



TOWN OF HADLEY, MASSACHUSETTS

OFFICE OF THE PLANNING BOARD

PLANNING BOARD AGENDA

TUESDAY, MARCH 19, 2024
6:30 pm

VIRTUAL MEETING

1. **6:30pm** **Open Agenda – Office Hours**
[Administrative matters, including general questions about the Zoning Bylaw and development, are taken up in this session. No appointments are required or offered. **For all matters with supporting documentation please be sure such documentation is emailed to the Planning Board by close of business on the Friday before the meeting (this includes requests for waivers of Site Plan Approval, amendments of prior actions, Approval Not Required plans, and filing of applications).** Public hearings begin at 6:45, but the Planning Board will not adjourn after the public hearings until all remaining administrative matters have been addressed.]
2. **6:45 pm** **Public Hearings & Scheduled Appointments**
 - a. Administrative review of small-scale ground-mounted solar array at 21 Rocky Hill Road
 - b. Administrative review of small-scale ground-mounted solar array at 6 Maple Avenue
 - c. Public Hearing to review the application of Balise SLS LLC to remove the existing building and erect a new bldg of approx. 32,600 sq ft at 315 Russell St, former Steve Lewis Subaru, intended use is for a new Subaru Dealership; for Special Permits: Site Plan Approval, Business Use in Aquifer and Transfer of Development Rights. **TO BE CONTINUED AT REQUEST OF APPLICANT**
 - d. Public Hearing to review proposed amendments to the Hadley Zone Bylaw for 2024 Annual Town Meeting: Amend Section 1B Definitions and Amend Section 28 Solar Energy Systems by adding definitions and requirements to allow Energy Storage Systems (e.g., batteries) either as stand alone or in conjunction with Solar Systems.
 - e. Public Hearing to review the application of ZP Battery DevCo LLC to construct an Energy Storage System at 0 Breckenridge Rd (site of former gravel pit), for Special Permits: Site Plan Approval, Business Use in Aquifer and Solar Energy Systems.

3. Other

- a. Discuss proposed Zoning Articles and General Bylaws for 2024 Annual Town Meeting-battery storage; paper copies
- b. Updates to Planning Board web page at Hadleyma.org
- c. Adopt 'Standard Conditions' For Special Permits
- d. Affordable Housing Trust Fund Updates
- e. Planning Board Procedures
- f. Bills & Correspondence; payroll
- g. Future discussion topics
- h. Items unanticipated 48 hours in advance

This meeting will be conducted remotely as authorized by Chapter 2 of the Acts of 2023.

"Doors" open at 6; meeting begins at 6:30

William Dwyer is inviting you to a scheduled Zoom meeting.

Topic: Hadley Planning Board

Time: Mar 19, 2024 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85773830407?pwd=cDdkZ3g4N25TWnpOVzQ4b3RDZk93QT09>

Meeting ID: 857 7383 0407

Passcode: 757059

One tap mobile

+19292056099,,85773830407#,,,*757059# US (New York)

+13017158592,,85773830407#,,,*757059# US (Washington DC)

Dial by your location

• +1 929 205 6099 US (New York)

• +1 301 715 8592 US (Washington DC)

• +1 305 224 1968 US

• +1 309 205 3325 US

• +1 312 626 6799 US (Chicago)

• +1 646 931 3860 US

• +1 719 359 4580 US

• +1 253 205 0468 US

• +1 253 215 8782 US (Tacoma)

• +1 346 248 7799 US (Houston)

• +1 360 209 5623 US

• +1 386 347 5053 US

• +1 507 473 4847 US

• +1 564 217 2000 US

- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US

Meeting ID: 857 7383 0407

Passcode: 757059

Find your local number: <https://us02web.zoom.us/j/85773830407>

Rec'd and posted March 15, 2024 10:45am jvks