

**SOUTH HADLEY PLANNING BOARD PUBLIC HEARING
ON SPECIAL PERMIT REQUEST FOR PROFESSIONAL BUSINESS**

BY WILLIAM F. FRAIN

MINUTES OF OCTOBER 03, 2011

(As Approved on October 17, 2011)

Present: Joan Rosner, Chair; Mark Cavanaugh, Member; Helen Fantini, Member; Jeff Squire, Member; Melissa O'Brien, Member; Jeremy King, Associate Member; and Richard Harris, Town Planner

Ms. Rosner called the public hearing to order at 6:55p.m. She noted that the public hearing was originally scheduled and advertised for September 12, 2011 but was deferred to October 3, 2011 without having been opened since the applicant was unable to attend on September 12, 2011. William Frain, the applicant, introduced himself and apologized for missing the September 12th meeting; however, he had a medical issue which precluded him from attending.

Ms. Rosner introduced members of the Board and the Town Planner. She explained the procedures for conducting the hearing.

Mr. Cavanaugh read the notice of public hearing - the South Hadley Planning Board, in accordance with the provisions of Chapter 40-A, Section 11, Massachusetts General Laws, will hold a public hearing on Monday, September 12, 2011 at 6:45 p.m. in Room 204 of the Town Hall to discuss the application of William F. Frain; 2085 Memorial Drive; South Hadley, MA 01075 for a Special Permit under Section 5(D), Section 7(M), and Section 9 of the Town's Zoning By-Law to establish and operate a Professional Business (Investment advisory and boutique home improvement referral businesses) on this parcel. The proposed Professional Businesses is to be an investment advisory business and a boutique home improvement referral business. The subject property is identified as 2085 Memorial Drive and generally identified on Assessor's Map Number #7 as Parcel #100.

Both plans and applications may be viewed at the office of the Planning Board during normal office hours (8:30 a.m. to 4:30 p.m.).

Any person interested or wishing to be heard regarding this application should appear at the time and place designated.

William Frain, the applicant, again apologized for his absence at the September 12th meeting. He noted that there is a change in what he wishes to do at this location. The boutique home improvement business will not be located at this address. Instead, the only

business to be operated at this location is the small investment advisory business. He indicated that he will meet with clients 3 times a week.

Ms. Rosner noted that a neighbor was at the September 12th meeting but is not at this hearing. Mr. Harris indicated that the neighbor had expressed concern about a long-standing problem associated with the snowplowing of the driveway. William Frain stated that he would work with the neighbor to identify the problem and work out a solution. He noted that his father had been living at the house and Mr. Frain only recently inherited the house upon his father's death.

Mr. Cavanaugh inquired about parking for the business. Ms. O'Brien asked if there were any signs proposed. William Frain responded that the driveway will accommodate at least 4 vehicles plus at least 2 in the garage. As to signage, he noted that he is allowed a small sign; however, he does not want to have any business sign at this location.

Ms. Fantini queried as to the scaling back of the proposal. William Frain said it will be significantly scaled back. The person who was going to be his partner for the Boutique Home Improvement Referral Service has taken a full-time job which would preclude his operating the business. Therefore, the only business will be the small, limited time business investment advisory service.

Mr. Cavanaugh asked about the hours of operation. William Frain stated that the business will operate by appointment only (hence, the lack of a need for any signs). Generally, the appointments will be in the late afternoon/early evening.

Mr. Harris noted that the applicant still owed the Town the fee for notification of the abutters of the public hearing. William Frain stated he did not bring his checkbook tonight, but would pay the fee on Tuesday.

There being no further public comment, Ms. Rosner stated that the hearing is closed at 7:06 p.m.

Respectfully submitted,

As Approved

Richard Harris, Recorder