycle friendly environment.

I would like to suggest a few changes to the draft recommendations relating to the Residential Mixed Use Zone to help achieve these goals.

First, I urge you to increase the setbacks to at least 20 feet in the Residential Mixed Use Zone, the same as in the Residential Core. I understand that where there are sidewalks, the setback would be measured from the sidewalk and not the curb. But even that is not enough space and there are many areas along the corridor with no sidewalks.

Economic development is going to worsen the traffic on 202/33. Heavy traffic plus walkers and bicyclist is an unsafe mix. Commercial buildings set back only 10 feet will increase the danger. With only a 10 foot setback, there will be no shade for walkers or bicyclists, nor room to plant trees. Increasing the setback would enhance safety and comfort for pedestrians and create a more visually appealing corridor. I can't think of a reason not to do it.

While the proposed Supplemental Regulations/Development Standards for Multi-Family housing (of more than 3 families) require that rooftop mechanical equipment have screening for sound control, or construction that mitigates equipment noise, there is no such requirement for commercial or residential mixed use buildings that abut homes. This requirement ought to be extended to those buildings and also to ground level mechanical equipment. Why subject a homeowner to preventable noise pollution?

The Supplemental Regulations/ Development Standards also state that for Multi-family buildings, "A "New England style roof line" with pitched roofs, gables or parapets is preferred to flat roofs.

Why not make this roof style mandatory? A preference can be ignored by a builder.

For commercial and residential mixed use buildings there is not even a stated preference regarding flat roofs. So a 45 or 55 foot tall commercial building could have a flat roof and construction of concrete and glass.

I urge you to strengthen the Standards, incorporating some of the elements from the unenforceable Guidelines. Without stronger Standards, the proposed development will not achieve what the Planning Board Chair said it would do when she spoke to the Select Board on September 2<sup>nd</sup> – support the town goal of maintaining community character.

Lastly, the Supplemental Regulations require that surface parking next to a public sidewalk be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than 6 (six) feet..."

Why not extend this to side and back parking lots of large commercial and residential mixed use buildings that abut people's residential properties? I think homeowners deserve the same consideration and buffer that you seem to be offering to pedestrians.

Thank you.

Linda Sachs

## Route 202&33 corridor

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**Ryan Kile** <rkile33@gmail.com>  
To: shplanboard@southhadleyma.gov

Wed, Sep 10, 2025 at 3:14 AM

Good Morning,

I was not able to attend the Planning Board meeting on 9/8/25. I live at 23 Columbia st. This new planning is going to change the complete dynamics of the neighborhood I bought into on March 2025. I do not approve this change and I would like to be heard on this matter.

This is a family neighborhood and your planning is not taking into account the children or families in this neighborhood. This appears to be offering financial investors an opportunity rather so than an improvement for the town of South Hadley.

Please contact me to discuss this further.

Best,  
Ryan Kile  
Sent from my iPhone

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## Route 202 & 33 Corridor Re-Zoning

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Dan <danobac16@gmail.com>

Thu, Sep 11, 2025 at 11:17 AM

To: "acapra@southhadleyma.gov" <acapra@southhadleyma.gov>, "ccanning@southhadleyma.gov" <ccanning@southhadleyma.gov>, shplanboard@southhadleyma.gov, selectboard@southhadleyma.gov, "jcyr@southhadleyma.gov" <jcyr@southhadleyma.gov>, ncasolari@southhadley.gov, "cconstant@southhadleyma.gov" <cconstant@southhadleyma.gov>, "amiles@southhadleyma.gov" <amiles@southhadleyma.gov>, "rsweeney@southhadleyma.gov" <rsweeney@southhadleyma.gov>, "lwong@southhadleyma.gov" <lwong@southhadleyma.gov>, "kmaher@southhadleyma.gov" <kmaher@southhadleyma.gov>  
Cc: Cari Dodge <cmd450@gmail.com>

**Daniel T. Dodge & Cari M. Dodge**

15 Cornell St South Hadley, MA 01075

Danobac16@gmail.com

413-218-7344

September 11, 2025

**To the Honorable Members of the South Hadley Planning Board**

c/o Town Council & Board of Selectmen

Town of South Hadley Town Hall

116 Main Street

South Hadley, MA 01075

**Subject: Strong Opposition to Residential Core Expansion into our College Streets Neighborhood – September 15th Hearing**

Dear Town Planner and Planning Board Members,

Thank you for your time and for holding the continued Zoning Amendment hearing on Monday, September 15, 2025. I am writing to you today to expand upon the points I plan to make during my three minutes of testimony at the upcoming hearing.

During the September 8th hearing, you heard significant community pushback on the proposed zoning amendment, and I urge you to take this feedback to heart. This is especially critical regarding the proposed Residential Core Expansion into our college streets neighborhood. The purpose of our current Residence A-1 district is to "allow residential and compatible uses, including new development that is in character with existing single-family housing." Our neighborhood was established and has been developed under this exact principle.

Our community predates any zoning bylaws and, as Anne Capra noted, is pre-existing non-conforming. Despite this, everything fits together nicely. Changing this zone to the so-called Residential Core District, which is, as you know, simply the Planning Board's new name for the Residential B zone, is damaging to our community. It's notable that your exhibits for this amendment omitted the Residential B Bulk Area Requirements. This omission prevented a direct, side-by-side comparison that would have clearly shown the similarities between the zones.

I must ask: if the board is truly a "caring board," as one member stated, why was there no community dialogue on this for three years? Why was our neighborhood only included in this amendment in June or July? And why were we not given the same respect for community review and guidance as other areas? The sudden inclusion of our neighborhood has forced our

community into a defensive position with no time to act. You've heard our concerns; now, please do the right thing and remove the Residential Core Expansion from the zoning amendment.

Being a former Town of South Hadley, MA Planning Board member and given my 37 years of experience in national and local real estate development, including building single-family homes, group homes, cluster developments, industrial, and government facilities, I have a strong understanding of the potential impacts of loose zoning bylaws. My last 10 years have been spent working on a much smaller scale, right here in South Hadley, and I know all too well how damaging poor zoning can be and how developers can exploit these loopholes.

Please consider removing the Expanded Core Residential Zone from this application. A spot-zoned Residential B character does not fit within our community.

I look forward to speaking with you on Monday the 15th.

Sincerely,

Daniel Dodge  
Cari Dodge

On Tue, Aug 26, 2025 at 9:22 AM Dan <[danobac16@gmail.com](mailto:danobac16@gmail.com)> wrote:

[Quoted text hidden]



I am a town meeting member and live at 16 sycamore knolls.

I actively participated in almost all of the planning group exercises. I looked at the town and the rezoning of its 202 and 33 with other town citizens. We listened to each other and discussed our ideas.

I zoomed in to a recent select board meeting and heard about the budget

crisis. I listened to plans for action. Including the urgent need to pass these proposed zoning changes.

I did not hear about finishing incomplete projects like plans for the falls redevelopment or a target date for completing the library project, or when the collapsed brick building will be removed.

I have read comments on line about what ever is being built next door to Rocky's. The comments are not very welcoming or positive.



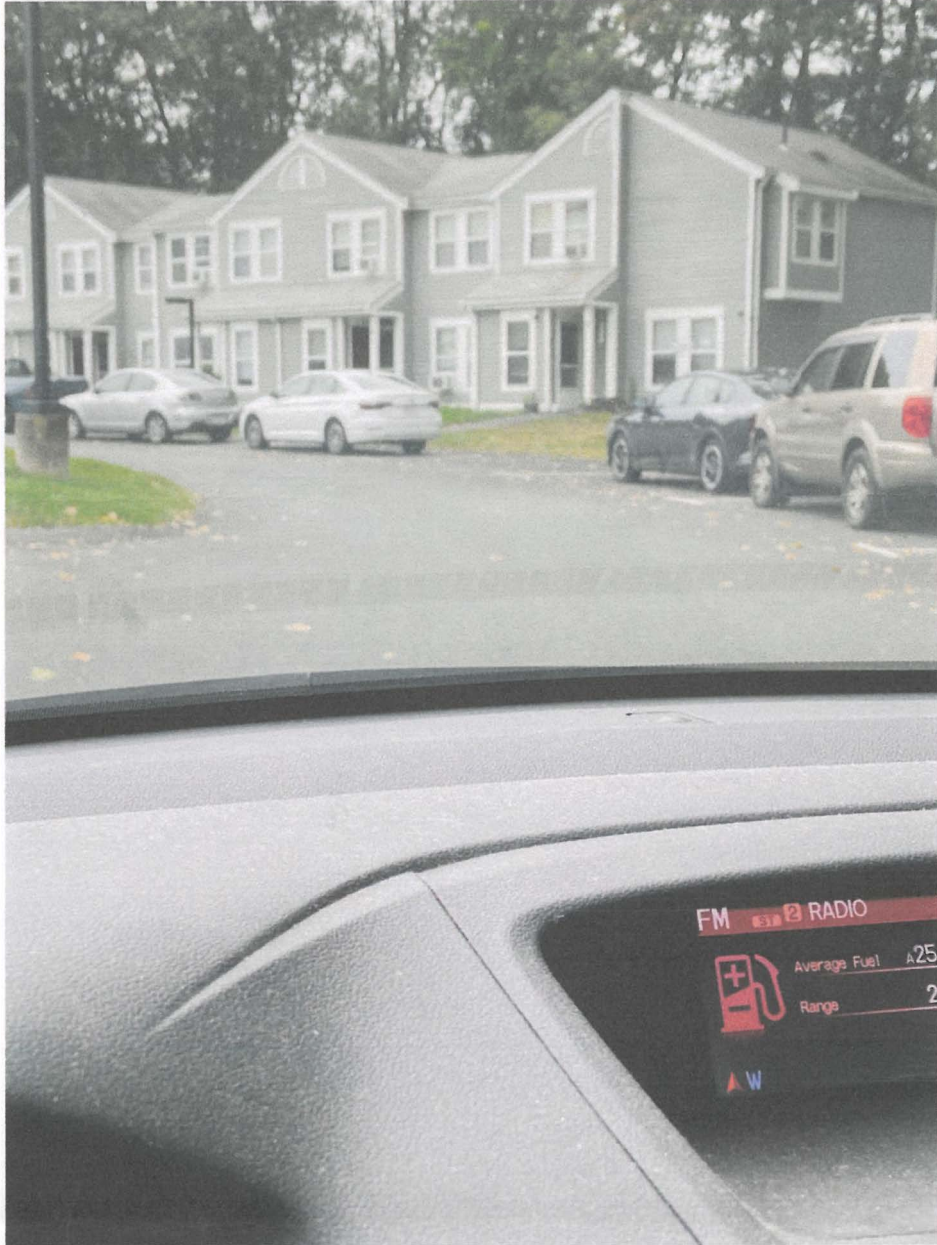
Changing zoning is one small but important step in making the town attractive to new comers who hopefully would contribute to improved financials. Some pieces that might contribute to fiscal stability are not in the towns control...the ones that are or seem to be to be: include looking at the contract with ledges management and the suggestions made by the current consultant to increase cash flow...improved bus service; families currently need more than one car to access anything, finally , stability in the management of the school system.

Yes these new zoning guidelines are important. However, it is hard to appreciate some of the proposals.

I share three photos to capture my concerns, one from the Mount Holyoke campus to show how a tall building might overshadow a smaller one, i.e. a 55 foot building next to an established home; Riverboat Village-the design is in keeping with the look of South Hadley. The set backs are wide, and there are green spaces and more than one play area, I looked at Loomis communities villas **the newer ones** have minimal frontage but are not facing high use roads.

I believe the town is not sure of its identity and is trying to be all things to all people. This usually doesn't work, As the people said at the planning board meeting last night, they moved to South Hadley to be part of a community. To risk destroying affordable housing, heritage homes, in the hope of attracting business in the future is asking a lot of people.

Also I recommend, if you haven't already, taking a look at the city of Holyoke's office of planning and development. The city merged several related departments under one roof-planning and Development, it seems to consolidate the staff who manage similar issues. I especially like the approach to engaging the city in planning,



Marie Rohan

## **Members of the South Hadley Planning Board,**

I write to you an additional time before reaching out to the Precinct E Town Meeting Members as well as my many neighbors that live in proximity. I can appreciate the work you have done regarding the Route 202 & 33 Corridor; however, by including the neighborhood to the south of Granby Road at such a late time was an overreach in a transparent process that I have been in support of up to this change.

After the September 8<sup>th</sup>, 2025 meeting, I felt that more research was necessary to understand the change in zoning that is being presented including the reasoning that was offered. The facts that I found were presented in the “Hybrid” Meeting from August 11, 2025, where this area was first presented. It was presented by Anne Capra as an opportunity to satisfy the Town Meeting members with the “affordable” housing that has been requested. At the same time, it was mentioned that perhaps this area since it had not been discussed would be more appropriate for a “Phase Two” project rather than being rolled out during this phase. Discussion ensued which since the meeting was hybrid had absolutely no input from any residents including the property owners of this neighborhood. Of course, why would there be since the agenda for that meeting held an “Open Comment Period” first with “Item 4: Discussion of Route 202/33 Corridor” to follow later in the meeting and a vote to change the zoning map despite as accurately predicted “possible resident backlash” from this late change. All voted in favor. Much was discussed and I do appreciate the thought process that took place even though at times it felt like I was listening to an elected board discuss how to sell the residents on this instead of being openly honest. That honesty being as initially stated; this change to a single-family neighborhood would allow an area to be developed that would allow for more affordable housing within this plan.

I have researched the SouthHadley.org website at nauseum and I have found out more about planning within South Hadley than I ever imagined. This helped me understand the “proposed benefits” to accepting this change; however, I have seen many neighbors directly near me on McDowell, Hickory, and the likes put decent sized additions on and have renovations to update. Perhaps, special permits have been needed but I applaud the use of these special permits and at a cost of a small percentage of building costs these days, I’m in favor of keeping them. It honestly hasn’t seemed to hinder the additions or renovations in the neighborhood, and I feel it allows the town the ability to review, reflect, and alter if need be.

Ultimately, my concern over the past four weeks has shifted and that is that there are many reasons this change would be detrimental to the neighborhood (traffic, infrastructure, safety, property values, spot-zoning, etc.) and those far out way the positives presented.

The shifted reasoning from I'm not a fan to **REJECTING** this proposal so strongly is because the following is true.

The planning board started the Route 202/33 Corridor project approximately five years ago and the only instance that I can find this neighborhood mentioned was within the Final Report from 2022 in the Westover Airforce Base "Airport Proximity and Developmental Potential" portion. All maps, discussions, surveys, and illustrations include property directly on the main corridors and these neighborhoods shaded out. Perhaps there was internal or live discussions regarding this area but from witnessing the entire meeting from August 11<sup>th</sup>, 2025, it was apparent this neighborhood was **NEVER** a priority. This fact has not allowed any of the property owners time to reflect, converse, and/or weigh-in on all changes whether positive or negative. The rush to add this neighborhood within a **one month's time frame over a five-year period** is a tragic blow to this plan and I believe that it might be the blow that if continued halts this plan from moving forward in town meeting or otherwise. The property owners, towns people, and constituents all had the right to discuss this plan change prior to the August 11<sup>th</sup> meeting and vote, just as every other part of the plan had been previously discussed in many open forums. So, what is the remedy?

The remedy to this issue is exactly as Ms. Capra stated in her response to my original email on Aug 26<sup>th</sup>, ***"However, I expect after the 9/8 public hearing to have the proposed "expanded residential core" areas REMOVED from the rezoning proposal."*** This unfortunately never happened as the meeting was continued to September 15<sup>th</sup>, 2025.

Therefore, on September 15<sup>th</sup>, please remove this proposal and continue it to "Phase Two" when all those who wish to be heard would have time to make informed arguments and gather all relevant thoughts regarding the positives and negatives and the board could then be properly informed prior to a vote.

Thank you for your time and please consider the above. I believe the proposal from July 28<sup>th</sup>, 2025, along with the minor changes from August 11<sup>th</sup> to residences before the reservoir and at the East Street intersection were acceptable minor changes as some were requested from property owners like Pine Grove, Hadley Village and one even in Granby is strong, fair, transparent, and well thought-out. I would support that proposal based on the process.

Brian Morris 14 McDowell Drive, South Hadley, MA 01075

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## Fwd: message for Members of the Planning Board of South Hadley

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Anne Capra <acapra@southhadleyma.gov>

Sat, Sep 13, 2025 at 7:30 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, late addition, will be included in "additional correspondence" on Monday.

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

From: **Martha Terry** <marthatterry25@gmail.com>

Date: Fri, Sep 12, 2025 at 8:42 PM

Subject: message for Members of the Planning Board of South Hadley

To: Anne Capra <acapra@southhadleyma.gov>

To the Members of the South Hadley Planning Board:

Economic and residential growth can be achieved with reasonable, less extreme, and "softened" aspects of the proposed Rezoning of Routes 202/33.

1. Maximum heights in the RMU zones should be 35 feet or 3 1/2 stories, as originally agreed upon in the January 2022 Routes 202/33 study. (The 45 feet that appears in that study, I believe, was favored by no one. I am unsure how that height was included.) Thirty five feet is consistent with the buildings of the Town Commons that front onto the town green/town common.

That height is in line with the small town character of the town, and buildings of this height, would not tower over existing homes along Routes 202/33.

2. Buildings in the RMU, whether residential or mixed use, that include 50% or more Affordable Housing, should receive a one story bonus to bring the max height of such buildings to 45 feet.

That is in line with the 4 story, 45 foot tall, Affordable Housing building currently under construction in the Woodlawn Plaza. I believe that citizens will welcome the Affordable Housing

bonus of one extra story, and a maximum of 45 feet height, so that the town can move towards its 10% quota of Affordable Housing.

3. The Residential Core designation should be restricted only to the areas directly fronting on Routes 202/33. It should not extend into any of the side streets.

Citizens expressed outrage at such an intrusion at the September 8th public hearing.

4. Setbacks for any and all buildings along Routes 202/33 should be a minimum of 20 feet to ensure a wide enough green space to encompass an abundance of trees and bushes.

I believe that the Planning Board needs to listen intently to the expressed desires of the citizens to tone down elements of the proposed rezoning for Routes 202/33. The town can enjoy both economic and residential growth with an acceptable, moderate proposal.

I believe I can support this article at the November 5th Town Meeting if the above concerns are incorporated into the proposal.

Thank you.

Martha Terry, Town Meeting Member Precinct B

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**WARNING: FRAUD ALERT REGARDING FAKE APPLICATION FEE REQUESTS**

The Town of South Hadley has been made aware of a fraudulent scheme targeting applicants with fake requests for application fee payments. An outside entity is sending detailed emails with subjects like "Settlement of Invoice for Application Review [property] Development," which then provide instructions for wiring payments.

**These emails and invoices are NOT from the Town of South Hadley.** All application fees are handled in person at Town Hall. **Do not pay any invoices or respond to these fraudulent emails.**

If you have received a suspicious email or have any questions about application fees, please contact the Planning & Conservation Department directly.

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

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

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## Fwd: message for members of the Planning Board

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

Mon, Sep 15, 2025 at 10:15 AM

Please add to the Boards correspondence.

### **WARNING: FRAUD ALERT REGARDING FAKE APPLICATION FEE REQUESTS**

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Anne Capra, AICP  
Director, Planning & Conservation  
Town of South Hadley  
116 Main Street | South Hadley, MA 01075  
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[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)

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

----- Forwarded message -----  
From: **Martha Terry** <[marthatterry25@gmail.com](mailto:marthatterry25@gmail.com)>  
Date: Sat, Sep 13, 2025 at 6:41 PM  
Subject: message for members of the Planning Board  
To: Anne Capra <[acapra@southhadleyma.gov](mailto:acapra@southhadleyma.gov)>

Dear Members of the Planning Board,

I believe that the Residential Core should not be extended to side streets from the Routes 202/33 corridor.

I would like the Planning Board to research all zoning tools that might offer relief to owners of nonconforming lots so that they may add onto their houses (extend the preexisting nonconformities, that is, no new nonconformities) without the burden of applying for a special permit.

Thank you.

Martha Terry, Town Meeting Member Precinct B

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## Route 202 & 33 Corridor Re-Zoning

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**Dan** <danobac16@gmail.com>

Sun, Sep 14, 2025 at 9:45 AM

To: Anne Capra <acapra@southhadleyma.gov>, ccanning@southhadleyma.gov, shplanboard@southhadleyma.gov, selectboard@southhadleyma.gov, jcyr@southhadleyma.gov, ncasolari@southhadley.gov, cconstant@southhadleyma.gov, amiles@southhadleyma.gov, rsweeney@southhadleyma.gov, lwong@southhadleyma.gov, kmaher@southhadleyma.gov  
Cc: Cari Dodge <cmd450@gmail.com>, Dan <danobac16@gmail.com>

Subject: Last Call: Planning Board Meeting on Monday

Good morning,

This is my last community email on the zoning amendment. I sincerely hope that during Monday's continued Planning Board Meeting, the board will do the right thing and remove the Expanded Residential Core and reduce the Building Heights on the newly allowed uses along the Route 33/202 amendment back to what was discussed in the 2020 community meetings.

I honestly believe the amendment could pass and earn much more support with just these two modifications.

Thank you, and I pray for a positive outcome for our community.

Daniel Dodge

Cari Dodge

[15 Cornell St, South Hadley, MA 01075](#)

[Danobac16@gmail.com](mailto:Danobac16@gmail.com)

413-218-7344

[Quoted text hidden]

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## Route 202 & 33 Corridor Re-Zoning

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Dan <danobac16@gmail.com>

Mon, Sep 15, 2025 at 12:21 PM

To: Anne Capra <acapra@southhadleyma.gov>, ccanning@southhadleyma.gov, shplanboard@southhadleyma.gov, selectboard@southhadleyma.gov, jcyr@southhadleyma.gov, ncasolari@southhadley.gov, cconstant@southhadleyma.gov, amiles@southhadleyma.gov, rsweeney@southhadleyma.gov, lwong@southhadleyma.gov, kmaher@southhadleyma.gov  
Cc: Cari Dodge <cmd450@gmail.com>, Dan <danobac16@gmail.com>

Good afternoon, members of the South Hadley Planning Board.

We are writing to express our support for the proposed Route 33/202 corridor zoning amendment as revised on the attached. We believe the Planning Board has put forth a well-considered revision and compromise, and we hope it will be approved at tonight's meeting.

Thank you for your time and consideration.

Sincerely,

Daniel Dodge  
Cari Dodge

[Quoted text hidden]



**Background Materials 9.15.25.pdf**

2849K