

COMMONWEALTH OF MASSACHUSETTS  
SOUTH HADLEY, MASSACHUSETTS

WARRANT  
Hampshire, ss.

TO: Either of the Constables of the Town of South Hadley

ADA ADVISORY

Anyone in need of special arrangements for the Town Meeting, please contact the Office of the Selectboard at (413) 538-5030 ext. 6136 or [Selectboard@southhadleyma.gov](mailto:Selectboard@southhadleyma.gov) by 5:00pm on October 27th, 2025 in order that reasonable accommodations may be made.

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the Inhabitants of the Town of South Hadley that the SPECIAL TOWN MEETING will be held at 153 Newton Street, South Hadley, Massachusetts on Wednesday, November 5, 2025 at 6:00 PM or as soon thereafter as the subject matter of this warrant can then and there be reached, and the Town Clerk is required to notify and warn the Town Meeting Members then and there to meet and act on the following articles;

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**REPORTS**

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**ARTICLE 1:        HEAR REPORTS**

To see if the town will hear and act upon the reports of the Town Officers, Boards, and Committees; or take any other action in relation thereto.

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**FINANCIAL ARTICLES**

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**ARTICLE 2:        PRIOR YEAR BILLS**

To see if the Town will transfer from Unreserved Free Cash or other Available Funds the sum of \$6,552 for FY2023, FY2024 and FY2025 bills, or take any other action relative thereto.

**ARTICLE 3:        HEALTH INSURANCE**

To see if the Town will transfer from Unreserved Free Cash or other Available Funds the sum of \$800,000 to HEALTH INSURANCE; or take any other action in relation thereto.

**ARTICLE 4: CAPITAL - TRANSFER**

To see if the Town will transfer from FY2023 Capital the amount of \$23,144 from the Queensville Pond project and \$19,550 from the Library Accessibility Upgrades project for a total of \$42,694 to the Pearl Street Culvert project; or take any other action relative thereto.

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**GENERAL & ZONING ARTICLES**

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**ARTICLE 5: ADOPT MGL CHAPTER 44 SECTION 54B**

To see if the Town will vote to accept the provisions of MGL Chapter 44 Section 54(B) to allow Town trust funds to be invested in accordance with MGL Chapter 203C, the so-called “Prudent Investment Rule”, or take any action relative thereto.

**ARTICLE 6: ESTABLISHMENT OF SPECIAL EDUCATION RESERVE FUND**

To see if the Town will accept the provisions of Chapter 40, Section 13E of the Massachusetts General Laws permitting the School District to establish a Special Education Reserve Fund, or take any action relative thereto.

**ARTICLE 7: CRYPTOCURRENCY ATM BYLAW**

To see if the Town will vote to amend the General Bylaws Division 1, Part II, General Legislation to add Chapter 236-Prohibition of Cryptocurrency Automatic Teller Machines:

Chapter 236 Prohibition on Cryptocurrency Automated Teller Machines (ATMs)

§ 236-1 Purpose and Intent

The Town, acting upon reports of the South Hadley Police Department, finds that unregulated cryptocurrency Automated Teller Machines (ATMs) pose risks to consumers, including financial fraud, money laundering, and lack of recourse for users. Virtual currency ATMs are able to convert currency into virtual currency instantaneously and irreversibly, which exposes the most vulnerable of our citizens to unnecessary risk. The Town further finds that the current absence of sufficient federal and state consumer protections and regulatory oversight for such devices necessitates a municipal prohibition to safeguard residents and preserve public safety. The purpose of this article is to prohibit Cryptocurrency ATMs within the Town in an effort to protect our citizens.

#### §236-2 Definitions

For purposes of this Bylaw, the following terms shall have the meanings indicated:

(a) Cryptocurrency: A digital or virtual currency that uses cryptography for security and operates independently of a central bank, including but not limited to Bitcoin, Bitcoin Cash, Coinhub, Dash, LiteCoin, Ripple, ZCash, Ethereum, and similar blockchain-based tokens. Cryptocurrency is a digital representation of value used as a medium of exchange, a unit of account, or a store of value, but does not have legal tender status as recognized by the United States Government.

(b) Cryptocurrency Automated Teller Machine (Cryptocurrency ATM): Any self-service kiosk, machine, or device installed in a publicly accessible location that enables users to buy, sell, exchange, or transfer cryptocurrency through the machine using cash, debit card, credit card, or other means of payment.

#### § 236-3 Prohibition of Cryptocurrency Automated Teller Machines

No person, business, or entity shall install, operate, maintain, or allow the installation or operation of a Cryptocurrency ATM within the geographic boundaries of the Town of South Hadley. All Cryptocurrency ATMs existing in the Town of South Hadley as of the Effective Date of this Bylaw must be removed within sixty (60) days after the Effective Date.

#### §236-4 Enforcement and Penalties

This Bylaw shall be enforced by the South Hadley Police Department, the Building Department or any other authorized designated agent of the Town Administrator. Any person or entity found to be in violation of this bylaw shall be subject to a fine of three hundred dollars (\$300.00) per day, per device, enforceable under the non-criminal disposition pursuant to G.L. c. 40, § 21D. Each day during which a violation continues shall constitute a separate offense.

#### § 236-5 Severability

If any provision of this Bylaw is held to be invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

, or to act in any other manner in relation thereto.

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### **ARTICLE 8: HOME RULE PETITION FOR LIQUOR LICENSES**

To see if the Town will vote to authorize the Selectboard to petition the General Court for special legislation to grant the Town 10 additional licenses for the sale of all alcoholic beverages to be drunk on the premises pursuant to Section 12 of Chapter 138 of the General Laws and 5 additional licenses for the sale of all alcoholic beverages not to be drunk on premises pursuant to Section 15 of Chapter 138 of the General Laws; provided, however, that the General Court may

reasonably vary the form and substance of the requested legislation within the scope of the general public objectives of the petition:

An Act authorizing the town of South Hadley to grant additional licenses for the sale of all alcoholic beverages to be drunk on the premises and to grant additional license for the sale of all alcoholic beverages not to be drunk on premises

#### SECTION 1.

(a) Notwithstanding Section 11 of Chapter 138 of the General Laws, Section 17 of Chapter 138 of the General Laws, or any general or special law to the contrary, the licensing authority in the town of South Hadley may grant 10 additional licenses for the sale of all alcoholic beverages to be drunk on the premises pursuant to section 12 of said chapter 138.

(b) A license granted pursuant to Section 1, Subsection (a) of this act shall only be exercised in the dining room of a common victualler licensed to conduct a restaurant and other such public rooms or areas as may be deemed reasonable and appropriate by the licensing authority as certified in writing.

#### SECTION 2.

(a) Notwithstanding Section 11 of Chapter 138 of the General Laws, Section 17 of Chapter 138 of the General Laws, or any general or special law to the contrary, the licensing authority in the town of South Hadley may grant 5 additional licenses for the sale of all alcoholic beverages not to be drunk on the premises pursuant to section 15 of said Chapter 138.

#### SECTION 3.

This act shall take effect upon its passage.

; and to act on anything relating thereto.

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### **ARTICLE 9:            ZONING BYLAW AMENDMENT**

To see if the Town will vote to amend the Zoning Bylaw Chapter 255 in regards to the creation of two new districts, Residential Core and Residential Mixed Use, by amending: Section 255-10 Terms defined to insert various new terms and their definitions and modify existing definitions; Section 255-11 Establishment of districts by adding Residential Core and Residential Mixed Use; Section 255 Attachment 1 Use Regulations Schedule by inserting new uses related to Residential Core and Residential Mixed Use; Section 255 Attachment 2 Dimensional Regulations Schedule by adding dimensional standards with footnotes for Residential Core and

Residential Mixed Use; 255-15 Overlay districts by adding the Route 202/33 Corridor Design Guidelines Overlay District; Article VII Supplemental District Regulations by adding 255-XX Route 202/33 Corridor Design Guidelines Overlay District; 255-31 Flexible Development to create standards for certain developments in the Residential Core and Residential Mixed Use Districts; 255-34 Professional business uses to create standards for certain developments in the Residential Core and Residential Mixed Use Districts; and, 255-47 Multifamily and multiple dwellings to create standards for certain developments in the Residential Core and Residential Mixed Use Districts, as further articulated in Appendix A, or take any other action relative thereto.

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**ARTICLE 10:                      ZONING MAP AMENDMENT**

To see if the Town will vote to amend the Zoning Map, as incorporated into the Zoning Bylaw by Section 255-12, by changing parcels from the Granby town line in the north along Routes 202/Granby Road and Route 33/Willimansett Street to the Chicopee city line in the south, from Residence A-1 and Business A to the Residential Core district, and from Residence A-1, Residence A-2, Business A, Business A-1, and Business C to the Residential Mixed Use district as further articulated in Appendix B, or take any other action relative thereto.


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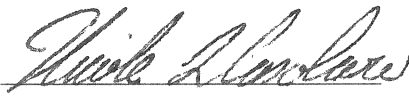
**ARTICLE 11:                      ETHAN CIRCLE STREET ACCEPTANCE**

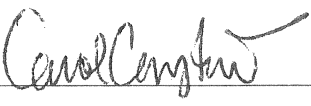
To see if the Town will accept, acquire by gift, purchase, take by eminent domain or otherwise acquire, Ethan Circle as a public way and any appurtenant easements thereto, as laid out by the Selectboard, as shown on a plan entitled “Ethan Circle Definitive Subdivision South Hadley, Massachusetts” prepared by Harold L. Eaton and Associates, Inc. and dated March 14, 2014 and recorded with the Hampshire Registry of Deeds in Plan Book 235, Page 1, a copy of which is on file in the office of the Town Clerk;

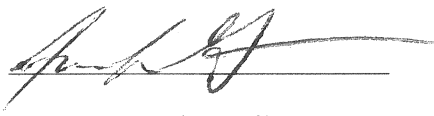
And further that the Town vote to authorize the Selectboard to acquire by gift, purchase, take by eminent domain or otherwise, easements in any land necessary for laying out and acceptance of said ways, and any appurtenant drainage, utility or other easements related to said ways, and/or to accept grants thereof; and, further, to authorize the Selectboard and other applicable Town of South Hadley boards and personnel to take all related actions necessary or appropriate to accomplish the purposes of this article, or take any other action related thereto;

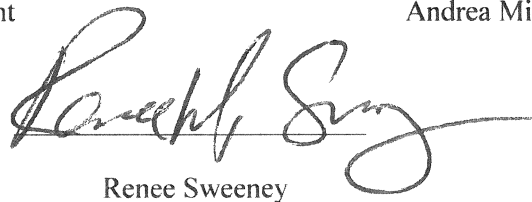
Given under our hands this 21st day of October 2025:

  
\_\_\_\_\_  
Jeff Cyr

  
\_\_\_\_\_  
Nicole Casolari

  
\_\_\_\_\_  
Carol Constant

  
\_\_\_\_\_  
Andrea Miles

  
\_\_\_\_\_  
Renee Sweeney

**SELECTBOARD**  
**TOWN OF SOUTH HADLEY**

True copy, attest:

  
\_\_\_\_\_

Sarah Gmeiner, Town Clerk

Town of South Hadley

# APPENDIX A

## Route 202/33 Corridor Proposed Zoning FINAL FOR TOWN MEETING South Hadley Planning Board

### Table of Contents

- § 255-10 Terms Defined
- § 255-11 Establishment of Districts
- § 255 Attachment 1 – Use Regulations Schedule
- § 255 Attachment 2 – Dimensional Regulations Schedule
- § 255-15 Overlay districts
- § 255-31 Flexible development
- § 255-47 Multifamily and multiple dwellings
- § 255-52 Route 202/33 Corridor Design Guidelines Overlay District

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### Article III Definitions

#### § 255-10 Terms Defined

**ADD Artistic/ Creative Production:** Creation, production, distribution, publishing, rehearsal, performance, broadcast, selling, or teaching of the visual arts, performing arts, applied arts, literature, heritage, media, music, information technology, communications media, or digital content and applications.

**ADD Brewery/ Cider/ Distillery/ Winery:** A small, independently owned facility in which alcoholic beverages produced on-site are bottled and sold, typically in conjunction with a bar, tavern, or restaurant use.

**ADD Co-Working Space:** A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate.

**ADD Cottage Cluster Development:** A grouping of small, detached houses, often called "cottages," close together on a parcel of land, organized around shared common open spaces and parking areas.

**ADD Farmers Market:** An outdoor market at a fixed location, operating on a regular schedule, open to the public, and operated by a governmental agency, a nonprofit corporation, or one or more producers, at which (a) at least 75 percent of the vendors sell Farm Products or Value added Farm Products and (b) at least 75 percent of the vendors are Producers, family members or employees of Producers, or individuals selling farm products or value-added farm products purchased or taken on consignment from Producers. The primary purpose of a farmers' market is to connect and mutually benefit Massachusetts farmers, communities, and shoppers while promoting and selling products grown and raised by participating farmers. Flea markets, yard sales and auctions are not Farmers' Markets.

**Farm Product:** Fruits, vegetables, mushrooms, herbs, grains, nuts, shell eggs, honey or other bee products, maple syrup, flowers, nursery stock, and livestock food products (including meat, milk, cheese, and other dairy products).

**Producer:** A person or entity that raises or produces Farm Products.

**Value-Added Farm Product:** Any product processed by a Producer from a Farm Product, such as but not limited to baked goods, jams, jellies, preserved vegetables and fruits, and beeswax candles.

Farmer's market vendors that sell food products and processed foods, shall be licensed as a retail food operation and inspected by the Local Board of Health (LBOH) in accordance with Massachusetts Regulation 105 CMR 590.000 - Minimum Sanitation Standards for Food Establishments - Chapter X.

**ADD Maker Space/ Artisan Space-Studio:** A building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand tools, mechanical tools, and electronic tools. Maker Spaces may include space for the design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to electronic goods, printmaking, leather products, jewelry and clothing/apparel, metalwork, furniture, woodworking and cabinet shops, glass or ceramic production, and paper design and production. Maker Spaces may host classes or networking events which are open to the public. Maker Spaces may also include a membership component.

**ADD Residential Mixed Use:** A mixture of housing, in a building or on the same lot, with business uses.

**Retail; Retail Sales:** An establishment selling goods directly to the general public for personal and household consumption, including but not limited to an appliance store, bakery, delicatessen, drugstore, florist, grocer, hardware store, liquor store, newsstand, shoe store, stationery store, convenience store, and variety store, excluding a restaurant.

**ADD Small (S):** A retail establishment with a gross floor area of up to 2,500 square feet. Accommodates boutique shops and specialty stores.

**ADD Medium (M):** A retail establishment with a gross floor area greater than 2,500 square feet but not exceeding 5,000 square feet. Suitable for mid-sized stores, such as neighborhood grocery stores, pharmacies, or apparel stores.

**ADD Large (L):** A retail establishment with a gross floor area exceeding 5,000 square feet but not over 10,000 square feet. Intended for substantial retail operations, including supermarkets, department stores, or big-box retailers.

**ADD Retail; Retail Outdoor Display:** The sale or offering for sale of goods, merchandise, or commodities in an outdoor setting, on a permanent or a seasonal basis, as an accessory or principal use.

**Restaurant:** A commercial establishment in which the primary activity consists of the preparation and serving of food for consumption on the premises or as take-out, including a bar or pub or other establishment that sells food and alcoholic beverages for on-premises consumption, excluding catering businesses and retail uses that sell prepared food.

**ADD Small (S):** A restaurant establishment with a gross floor area of up to 1,500 square feet.

**ADD Medium (M):** A restaurant establishment with a gross floor area greater than 1,500 square feet but not exceeding 3,000 square feet.

**ADD Large (L):** A restaurant establishment with a gross floor area greater than 3,000 square feet.

**ADD Restaurant – Outdoor Seating:** A restaurant where food or refreshments are served or consumed outside of the main building on either private property or on the public right-of-way, immediately in front of or adjacent to the establishment. The term "restaurant" shall not include any "fast food eating establishment."

**ADD Three-family dwellings:** A building that is divided into three (3) dwelling units. Each unit has an independent entrance either directly from outside the building or through a common vestibule. Each unit must share a common wall or common floor/ceiling with at least one other unit.

**ADD Story:** That portion of a building that includes the space between the surface of any floor and the surface of the next floor above it, or, if no floor exists above it, the space between such floor and the ceiling next above it. Any portion of a story exceeding fourteen (14) feet in height shall be considered as an additional story for each fourteen (14) feet or fraction thereof. One-half (1/2) story means any story or space situated wholly or partly in the roof, so designed, arranged, or built to be used for storage or habitation.

**MODIFY Height:** ~~The vertical distance between the highest point of the roof of a building and the average finished grade of land on which the building is located.~~ Shall be measured as the vertical distance from the average finished grade of the structure to the highest point of the roof for flat roofs, to the deck line for mansurd roofs, and to the average height (midpoint) between the highest eaves and the ridge of the main body of the roof for gable, hip, shed, saltbox, and gambrel roofs, or combinations thereof.

For purposes of this bylaw, the term "height" shall not apply to chimneys, steeples, flag or radiopoles, antennas, aerators, required bulkheads, elevator penthouses, or other equipment appurtenances necessitated by the permitted use to which a building is put. In addition, the term "height" shall not apply to solar energy collectors and equipment used for the mounting or operation of such collectors; provided, however, that such collectors or equipment shall not impair solar access of other building or other solar installations.

## Article IV Districts

### § 255-11 Establishment of Districts

**ADD M. Residential 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.

**ADD N. Residential Mixed Use RMU.** The purpose of this district is to integrate housing with business uses, either within the same building or on the same lot, to promote economic growth and support a vibrant and walkable neighborhood.

### § 255 Attachment 1 – Use Regulations Schedule

#### ADD Residential Core (RC) and Residential Mixed Use (RMU)

##### Residential Uses

Use Classifications	RC	RMU
<b>Residential Uses</b>		
Single-family dwellings	Y	SP
Single-family dwellings – flag lot	SP	N
Conversions of single-family to two-family dwellings	Y	Y
Conversions of single-family to three-family dwellings	SPR	Y
Two-family dwellings (new)	Y	Y
Three-family dwellings (new)	Y	Y
Multifamily dwellings for more than three families	SPR	SPR
Cottage Cluster Development	SPR	SPR
Home Occupation I	Y	Y
Home Occupation II	SPR	SPR
Mobile homes	N	N
Mobile home parks	N	N

Continuing care retirement communities	N	N
Bed-and-breakfasts	SPR	SPR
Flexible residential developments	SP	SP
Short-term rental – owner-occupied	SPR	SPR
Short-term rental – non-owner-occupied	SP	SP
Accessory dwelling unit – attached	Y	Y
Accessory dwelling unit – detached	SPR	SPR
<b>Open Space Uses</b>		
Agricultural, horticultural, or floricultural uses on parcels of five acres or more	Y	Y
Agricultural, horticultural, or floricultural uses on parcels of less than five acres, as provided in Article VII	SPR	N
Cemeteries, crematories situated with cemeteries	N	N
Portable woodworking mills for use on lots of less than five acres	N	N
Landing strips for private use of owner	N	N
Stables or riding academies, as provided in Article VII	Y/a/SPR	N
Public-private recreation, as provided in Article VII	N	N
Outdoor recreation facilities	N	N
<b>Public and Institutional Uses</b>		
Town buildings	SPR	SPR
Public and private nonprofit educational institutions/d/f	SPR	SPR
Structures used for religious purposes/e/f	SPR	SPR
Federal and state government buildings	N	Y
Public playgrounds and parks	Y	Y
Clubs, lodges, social and community center buildings	SPR	SPR
Hospitals, sanitariums, and charitable services	N	N
<b>Business Uses</b>		
Artistic/ Creative Production	N	SP
Brewery/ Cidery/ Distillery/ Winery	N	SP
Co-Working Space	N	Y
Maker Space/ Artisan Space-Studio	N	Y
Drive-in services	N	N
Retail sales (S, M, L)	N	Y/SPR/SP
Retail - Outdoor Display (accessory)	N	SP
Personal, business, and professional services	N	Y
Gasoline filling stations	N	N
Automotive repair and services	N	SP
Open-air parking for 25 vehicles or fewer	N	N
Public parking areas and garages (unrestricted capacity)	N	N
New and secondhand car dealers	N	SP
Marinas	N	N
Offices	N	SPR
Wholesale sales and warehousing	N	N
Telephone exchange buildings	N	N
Railroad or bus passenger stations or shelters and rights-of-way	SPR	SPR
Amusement parks, bowling alleys, roller skating rinks	N	N
Motels – hotels	N	SP

Open air theaters	N	N
Sale of farm products	SPR	SPR
Training or educational institutions operated for profit	N	SPR
Professional business (as provided in Article VII)	N	SPR
Restaurants (S,M,L)	N	Y/SPR/SP
Restaurants – Outdoor Seating (accessory)	N	SPR
Adult entertainment uses, as provided in Article VII	N	N
Flea markets	N	SP
Commercial kennels	N	N
Medical marijuana off-site dispensaries, (MMOSD), subject to § 255-46	N	N
Marijuana retailer	N	N
Marijuana testing facility	N	N
Solar photovoltaic, large-scale/q, r	SP	SP
Solar photovoltaic, medium-scale/s, t	SP	SP
Solar photovoltaic, small-scale/u	SP	SP

## § 255 Attachment 2 – Dimensional Regulations Schedule

### ADD 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
<b>Residential Core (RC)</b>									
Basic Requirements				60					
Principal Uses	10,000	75	30 <sup>1</sup>		20	10	20	3	35
Accessory Uses	-	-	15 <sup>1</sup>		20	10	10	2	25
<b>RC – Cottage Cluster</b>									
Basic Requirements				60					
Principal Uses	20,000	100	30 <sup>1</sup>		20	10	20	1.5	20
Accessory Uses	-	-	15 <sup>1</sup>		20	10	10	1	17

#### NOTES:

<sup>1</sup> Total building coverage of principal and accessory structures shall not exceed the maximum lot coverage for principal structures.

### ADD 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
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 <sup>5</sup>
Accessory Uses	-	-	15		10	10	20	3 <sup>4</sup>	40 <sup>5</sup>

#### NOTES:

<sup>1</sup> Maximum Impervious Coverage shall not exceed 80 percent. Any development or redevelopment resulting in impervious coverage in excess of 60 percent shall be subject to the requirements and performance standards set forth in Chapter 200, Stormwater Management.

<sup>2</sup> See 255-10 Terms Defined for definition of Height.

<sup>3</sup> Total building coverage of principal and accessory structures shall not exceed the maximum lot coverage for principal structures.

<sup>4</sup> For developments with greater than 50% deed restricted Affordable Housing units, the maximum height shall be four (4) stories and 50'.

<sup>5</sup> Mixed Use buildings may modify maximum height standards via a Special Permit from the Planning Board.

## **§ 255-15 Overlay districts**

**ADD F. Route 202/33 Corridor Design Guidelines 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.

## **§ 255-31. Flexible development**

**MODIFY B. Applicability** by adding the following sentence to the end of the paragraph so it reads:

Applicability. The Planning Board may permit creation of a flexible development from any parcel or set of contiguous parcels held in common ownership and located entirely within the Town of South Hadley in accordance with the provisions of this section of the Zoning Bylaw. Creation of a flexible development requires approval of a special permit and definitive subdivision plan as specified herein. Three family dwellings and Cottage Cluster Developments in the RC and RMU Districts shall not be subject to the requirements within this § 255-31.

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

**MODIFY E. Exceptions** by adding the following:

(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.

## **§ 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**

## Article VII Supplemental District Regulations

### ADD § 255-52 Route 202/33 Corridor Design Guidelines Overlay District

- A. Purpose.** The Route 202/33 Corridor Design Guidelines Overlay District is established to enhance the Route 202/33 Corridor by promoting good building and site design for applicable projects. The goal of design review is to encourage a walkable, pedestrian-and bicycle-friendly corridor that supports a mix of diverse housing options and supporting businesses. This district aims to:
- (1) Ensure that new development and redevelopment are consistent with the town's goals for sustainable growth and community character.
  - (2) Minimize visual and functional conflicts between residential and nonresidential uses within and abutting the corridor.
  - (3) Permit uses that promote conversion of existing buildings in a manner that maintains and enhances the visual character and scale of existing development
- B. Boundaries.** Boundaries of the Route 202/33 Corridor Design Overlay District (RCDOD) are depicted on an Overlay Districts Map dated **ADD DATE HERE** on file in the office of the Planning Board, Building Commissioner, and Town Clerk.
- C. Applicability.**
- (1) The provisions of the RCDOD are supplemental to any requirements or restrictions of the underlying zoning districts.
  - (2) All applications for projects within the RCDOD that are subject to Site Plan Review or Special Permit are subject to Design Review.
  - (3) Routine maintenance and repairs that do not alter the exterior appearance of structures are exempt from these provisions.
  - (4) Any lot under one acre with more than one principal structure need not file a Form H plan under the Subdivision Regulations. All other Design Standards herein apply.
  - (5) Design Review is not required when the Planning Board determines that specific actions under Section E do not result in substantial alterations to the form or appearance of a building or site, and when no new or additional Zoning Bylaw requirements apply to the proposed action.
- D. Design Guidelines.** The Planning Board may adopt and amend, by simple majority vote, design guidelines for use in the authorized to adopt and amend Design Guidelines for use in making discretionary decisions involving site plan review, special permits, and waivers of requirements in the underlying districts within the RCDOD.
- E. Design Review.** All new construction, substantial renovations, as defined by the Building Commissioner, and changes in use within the Design Overlay District are subject to design review by the Planning Board. Minor modifications and routine maintenance may be exempt, as determined by the Planning Board.
- F. Design Principles. Design should:**
- (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.

#### **G. Development Standards**

Development standards are mandatory regulatory requirements that must be adhered to.

##### **(1) Site Design.**

- (a) The primary building shall have its principal façade and entrance facing the principal street.
- (b) Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.
- (c) Sidewalks shall provide a direct connection from the building entrances to the public sidewalk (if applicable), bicycle storage, and parking.
- (d) Curb cuts shall be minimized in width and restricted to one (1) per Assessor's parcel or development (residential, commercial or mixed use). Shared driveways are encouraged. A Special Permit from the Planning Board shall be required for more than one curb cut. The Planning Board may only issue a second curb cut if the applicant can show that there is something unique about the property that would otherwise render flow to and from the property unsafe. If the Board finds that more than one curb cut is necessary for traffic safety purposes, then additional off-site traffic mitigation may be required by the Planning Board to address pedestrian safety within the abutting street network.
- (e) Parking shall be subordinate in design and location to the principal building façade.
- (f) Parking shall be located at the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
- (g) Surface parking adjacent to a public sidewalk shall 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. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.
- (h) The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
- (i) Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- (j) Side and rear parking lots shall be screened from adjacent parcels by a landscaped buffer of sufficient width to allow establishment of trees, shrubs, and perennials, but no less than 6' in width. Solid wood fencing may be incorporated into the landscaped buffer as part of visual screening from abutting parcels.
- (k) Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.

- (l) Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way. Screening elements shall incorporate sound control devices or construction that mitigates equipment noise.
- (m) Dumpsters shall be screened by fencing or plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
- (n) Stormwater management. The project must include strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the Town of South Hadley's MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.
  - a. Prior to the issuance of any site plan approval, special permit, or development permit for any proposed development or redevelopment in the Residential Mixed Use (RMU) district exceeding the 60 percent impervious coverage threshold, a Stormwater Management Permit must be approved by the Planning Board or its designee under this bylaw. The applicant may request, and the South Hadley Planning Board or its designee may grant, a waiver from any information requirements it judges to be unnecessary to the review of a particular plan.
  - b. Upon the request of the Applicant and subject to overall compliance with the requirements of the Stormwater Management Permit, the South Hadley Planning Board or its designee may grant may waive certain requirements of the Stormwater Management Permit in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the RCDOD and the design principles in Section 255-52.D.

**(2) Cottage Cluster Development.**

- (a) More than one principal building is allowed on a parcel subject to a Cottage Cluster Development.
- (b) Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way and the shared driveway for the Cluster Cottage Development.
- (c) A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other. Paving materials may include pervious surfaces.
- (d) The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façades shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- (e) In the RC District, the setback between the driveway and the adjacent properties shall have a landscaped buffer of no less than ten (10) feet.
- (f) In the RC District, a landscaped buffer between the street and the first cluster of buildings shall be provided.
- (g) In the RMU District only, the building closest to the lot line may have a commercial use that is allowed within the RMU District. This building shall have a pedestrian entry facing the public

street. The height of that building is subject to the limitations on building heights within the RMU District.

- (h) In the RMU District only, parking may be shared between the commercial use and the cottages.
- (i) Common usable open space shall be provided within the development and may be used for agriculture, recreation, conservation, nature education, or other park purposes, or a combination of such uses. Public easement purposes may also be permitted to traverse portions of the common usable open space. Only structures commonly associated with and incidental to the permitted uses shall be permitted in the common usable open space areas, such as a play structure, garden shed, benches, or similar.

**(3) Buildings: Mixed-use development.**

- (a) In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
- (b) Entries are to be clearly articulated with projecting canopies or recesses, for convenience, wayfinding, and to activate the street front and pedestrian spaces.
- (c) Retail and commercial entries will face a public sidewalk and are to be primarily transparent to reinforce the public nature of the ground floor uses.
- (d) Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.
- (e) Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- (f) Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- (g) Rooftop mechanical equipment shall be set back from building facades so that it is not visible from street views, screened behind parapets, or enclosed within architectural elements designed as an integral part of the architecture to complement the building's mass and appearance. Screening elements shall incorporate sound control devices or construction that mitigates equipment noise.

**(4) Buildings: Two-Family, Three-Family**

- (a) A "New England style roof line" with pitched roofs, gable or parapets that have gable fronts are preferred to flat roofs.
- (b) Covered entries are encouraged.
- (c) Visually appealing facades are encouraged and blank walls are to be avoided through the use of windows, trellises, material changes, porches, or other features.
- (d) Reduce massing along the front façade by recessing portions of the building toward the back, and providing a variety of articulated roof forms.

**(5) Buildings: Multifamily for more than three-families**

- (a) A "New England style roof line" with pitched roofs, gable or parapets that have gable fronts are preferred to flat roofs.
  - (b) The ground level is to support the pedestrian experience. Blank walls are to be avoided through the use of windows, trellises, materials changes, arcades or other features that increase visual interest for people on the street.
  - (c) Projected bays, recesses, and cornices are encouraged at all floor levels. Building facades over 40 feet in length are required to have a change in plane articulated by projecting or recessed bays, balconies, or setbacks.
  - (d) Façade elements shall continue around to all sides of buildings visible from the street and other adjoining/nearby public spaces. Elements can be simplified at the rear of the buildings to clarify a front/back hierarchy.
  - (e) Rooftop mechanical equipment shall be set back from building facades so that it is not visible from street views, screened behind parapets, or enclosed within architectural elements designed as an integral part of the architecture to complement the building's mass and appearance. Screening elements shall incorporate sound control devices or construction that mitigates equipment noise.
  - (f) Distinctive building design that is trademarked or identified with a particular chain, franchise, or corporation and is generic in nature shall be minimized. Buildings shall not be branded using an architectural style of a company, if the Planning Board determines that such style is out of character with the neighborhood.
  - (g) Entries are to be clearly articulated with projecting canopies or recesses, for convenience, wayfinding, and to activate the street front and pedestrian spaces.
- (6) Buildings: Corner Lots. A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
- (a) Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
  - (b) All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
  - (c) Fire exits serving more than one story shall not be located on either of the street-facing façades.
- (7) Buildings: Infill Lots. If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of § 255 Attachment 2 – Dimensional Regulations Schedule. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide consistency along the street.

#### **H. Procedures for Review.**

- (1) **Design Review Process.** All projects subject to site plan review and special permit within the RCDOD are subject to the following process.

The Applicant shall provide the following additional information as part of the materials required under § 255-128 Application Procedure under Special Permit process and § 255-147 Procedures for review under the Site Plan Review process:

- (a) Statement of design intent. Which is a written narrative describing how the design of the proposed development incorporates the design guidelines in Sections 255-52 D, F, and G.
  1. The narrative shall include the current use of the site and its condition, the proposed use

of the site, and the name of the architect or designer.

2. The narrative shall address the overall design concept:

- a. the relationship of the proposed design to the context of the surrounding Corridor (including the architectural form and character, the natural environment, patterns of vehicular and pedestrian access and circulation);
- b. the proposed development's contribution to an inviting and safe public realm (including lighting, landscape, signage, and ground-level pedestrian experience);
- c. and, the contribution of the architectural design to the Corridor (including the contribution of building form and composition, façade form and composition and articulation, and materials, color, and lighting).

**(b)** Site plans, elevations, wall section(s), and three-dimensional views of the proposed site. For a project on a site with a grade change of 10% or more, a site section showing the relationship of the building(s) to existing buildings abutting the site shall be required. The relevant design elements specified in Section E(2) shall be identified in these documents.

**(c)** Palette with samples of materials, proposed color scheme, and cut sheets of lighting fixtures and other architectural elements.

**(2) Waivers.** Upon the request of the Applicant and subject to consistency with the Design Principles, the Planning Board may waive the requirements of Section 255-52G Development Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the RCDOD and the design principles in Section 255-52D.

**APPENDIX B: Parcels Proposed for Zoning Amendment  
Residential Core (RC)**

<b>Assessor Map_Parcel</b>	<b>Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
15_12	2 BENOIT LN	RA1	RC
15_13	355 GRANBY RD	RA1	RC
15_14	366 GRANBY RD	RA1	RC
15_19	GRANBY RD	RA1	RC
15_20	356 GRANBY RD	RA1	RC
15_21	350 GRANBY RD	RA1	RC
15_22	335 GRANBY RD	RA1	RC
15_40	319 GRANBY RD	RA1	RC
15_41	333 GRANBY RD	RA1	RC
15_42	344 GRANBY RD	RA1	RC
15_43	340 GRANBY RD	RA1	RC
15_67	324 GRANBY RD	RA1	RC
15_68	313 GRANBY RD	RA1	RC
15_69	GRANBY RD	RA1	RC
15_70	307 GRANBY RD	RA1	RC
15_71	297 GRANBY RD	RA1/RA2	RC
15_86	295 GRANBY RD	RA1	RC
15_87	316 GRANBY RD	RA1	RC
15_88	306 GRANBY RD	RA1	RC
15_113	CAROL ANN DR	RA1	RC
15_114	GRANBY RD	RA1	RC
15_115	296 GRANBY RD	RA1	RC
15_122	286 GRANBY RD	RA1	RC
15_123	GRANBY RD	RA1	RC
15_124	GRANBY RD	BA	RC
15_125	280 GRANBY RD	RA1	RC
15_155	336 GRANBY RD	RA1	RC
15_169	283 GRANBY RD	RA1	RC
15_175	GRANBY RD	RA1	RC
15_176	GRANBY RD	RA1	RC
29_130	387 GRANBY RD	RA1	RC
29_157	369 GRANBY RD	RA1	RC
29_158	373 GRANBY RD	RA1	RC
29_159	377 GRANBY RD	RA1	RC
29_160	388 GRANBY RD	RA1	RC
29_161	386 GRANBY RD	RA1	RC
29_162	10 OAKWOOD CR	RA1	RC
29_163	OAKWOOD CR	RA1	RC
29_164	372 GRANBY RD	RA1	RC
31_39	434 GRANBY RD	RA1	RC
31_40	418 GRANBY RD	RA1	RC
31_41	412 GRANBY RD	RA1	RC
31_42	402 GRANBY RD	RA1	RC
31_43	394 GRANBY RD	RA1	RC
31_44	7 BRIGHAM RD	RA1	RC
31_59	11 BRIGHAM RD	RA1	RC
31_60	13 BRIGHAM RD	RA1	RC
31_61	17 BRIGHAM RD	RA1	RC
31_80	19 BRIGHAM RD	RA1	RC
32_53	562 GRANBY RD	RA1	RC
32_54	564 GRANBY RD	RA1	RC
32_55	570 GRANBY RD	RA1	RC
32_56	568 GRANBY RD	RA1	RC
32_57	582 GRANBY RD	RA1	RC
32_58	586 GRANBY RD	RA1	RC
32_59	590 GRANBY RD	RA1	RC

**APPENDIX B: Parcels Proposed for Zoning Amendment  
Residential Core (RC)**

32_60	598 GRANBY RD	RA1	RC
32_61	5 HELM ST	RA1	RC
32_63	5 BROOK ST	RA1	RC
34_5	616 GRANBY RD	RA1	RC
34_6	606 GRANBY RD	RA1	RC
34_7	600 GRANBY RD	RA1	RC
34_8	604 GRANBY RD	RA1	RC
34_9	6 HELM ST	RA1	RC

**APPENDIX B: Parcels Proposed for Zoning Map Amendment  
Residential Mixed Use (RMU)**

<b>Assessor Map_Parcel</b>	<b>Location</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
7_20	128 WILLIMANSETT ST	BC	RMU
7_26	157 WILLIMANSETT ST	RA1	RMU
7_27	HOLLYWOOD ST	RA1	RMU
7_46	158 WILLIMANSETT ST	RA1	RMU
7_67	180 WILLIMANSETT ST	BA1	RMU
7_68	2099 MEMORIAL DR	RA1	RMU
7_77	2095 MEMORIAL DR	RA1	RMU
7_78	2097 MEMORIAL DR	RA1	RMU
7_80	138 WILLIMANSETT ST	BC	RMU
7_81	MEMORIAL DR	RA1	RMU
7_82	2093 MEMORIAL DR	RA1	RMU
7_83	2090 MEMORIAL DR	BA1	RMU
7_98	2084 MEMORIAL DR	BA1	RMU
7_99	2089 MEMORIAL DR	RA1	RMU
7_100	2085 MEMORIAL DR	RA1	RMU
7_122	2081 MEMORIAL DR	RA1	RMU
7_123	2078 MEMORIAL DR	RA1	RMU
7_151	22 LORETTA ST	RA1	RMU
7_152	2066 MEMORIAL DR	RA1	RMU
7_153	2073 MEMORIAL DR	RA1	RMU
7_154	2067 MEMORIAL DR	RA1	RMU
8_1	OLD LYMAN RD	BC/RA1	RMU
14_18	44 WILLIMANSETT ST	BC	RMU
14_22	WILLIMANSETT ST	BC	RMU
14_23	98 WILLIMANSETT ST	BC	RMU
14_24	94 WILLIMANSETT ST	BC	RMU
14_25	88 WILLIMANSETT ST	BC	RMU
14_26	95 WILLIMANSETT ST	RA1	RMU
14_27	87 WILLIMANSETT ST	RA1	RMU
14_29	81 WILLIMANSETT ST	RA1	RMU
14_30	75 WILLIMANSETT ST	RA1	RMU
14_39	117 WILLIMANSETT ST	RA1	RMU
14_40	119 WILLIMANSETT ST	BA	RMU
14_41	110 WILLIMANSETT ST	BC	RMU
14_42	118 WILLIMANSETT ST	BC	RMU
14_43	84 WILLIMANSETT ST	BC	RMU
14_44	16 WILLIMANSETT ST	RA1	RMU
14_45	28 WILLIMANSETT ST	BC	RMU
14_48	14 WILLIMANSETT ST	RA1	RMU
14_49	7 WILLIMANSETT ST	RA1	RMU
14_50	20 WILLIMANSETT ST	RA1	RMU
14_51	18 WILLIMANSETT ST	RA1	RMU
14_65	32 WILLIMANSETT ST	BC	RMU
14_66	WILLIMANSETT ST	BC	RMU
15_37	OLD LYMAN RD	RA1	RMU
15_85	281 GRANBY RD	BA	RMU
15_124	GRANBY RD	BA	RMU
15_144	LYMAN TR	RA1	RMU
15_146	30 OLD LYMAN RD	RA1	RMU
15_148	2 WILLIMANSETT ST	BA	RMU
15_149	6 WILLIMANSETT ST	RA1/BA	RMU
15_150	WILLIMANSETT ST	RA1/BA	RMU
15_151	12 WILLIMANSETT ST	RA1	RMU
15_152	35 OLD LYMAN RD	BC	RMU
15_153	OLD LYMAN RD	BC	RMU
15_165	WILLIMANSETT ST	RA1	RMU
15_181	4 WILLIMANSETT ST	RA1/BA	RMU




**APPENDIX B: Parcels Proposed for Zoning Map Amendment  
Residential Mixed Use (RMU)**

15_152_A	WILLIMANSETT ST	RA1	RMU
29_130	387 GRANBY RD	RA1	RMU
29_131	411 GRANBY RD	RA1	RMU
29_132	405 GRANBY RD	RA1	RMU
29_133	403 GRANBY RD	RA1	RMU
31_13	480 GRANBY RD	BA1	RMU
31_14	489 GRANBY RD	RA1/BA1	RMU
31_15	459 GRANBY RD	BA1	RMU
31_16	461 GRANBY RD	BA1	RMU
31_24	415 GRANBY RD	RA1	RMU
31_25	3 SUNSET AV	RA1	RMU
31_26	435 GRANBY RD	RA1	RMU
31_27	437 GRANBY RD	RA1	RMU
31_29	437.5 GRANBY RD	RA1	RMU
31_30	441 GRANBY RD	RA1	RMU
31_31	GRANBY RD	BA1	RMU
31_32	GRANBY RD	BA1	RMU
31_33	483 GRANBY RD	BA1	RMU
31_35	482 GRANBY RD	BA1	RMU
31_36	470 GRANBY RD	BA1	RMU
31_37	460 GRANBY RD	BA1	RMU
31_38	456 GRANBY RD	BA1	RMU
31_89	2 CONTI DR	BA1	RMU
31_102	GRANBY RD	BA1	RMU
31_103	GRANBY RD	BA1	RMU
31_104	1 CONTI DR	BA1	RMU
32_29	545 GRANBY RD	BA1	RMU
32_31	589 GRANBY RD	BA1	RMU
32_32	605 GRANBY RD	BA1	RMU
32_33	575 GRANBY RD	BA1	RMU
32_43	577 GRANBY RD	BA1	RMU
32_46	515 GRANBY RD	BA1	RMU
32_47	507 GRANBY RD	RA1	RMU
32_48	501 GRANBY RD	RA1	RMU
32_50	495 GRANBY RD	RA1	RMU
32_51	504 GRANBY RD	BA1	RMU
32_52	506 GRANBY RD	BA1	RMU
32_75	491 GRANBY RD	BA	RMU
32_76	500 GRANBY RD	BA1	RMU
32_78	187 EAST ST	BA1	RMU
32_94	189 EAST ST	BA1	RMU
32_98	EAST ST	RA1/BA1	RMU
34_3	GRANBY RD	RA1	RMU
34_4	GRANBY RD	RA1	RMU
35_16	629 GRANBY RD	RA1	RMU
35_19	617 GRANBY RD	RA1	RMU
35_20	GRANBY RD	RA1	RMU

**APPENDIX B**  
**ROUTE 202/33**  
**CORRIDOR**  
**REZONING MAP**

FINAL  
FOR  
TOWN MEETING  
September 16, 2025

**Legend**

-  Parcels
-  Residential Core
-  Residential Mixed Use

