

SOUTH HADLEY PLANNING BOARD REGULAR MEETING

MINUTES OF OCTOBER 17, 2016

As Approved November 14, 2016

Present: Mark Cavanaugh, Vice-Chair; Brad Hutchison, Member; Melissa O'Brien, Member; Joan Rosner, Clerk; and Richard Harris, Town Planner

Mr. Harris noted that Mr. Squire is unable to attend tonight's meeting due to a prior business appointment.

Mr. Cavanaugh called the meeting into session at 6:30 p.m. He noted that due to a sudden death in Mr. Harris' family and Mr. Squire's absence, many of the agenda items will be deferred to November 28, 2016 including the public hearings.

1. Discussion of the South Hadley Urban Renewal Plan

Mr. Cavanaugh stated this item will be deferred to the November 28, 2016 Planning Board meeting.

2. Discussion and consideration of the Housing Production Plan and Multifamily Study

Mr. Cavanaugh stated this item will be deferred to the November 28, 2016 Planning Board meeting.

4. Minutes

Mr. Cavanaugh stated this item will be deferred to the November 28, 2016 Planning Board meeting.

5. Bills and Correspondence

Mr. Harris stated that there are no bills to be paid at this time.

10. Discussion of Bylaw amendments for Fall Special Town Meeting

Mr. Cavanaugh stated this item will be deferred to the November 28, 2016 Planning Board meeting.

11. Development Update and Planner's Report

Mr. Cavanaugh stated this item will be deferred to the November 28, 2016 Planning Board meeting.

12. Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

Mr. Harris stated that an Approval Not Required Plan was submitted after the agenda was posted. He reviewed the ANR Plan submitted by Luis Builders for Karen Couture. The plan seeks to divide a large tract into two lots – one of which already has a house located thereon.

Mr. Harris noted that both lots will meet or exceed the minimum requirements for frontage and area. Additionally, he stated that Hadley Street is a publicly maintained roadway. Therefore, he suggested it was appropriate for the Board to endorse the plan as presented.

Motion - Ms. O'Brien moved and Mr. Hutchison seconded the motion to find that a) Hadley Street is a public way and b) the proposed lots will have satisfactory frontage on a public way; therefore, authorize 3 members of the Board to sign their endorsement on the plan. The Board voted **Three (3)** out of **Three (3)** members present in favor of the motion.

Mr. Cavanaugh stated he would stay for the times posted for the public hearings to announce that they are deferred.

3. **PUBLIC HEARING: Proposed Flag Lot Special Permit Application - Property Location: 108 College Street (Assessor's Map #41 – Parcel #18) APPLICATION WITHDRAWN**
6. **PUBLIC HEARING: Proposed Flag Lot Special Permit Application - Property Location: Roundelay Road and Chapel Hill Drive (Assessor's Map #50 – Parcels #17, #28, #29, & #39)**
7. **DECISION: Proposed Flag Lot Special Permit Application - Property Location: Roundelay Road and Chapel Hill Drive (Assessor's Map #50 – Parcels #17, #28, #29, & #39)**
8. **PUBLIC HEARING: Special Permit for Proposed 12-unit multifamily development – Property Location: Canal, Main, and High Streets - (Assessor's Map #4D – Parcel #15) (Continued from September 26, 2016)**
9. **DECISION: Special Permit for Proposed 12-unit multifamily development – Property Location: Canal, Main, and High Streets - (Assessor's Map #4D – Parcel #15)**

13. Adjournment

Motion – Mr. Hutchison moved and Ms. O'Brien seconded the motion to adjourn. The Board voted **Three (3)** out of **Three (3)** members present in favor of the motion. The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

AS APPROVED

Richard Harris, Recorder

Attachment A

List of Documents Reviewed in October 17, 2016 Planning Board Meeting

| <u>Document</u> | <u>Record Location</u> |
|---|------------------------------------|
| Planning Board Meeting Agenda and Background Information | Planning Board Agenda Packet Files |
| Zoning Bylaw | Planning Board Files |
| Application and Plan for ANR Plan Hadley Street | Planning Board Project Files |

AS APPROVED