

ZBA Board of Appeals Functions: To decide on findings, special permits, and variances.

Findings

Determine which laws apply to a property, based on where the property is located.

Determine if a proposed use is an allowed use for a property and not more detrimental to the Town.

Special permits

Hadley Zoning Bylaw and Massachusetts General Law provide that Special Permits may be issued for uses that are in harmony with the general purpose and intent of the by-law, and that do not adversely affect the town. Special permits may be subject to provisions and may impose conditions, safeguards and limitations on time or use.

Variances

Hadley Zoning Bylaw and Massachusetts General Law provide that variances may be granted in response to appeals related to particular land or structures in variance from the terms of applicable zoning bylaw, such as when soil conditions, shape, or topography of the land affect land or structures but not the zoning district, when hardship would result from literal enforcement, and in cases where relief may be granted without substantial detriment to the public good. Extensions of variances may be approved with conditions and time limits.

Basic Application Process

- Applications are presented a. to the Town Clerk, or b. through the Building Commissioner's Office.
- Incomplete, inaccurate, or falsified submissions are subject to postponement or rejection.

Hearings

- Hearing descriptions and dates are published in the Gazette and on the Town web site.
- Hearings are scheduled at least 2 weeks after hearing descriptions are published. Currently, hearings are In-person,
- and are being held in the Hadley Library, but check the Town website for changes in date or location.
- Hearings are open to the public and moderated. Speaking time limits apply to attendees.

Conflict of Interest Statement

The Hadley Zoning Board of Appeals adheres to MA "Conflict of Interest" regulations and thus does not conduct discussions of appeals outside of actual hearings.