

ADDITIONAL PUBLIC COMMENTS:

Additional Comments received from September 24, 2020 at 9:45AM until October 7, 2020 at 8:30AM

1. Anonymous, Comments Submitted via Town Website, Dated September 24, 2020;
2. Kate Troast, Comments Submitted via Email, Dated September 28, 2020;
3. Anonymous, Comments Submitted via Town Website, Dated October 6, 2020;
4. Hillary Wilbur, Comments Submitted via Email, Dated October 6, 2020;
5. Barbara Gravin Wilbur, Comments Submitted via Email, Dated October 6, 2020;
6. Rebecca Fricke, Comments Submitted via Email, Dated October 7, 2020;

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132 Northampton Road - Comments on 40B Comprehensive Permit Application - Submission #15891

Date Submitted: 9/24/2020

Comment Form

I am an abutter to the project. I request that the ZBA make it a written condition of the development plans that Valley CDC include the promised 30 hours/week of Resident Service Co-ordinator time. This staff member will have a crucial role in the development's success, as seen in the call logs from Valley CDC's existing properties which demonstrated a high level of dependence on emergency services. I believe it needs to be a written condition because:

(1) the developer has freely admitted that it cannot rule out the possibility that not just 12 but all 28 of the units be rented to individuals in the lowest proposed income bracket, who may need extensive support and care. (The proposed 30 hours are intended to serve only 12 individuals).

(2) the developer has given only verbal assurances that this RSC position will be kept at 30 hours

(3) with the likelihood of budget cuts to the proposal, given its expensive \$7.5m price tag and the current economic downturn, this RSC position may be one of the "easiest" items to cut.

Please type comments in the box above.

Attachments

No files chosen

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From: [Katharine Troast](#)
To: [Pollock, Maureen](#)
Cc: [Brestrup, Christine](#)
Subject: Letter to the ZBA re: 132 Northampton Road
Date: Monday, September 28, 2020 4:58:46 PM

Dear Members of the Amherst ZBA,

I am a neighbor within 500 feet of the proposed 132 Northampton Road SRO project. When I learned about this project I hoped that the design would include a resident manager/ service coordinator living in the building. This made sense to me given that a significant number of the residents will be at risk people coming out of homelessness. Having a resident manager seemed like a way to support residents of the building and assure the families and students living in the surrounding area that the project will be safe and well managed.

As it stands, the developer's proposal is to have an off-site management company and a Resident Service Coordinator 30 hours/week.

This is not what I wanted but I am hopeful that it will be sufficient for the project to be successful for the residents and well integrated into the surrounding neighborhood.

I hope that you will make the Resident Service Coordinator 30 hours/week a condition of the project. Otherwise I think there is no guarantee that the position will survive budget cuts, despite its significance to the success of the project.

Thanks you for your consideration.

Sincerely,
Kate Troast
99 Dana Street
Amherst, MA

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132 Northampton Road - Comments on 40B Comprehensive Permit Application - Submission #15964

Date Submitted: 10/6/2020

Comment Form

The ZBA and Valley CDC should make this a smoke-free facility. I support overriding zoning rules to increase density and create new housing, but the location of the building and the tiny parcel size demand a smoke-free approach. Equity considerations demand it too. Why should the tenants of the new North Square at the Mill District, 70 University Drive, and One East Pleasant St. buildings have the right to smoke-free premises, but not at 132 Northampton Road? Is a smoke free environment only something that high income tenants have access to in Amherst?

The reason why they have had so much trouble finding a "good" place for designated smoking is that there isn't one. The property is less than 1 acre and is effectively inside an athletic facility. On two sides are students and members of the community practicing sports, coming to and from games, and walking/jogging--often with very small kids. All of this is just a few feet from the property line, which is a few feet from Valley CDC's preferred smoking spot. On the third side is a residential neighbor whose only outdoor space is right next to the development (and who had already been assured by Valley CDC that smoking would not happen close to them). The fourth side faces the street and is immediately across from another neighbor and a school-bus stop.

There is no private place to smoke and there is no place to smoke that will not have a negative impact on the residents of the building and/or neighbors. Here is what the Department of Housing and Urban Development has to say about smoking: "Why did we go smoke-free? Secondhand smoke contributes to disease and early death. A known cause of lung cancer, secondhand smoke is also linked with heart disease and breathing problems in nonsmoking adults. The health effects of secondhand smoke are especially serious for children, older adults, and people with lung problems. HUD requires all public housing to be smoke-free (with the exception of mixed-finance properties). A smoke-free building is one where smoking is not allowed anywhere inside of the building. In addition, no one may smoke within 25 feet of any building on public housing grounds." (https://www.hud.gov/sites/documents/4_SMOKEF_FS_INFORESIDENTS.PDF) The town of Amherst has a similar policy prohibiting smoking near public buildings, for similar reasons.

Valley CDC has said that smoking will simply move to the sidewalk and that they are powerless to stop it. Maybe, but a development that is designed and advertised as smoke-free will still help the same number of people in need and is much more likely to draw non-smokers and protect their rights to health. It would also be more likely to protect the health of the multiple kids living in close abutting properties.

Please type comments in the box above.

Attachments

No files

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From: [Hillary Wilbur-Ferro](#)
To: [Pollock, Maureen](#)
Subject: 132 Northampton rd for public comment
Date: Tuesday, October 6, 2020 1:40:56 PM

Hello Maureen,
Please let me know if I need to direct this email to someone else or if you can forward to the proper person.

Hello,
This development causes great disruption and changes to existing homes in the neighborhood especially to 126 northampton road.
A smoking location will inevitably drift cigarette smoke toward surrounding houses depending on wind. To many non smokers, cigarette smoke is disgusting.

There are children living at 126 Northampton road as well as people who do not smoke nor want to smell the smoke. Please limit the disruptions this development will cause to surrounding homes and make the 132 development non smoking. At the very least make a designated smoking area as far from 126 northampton road as possible.

Thank you,
Hillary Wilbur

From: [Barbara Gravin Wilbur](#)
To: [Pollock, Maureen](#); [Brestrup, Christine](#)
Subject: message received today?
Date: Tuesday, October 6, 2020 2:15:56 PM
Attachments: [image.png](#)

We're sorry, but there is not a web page matching your entry.

You entered: <https://www.amherstma.gov/FormCenter/Planning-Department-34/132-Northampton-RdPEL-Comments-167>

[Click here to go to the home page](#)

I did try to log into the form and submit my comments but received the error message above.

Our strong preference is for a non-smoking facility although realistically, I don't see that being viable and assume it would be difficult to enforce. That said, moving it closer to our property line is not okay. Alt G, in addition to locating it closer to our property increasing the likelihood of our smelling the smoke will also generate an increase in foot traffic from the residence to the Alt G site. What is to stop smokers from lighting up on leaving the premises and smoking as they walk to the smoking bench? When the weather is bad, will the tendency be to stay close to the building under the overhang?

If the first option of a non-smoking facility is not possible, our preference is for Alt A and we offer a slight modification. Shorten the structure and rotate it so that the long side runs along the walk. This would enable a bit of space between the walk and the pavilion without decreasing the distance to the property line. The side along the walk, could be solid, perhaps with a mural if space allowed, or a trellis to "hide" the structure. The opening could face route 9 and a short gravel pathway could lead off the walk to the open side of the pavilion.

You could also offer smoking cessation incentives coupled with Chantix and information on the hazards of smoking.

Barbara Gravin Wilbur
126 Northampton Road

From: [Rebecca Fricke](#)
To: [Brestrup, Christine](#); [Pollock, Maureen](#)
Cc: [Hornik, John](#)
Subject: ZBA Please support the Amherst Studio Apartments on Northampton Road
Date: Tuesday, October 6, 2020 9:22:38 PM

Dear Town of Amherst ZBA Members,

This is not the first time I am writing to ask you to support the 132 Northampton Road studio apartment project, but I hope it is my last, at least before I need to write to thank you for your careful consideration and positive support. This project goes above and beyond most affordable housing plans. The people involved in the architectural planning and organizational system planning have gone to great lengths to address the neighbors' and the town's many different concerns. The time has come to make this project a reality for people who need safe, clean and affordable places to live.

At some point Representative Mindy Domb said that everyone who had secure housing needed to take the time to stop looking at this project (and projects like this) from the outside and instead, think about the project from the perspective of those who do not have windows and closing the doors of their very own. Think about how amazing it will be for home insecure people to look out of one of these apartments. I'm sorry I can not quote Rep. Domb because she said it better, but I hope I conveyed her sentiment in such a way that you too will remember her point.

Please approve this project and let the digging begin. There are many many people waiting to look out the windows onto Northampton Road.

Rebecca Fricke
32 Railroad St, Amherst MA