

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Thursday, May 20, 2021 1:07 PM  
**To:** Brestrup, Christine  
**Subject:** Fw: moratorium

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**From:** Sidney Treyz <sidneytreyz@gmail.com>  
**Sent:** Wednesday, May 19, 2021 4:55 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** moratorium

As an aging Amherst resident I am concerned about the lack of available parking down town. I support the moratorium and feel we need more discussion.



To: Amherst Town Council

From: Amherst Area Chamber of Commerce Community

CC: Planning Board Members  
Town Manager Paul Bockelman  
Assistance Town Manager David Ziomek  
Planning Director Christine Brestrup  
Amherst Area Chamber of Commerce Executive Director Claudia Pazmany  
Amherst Business Improvement District (BID) Executive Director Gabrielle Gould

Date: May 19, 2021

## **Re: Reject Moratorium Proposal, Embrace Progress**

*A Statement by Amherst Residents, Workers, and Business-Owners Facilitated by the Amherst Area Chamber of Commerce.*

### **Proposed Building Moratorium Detrimental To Local Economic Growth**

ARTICLE 16: TEMPORARY MORATORIUM FOR 180 DAYS ON BUILDING PERMITS FOR CONSTRUCTION OF RESIDENTIAL BUILDINGS WITH THREE OR MORE DWELLING UNITS, as proposed, would be detrimental to economic growth in the Town of Amherst and send the wrong message.

Midst the economic and ongoing housing crisis our town and region are facing, Amherst must position itself to emerge more resilient and poised to be an economic engine of the region. Redevelopment and housing production are an important part of the recovery and our long-term economic development goals as a town. This moratorium will

- 1) directly hurt builders and tradespeople,
- 2) is fiscally irresponsible for the town,
- 3) and sends a clear message to those considering moving to, starting their business in, or investing in Amherst — don't!

The proposed building moratorium acts in direct contradiction with the Town Council's stated goals, undermines Amherst's short-term economic recovery from the COVID-19 pandemic, and is incongruent with Amherst's long-term economic strategic plans. We look

forward to and wholeheartedly support economic development projects that make Amherst more productive, more equitable, and greener.

We, the undersigned residents, workers, and business owners of Amherst, implore Town Councilors and Planning Board Members to unequivocally reject this policy, send the message that Amherst is a place that welcomes housing and economic development, and simultaneously continue working diligently on the important planning and zoning reforms introduced in January of this year.

See a full statement by the Amherst Area Chamber of Commerce at <https://bit.ly/3sdh6vy>

<b>FIRST</b>	<b>LAST</b>	<b>...</b>	<b>RESIDENTIAL ADDRESS</b>	<b>MY COMPANY</b>
Glenn	Allan	<i>I live in Amherst, am a business owner in Amherst</i>	88 Woodlot Rd	Amherst Insurance Agency
Katherine	Appy	<i>I live in Amherst, work in Amherst</i>	60 Res Gate Lane	
Joyce	Austin	<i>I live in Amherst, am a business owner in Amherst</i>	76 Sunset Ave	J Austin Jeweler
Clare	Bertrand	<i>I live in Amherst, work in Amherst</i>	610 Bay Road	Amherst Office Park
Kristi	Bodin	<i>I am an attorney representing business owners in Amherst</i>		Kristi A Bodin, Esq.- Curtiss Carey Gates & Goodridge LLP
Nancy	Buffone	<i>I live in Amherst, work in Amherst</i>	307 Shutesbury Road	University of Massachusetts, Amherst
Claudia	Canale-Parola	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	335 Middle Street	Financial Development Agency, Inc.
Bill	Collins	<i>I live in Pelham, do business in Amherst, and am a Chamber member.</i>		Chef Bill Collins
Thomas	Davies	<i>I live in Amherst, work in Amherst</i>	15 Cortland Drive	Amherst College
Rebekah	Demling	<i>I live in Amherst, work in Amherst</i>	20 Atwater Circle	Crocker Farm
Laura	Draucker	<i>I live in Amherst</i>	57 Rosemary	
Mark	Haffey	<i>I am a business owner in Amherst, work in Amherst</i>		Haffey Center for Attention & Memory
Cinda	Jones	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	232 Amity Street	WD Cows Inc.
Isabelle	Kopack	<i>I live in Amherst</i>		
Bernie	Kubiak	<i>I live in Amherst</i>	1183 South East Street	
Noah	Kuhn	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	9 Newell Court	Pilotmade Inc
Miream	Laguerra Sierra	<i>I live in Amherst, work in Amherst</i>	1 E Pleasant Street 507	Amherst Innovative Living, LLC
Ronald	LaVerdiere	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	433 West Street	Amherst Office Park, LLC

Kristin	Leutz	<i>I live in Amherst, work in Amherst</i>	116 High Street	
Ellen	Lindsey	<i>I live in Amherst</i>	288 Shays Street	
Julie	Marcus	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	8 Ladyslipper Circle	Carex LLC
Mickey	Marcus	<i>I live in Amherst, work in Amherst</i>	8 Ladyslipper Circle	SWCA
Tony	Maroulis	<i>I work in Amherst</i>		WD Cows Inc.
Sarah	Marshall	<i>I live in Amherst</i>	64 Eames Avenue	
Sanjay	Nawalkha	<i>I live in Amherst, work in Amherst</i>	208 Pine Street, #14, Amherst MA 1002	University of Massachusetts, Amherst
Andrea	Newman	<i>I live in Amherst</i>	14 Moody Field Road	
John	Page	<i>I live in Amherst, I work in Amherst</i>	683 E Pleasant Street	Amherst Area Chamber of Commerce
Tyler	Page	<i>I live in Amherst, I work in Amherst</i>	683 East Pleasant Street	Amherst Business Improvement District
Adam	Page	<i>I live in Amherst, I work in Amherst</i>	683 East Pleasant Street	Fort Hill Collision Services
Claudia	Pazmany	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	47 Emily Lane	Amherst Area Chamber of Commerce
Andrew	Pazmany	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	47 Emily Lane	ProSensing, LLC
Ethan	Pope	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	11 Wildflower Drive	Insight Osychuatric Associates, LLC
Sharon	Povinelli	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	493 Montague Road	A.J.Hastings
Adam	Siegel	<i>I live in Amherst</i>	14 Morrow Lane	
Sarah	Thompson	<i>I live in Amherst</i>	15 Farmington Road	
Nicola	Usher	<i>I live in Amherst, work in Amherst</i>		
Jonathan	Welch	<i>I live in Amherst, am a business owner in Amherst, work in Amherst</i>	32 Oakwood Circle	Osteria Vespa
Sherri	Willey	<i>I live in Amherst, work in Amherst</i>	24 Ridgecrest Road	RLS Properties/Jones Realtors/Hampshire Hospitality Group

Respectfully submitted by the Amherst Area Chamber Board Directors. Prepared by John Page and approved by Executive Director Claudia Pazmany.

#### EXECUTIVE COMMITTEE

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General Manager, Hampshire Mall  
[Pyramid Management Group, LLC](#)

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Banking Center Manager, Amherst  
[PeoplesBank](#)

**Robin Brown, Treasurer**  
Director of Sales  
[Inn on Boltwood](#)

**Maura Guzik, Secretary**  
Vice President Commercial Loan Officer  
[Greenfield Northampton Cooperative Bank](#)

**Nancy Buffone**  
Associate Vice Chancellor for University  
Relations  
[University of Massachusetts at Amherst](#)

**Sean Cleary**  
Owner  
[Amherst Copy & Designworks](#)

**Heidi Flanders**  
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[Integrity Development and Construction, Inc.](#)

**Kishore Parmar**  
Vice President  
[Pioneer Valley Hotel Group](#)

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**Aelan Tierney, AIA, LEED AP**  
Principal  
[Kuhn Riddle Architects](#)

**Sherri Willey**  
Project Coordinator  
[Hampshire Hospitality Group](#)

I'm writing in support of the Inclusionary Zoning proposal on the table from the Planning Department and in favor of the permitting moratorium.

Archipeligo Investments has applied to build another 5 story apartment building in downtown Amherst. A building that will not incorporate the design standards proposed by the PD; and will not incorporate the affordable housing bylaw also proposed by the PD. I'm struck and mystified by the seeming exuberance the PB has for these buildings, now a fifth one.

Why do we need these buildings? Because UMass will not build enough housing for the many increases in student enrollment, and our downtown suffers for it. Why are we as a town so hell bent on providing more housing for students which will likely increase the need for more emergency services at a greater cost to the town? I appreciate that these projects are likely bringing in more tax revenue than the previous buildings or land did. I do wonder what the hidden costs are, such as increased police and EMS presence.

I've registered my support before today for the Inclusionary Zoning changes. A moratorium on permitting until those changes have been voted on is critical to our affordable housing stock. And I've heard that a moratorium would be anti business. I totally disagree. It might retard the building of more 5 story buildings and units in residential areas for a short while, but it is certainly not anti-business. If there were more affordable units downtown, there would be a greater diversity of shoppers, who would be needing more than beer and pizza, not to even mention the greater equity that would be accomplished by having people, other than students living downtown. If the buildings were actually attractive and had viable ground floor businesses, that would be pro business. I certainly haven't seen any increase in commerce downtown since those buildings came into existence. If any thing, we've had a decrease from the many little shops that used to exist to the single restaurant that has taken their place. I don't hold out much hope that the next buildings will offer much more. It seems to me that we can have it all - large attractive mixed use buildings, with their tax revenue, along with affordable units which will increase diversity and be good for business.

A moratorium would give you and other town officials time to really study these issues in Amherst, to study the costs and benefits of these buildings and to adequately discuss the PD's excellent proposals and proceed with truly smart development, rather than the bumper sticker mantra that permitting these buildings is pro business. There's a big difference between pro development and pro business if that development isn't done with wisdom.

Thank you for your time and attention,

Gerry Weiss  
Middle Street, Amherst

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Thursday, May 20, 2021 1:17 PM  
**To:** Sadler, Pam Field  
**Subject:** Fw: Thank You - Looking Forward To Working Toward Solutions

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**From:** John Page <john@amherstarea.com>  
**Sent:** Wednesday, May 19, 2021 11:15 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Cc:** Town Council Members <towncouncil@amherstma.gov>; Amherst Area Chamber of Commerce <claudia@amherstarea.com>; Gabrielle Gould <gabrielle@amherstdowntown.com>; Brestrup, Christine <brestrupc@amherstma.gov>; Malloy, Nathaniel <malloyn@amherstma.gov>  
**Subject:** Thank You - Looking Forward To Working Toward Solutions

Dear Planning Board Members,

Thank you for the unanimous (6-0) rebuttal of the proposed building moratorium for Downtown. Now we can get to work together crafting creative solutions and implementing some strategies to address the very topics raised by moratorium pro-ponents.

On a personal level, as a Pelham, Shutesbury, then Amherst resident; Amherst Regional alum; UMass alum; and now working for the Amherst Area Chamber I was moved by several comments you all made tonight wrestling with the complex issues of the identify of Amherst and how students and young professionals fit into that picture.

As Mr. Long pointed out, education is our industry and one we cherish. Let us embrace that identity and incorporate not live in fear of the approximately 60% of the population (not all of whom are college students) that are 18-24 and live here in this Town. You represent them and their interests too.

Thank you also, to all the Planning Staff who as Ms. Neuman put it "can now focus on the solutions" with the proposed moratorium out of the way. Thank you for the challenging work you do each and every day.

Several Councilors and members of the public shared concepts for vast retail spaces, arts and cultural centers, and a "public" marketplace concept as well as highlighting parking concerns. The business community is doing its darndest to carry out that very vision and address those issues and we look forward to your support if and when proposals have to be considered by the Planning Board and Town Council. If any of the commenters know of these allusive ventures interested in moving into or starting their business here, the Chamber is here with open arms to support.

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Best,



**John Page**

Marketing and Membership Manager, Amherst Area Chamber of Commerce  
35 South Pleasant Street, Amherst, Massachusetts 01002