

**FALL 2015 Special Town Meeting
Planning Board Report to Town Meeting Regarding
Proposed Planning Board Article 13
Proposed South Hadley Falls Smart Growth 40R District
Designation of District on Zoning Map**

ARTICLE 13: To see if the Town will vote to amend the Zoning Map to delineate the boundaries of the new South Hadley Falls Smart Growth District, as detailed in Planning Report to Town Meeting (also available in Town Clerk's Office or at Planning Department) or take any other action relative thereto.

This article is a companion to Article 12. In this article, the change is to apply the South Hadley Falls Smart Growth District to the Zoning Map.

The following two pages depict the proposed zoning district:

- 1.) The first page shows the district boundaries superimposed over the underlying zoning district.
- 2.) The second page shows the district boundaries with the underlying zoning districts shaded out but the adjoining zoning districts visible.

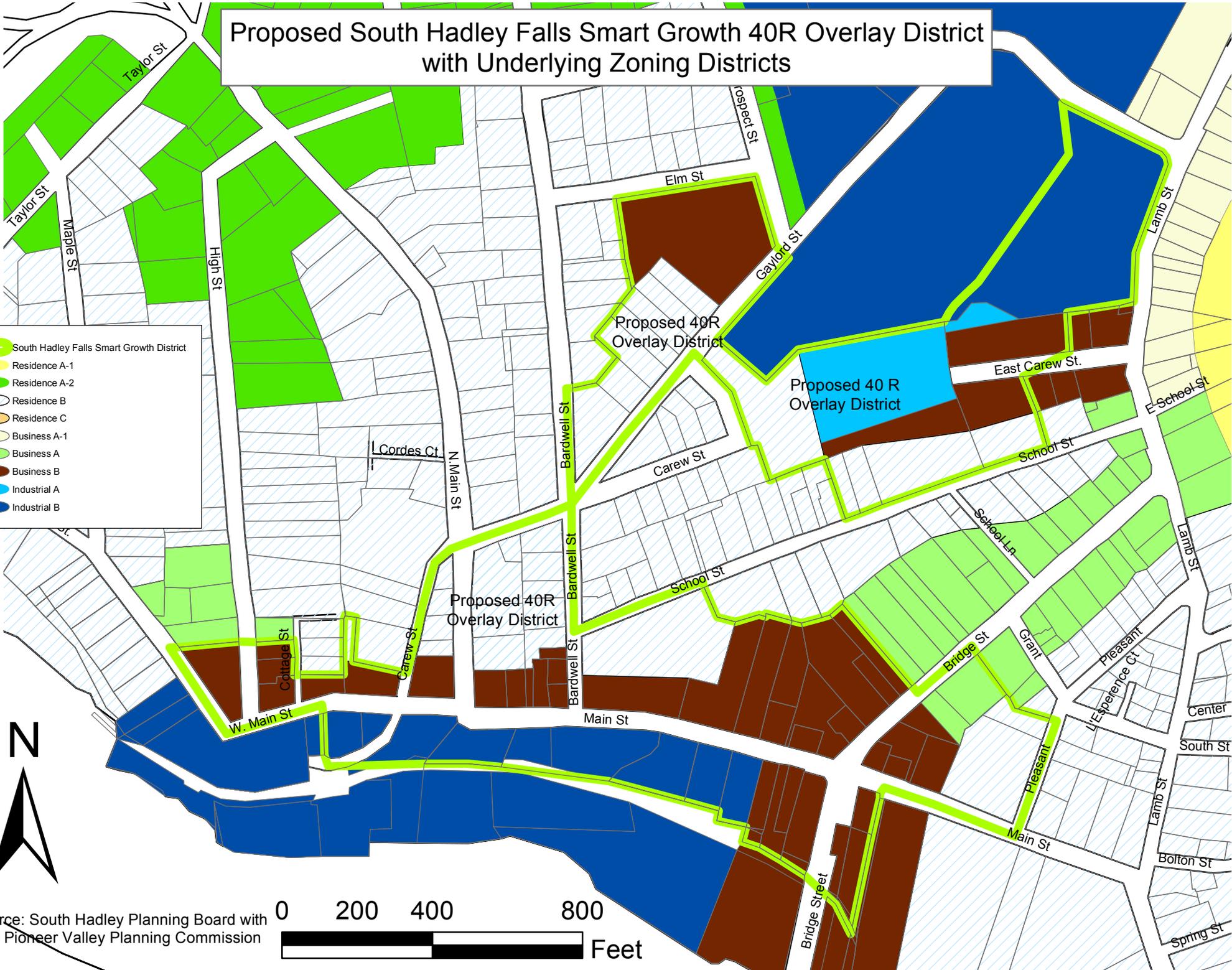
PUBLIC HEARING: The Planning Board held a public hearing on this amendment on October 19, 2015 (however, due to a defective notice, **a new public hearing is to be held on November 9, 2015**). Questions raised in the public hearing related to the rationale for the boundaries and the fact that one or more buildings appear to be divided by the boundary. Larry Smith of the Pioneer Valley Planning Commission and the Town Planner explained:

- The boundaries generally followed property boundaries – with one notable exception where it followed Buttery Brook.
- The designated area was selected based upon the PVPC staff review of the individual properties. Several contiguous areas appear to be stable housing developments and the Smart Growth District should support such areas and not encourage their redevelopment.

RECOMMENDATION: The Planning Board, at their October 19, 2015 meeting, unanimously voted to proceed to the November 9th public hearing and the Special Town Meeting with this article. They will consider their final recommendation following the November 9, 2015 public hearing.

Proposed South Hadley Falls Smart Growth 40R Overlay District with Underlying Zoning Districts

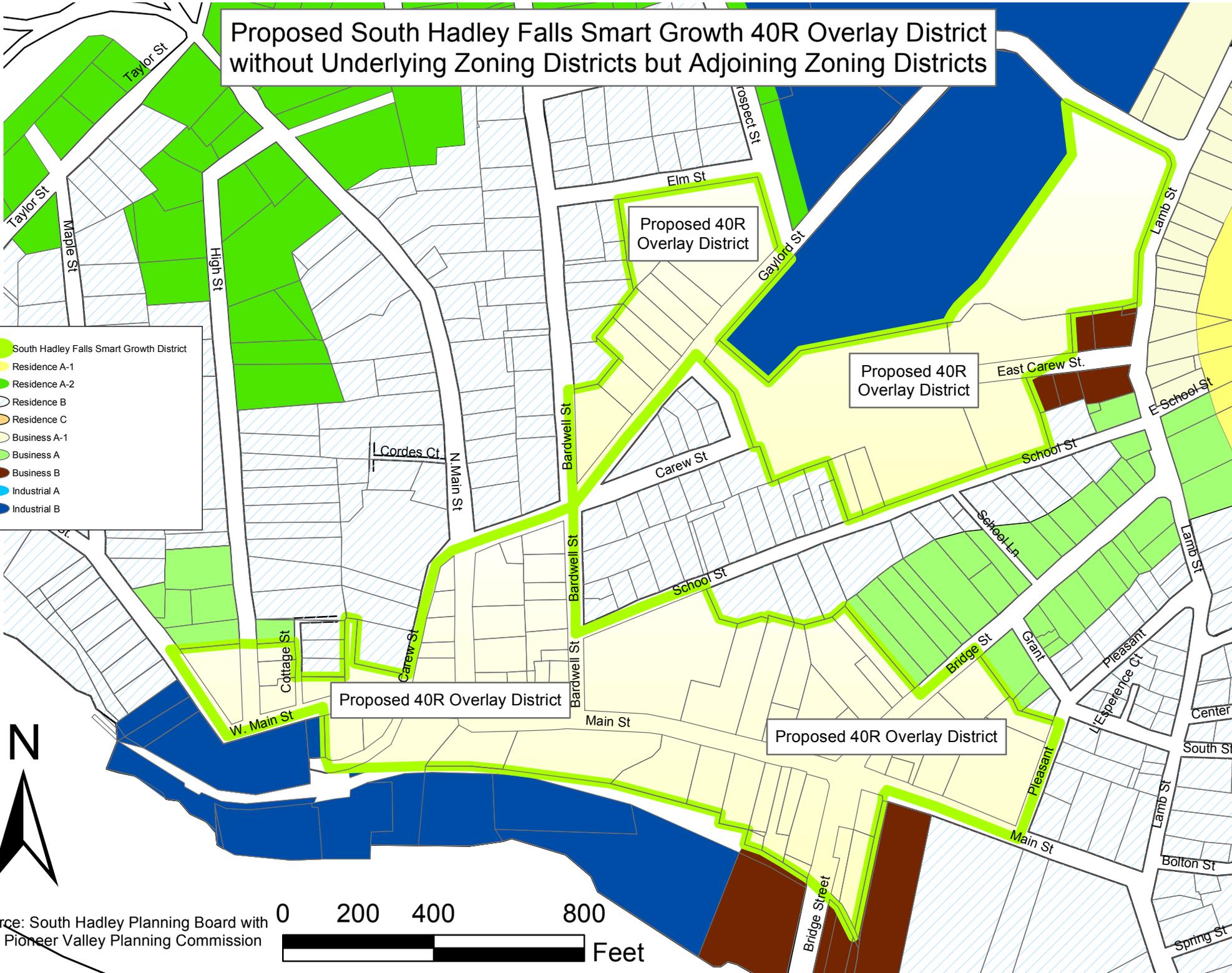
-  South Hadley Falls Smart Growth District
-  Residence A-1
-  Residence A-2
-  Residence B
-  Residence C
-  Business A-1
-  Business A
-  Business B
-  Industrial A
-  Industrial B



Source: South Hadley Planning Board with the Pioneer Valley Planning Commission

Proposed South Hadley Falls Smart Growth 40R Overlay District without Underlying Zoning Districts but Adjoining Zoning Districts

- South Hadley Falls Smart Growth District
- Residence A-1
- Residence A-2
- Residence B
- Residence C
- Business A-1
- Business A
- Business B
- Industrial A
- Industrial B



Source: South Hadley Planning Board with the Pioneer Valley Planning Commission

