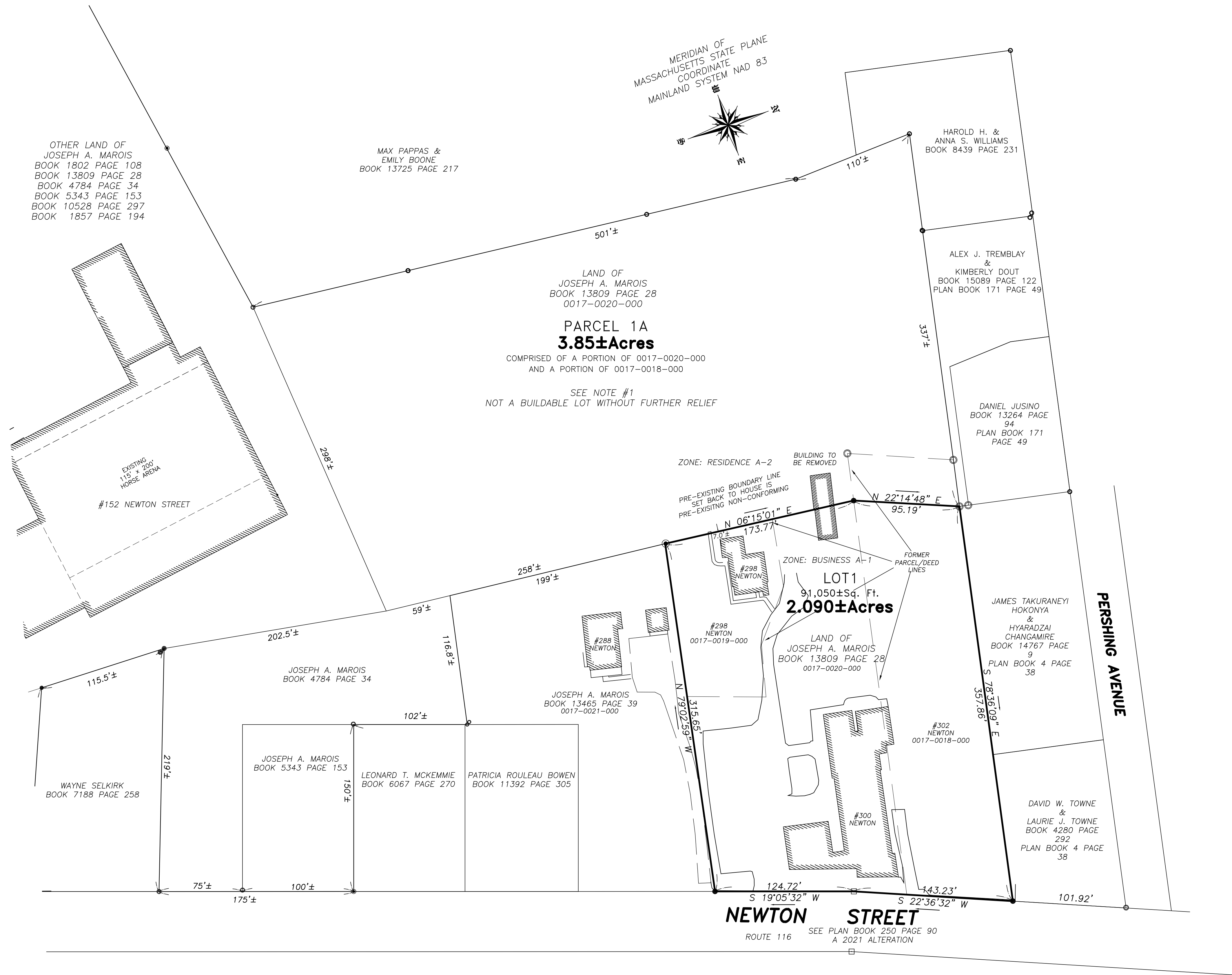


LOCUS MAP 1"=400'±



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 (feet)
					Front	Side	Rear	
Residence A-1 Zoning District								
Basic requirements:								
Principal uses	22,500	125'±	30	60%	40'±	20'±	25	3 35
Accessory uses	—	—	10	—	40'±	20'±	10'±	2 25'±
Principal uses in Water Supply Protection Overlay District - unsewered	40,000'±	125'±	30	—	40'±	20'±	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'±
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	125	30	—	40	20	25	2 35
Flexible development (U/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'±	—	20	—	30	50	50	3
Telephone exchanges, lodges, social and community center buildings	—	—	—	—	—	—	—	3
Churches, schools, colleges, libraries, Town buildings, and similar uses	—	—	—	—	—	—	—	6 60

Zoning District - Requirement	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Maximum Building Coverage (%)	Maximum Impervious Coverage	Minimum Yard Setback (feet)			Maximum Height (feet)
					Front	Side	Rear	
Residence A-2 Zoning District								
Basic requirements:								
Principal uses	12,500	100'±	40	65%	25'±	10'±	20	3 35
Accessory uses	—	—	10	—	25'±	10'±	10'±	2 25'±
Principal uses in Water Supply Protection Overlay District - unsewered	40,000'±	100'±	40	—	25'±	10'±	20	3 35
Special requirements - if different from above:								
Flag lot special permit - principal use	25,000	125	40	—	40	15	20	3 35
Flag lot special permit - accessory use	—	—	10	—	40	15	20	2 25'±
Flag lot special permit in Water Supply Protection Overlay District - unsewered	80,000	125	40	—	40	15	20	2 35
Flexible development (U/k):								
Principal uses	2,000	20	j	—	10	0 to 5	8	3 35
Accessory uses	—	—	j	—	10	0 to 5	8	2 25
Other uses with special permit:	87,120'±	—	20	—	30	50	50	3
Telephone exchanges, lodges, social and community center buildings	—	—	—	—	—	—	—	3
Continuing-care retirement community	—	—	—	—	—	—	—	3 55
Churches, schools, colleges, libraries, town buildings, and similar uses	—	—	—	—	—	—	—	6 60

NOTE:
1) PARCEL 1A IS TO BE COMBINED WITH OTHER LAND OWNED BY JOSEPH A. MAROIS AT 152 NEWTON STREET.

LOCUS REFERENCE
GRANTEE: JOSEPH A. MAROIS
BOOK 13809 PAGE 29
UNRECORDED PLAN PREPARED BY ANDERSON ASSOCIATES DATED MAY 2012
STREET NUMBER #298, #300 & #302 NEWTON STREET
ASSESSORS PARCEL 0017-0019-000, 0017-0018-000 & 0017-0020-000
ZONED: BUSINESS A-1

LEGEND
IRON PIPE FOUND ○
IRON BAR FOUND □
BOUND FOUND ●
IRON PIPE SET ●

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AND THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
DATE 10/09/2025 REGISTERED LAND SURVEYOR Bruce A. Coombs

PLANNING BOARD
SOUTH HADLEY, MASSACHUSETTS

APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE _____

PLANNING BOARD ENDORSEMENT IS NOT
A DETERMINATION OF CONFORMANCE
WITH ZONING BYLAW

REGISTRY OF DEEDS
HAMPSHIRE COUNTY

ANR PLAN OF LAND IN
SOUTH HADLEY, MASSACHUSETTS
PREPARED FOR
JOSEPH A. MAROIS

SCALE: 1" = 50'
DATE: OCTOBER 9, 2025

HERITAGE
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