

Background Materials – March 6, 2023– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 3/3/23

Cable Access Channel 15 –The Cable Studio has indicated that this meeting will be live streamed on Channel 15.

AGENDA ITEM #1 Open Comment Period

This 10-minute period is set aside for the public to offer comments on items not on the posted agenda, in accordance with the adopted policy, as amended 8/8/22, posted on the Town of South Hadley Planning and Conservation Department webpage here:

<https://southhadley.org/DocumentCenter/View/9842/Open-Comment-Period-Policy---As-Adopted-2022-08-08>

Action Needed: Allow members of the public to offer comments to the Board.

AGENDA ITEM #2 Minutes

Planning and Conservation Coordinator Colleen Canning will forward minutes separately.

The recorded 2/27/23 Planning Board meeting is online at Channel 15 Cable here:

<https://vimeo.com/803195089>

Action Needed: Vote to approve the minutes.

AGENDA ITEM #3 Correspondence

A list of correspondence for the Draft Accessory Dwelling Unit Bylaw is attached. Planning and Conservation Department Coordinator Colleen Canning will forward any other correspondence separately.

Action Needed: No action needed.

AGENDA ITEM #4

Illuminated Sign Request, White Wing Convenience and Gas Station, 568 Newton Street Map 28, Parcel 80)

Application here: <https://www.southhadley.org/1348/13584/Newton-Street-568---White-Wing?activeLiveTab=widgets>

255-85 Signs: <https://ecode360.com/30053735>

The subject property is an existing gas station and convenience store located in the Business A zoning district. Per 255-85 (G), illuminated signs must be approved by the Planning Board by a

determination that the sign will not be adverse to the character of the surrounding neighborhood and community. As required per the Zoning Bylaw, abutters have been notified of the meeting date and time.

The applicant is seeking to replace an existing “Mobil” sign with an illuminated sign displaying the price of gas. The image below of the existing station is from the Assessor’s property records. The façade on the gas station canopy appears to have been replaced since the photo was taken. I’m currently awaiting an opinion from the Building Commissioner as to whether the canopy is considered an accessory structure to the gas station. Per 255-85, wall mounted signs in business districts are only allowed on principle buildings. The canopy is likely considered an accessory structure and therefore no signs would be allowed on it.



For the illumination, the sign will not be backlit, and only the numbers on the sign will be illuminated. The application states that the illumination will be by LED lights, 16 hours per day, and is 4’ x 2’ which is less than the maximum of 20 SF. As presented, the illumination appears to pose no detriment to the neighborhood or community given its location at an existing business.

Recommendation: I’m awaiting an opinion from the Building Commissioner on whether or not the canopy at a gas station is considered an accessory structure, and whether or not a wall mounted sign could be affixed to it. If the question is not answered by Monday, I recommend continuing the meeting for 1 week while this question is answered.

Inquire about the hours of illumination. For previous illuminated sign applications, the Board has conditioned the permit for illumination to extend for up to one hour before opening, and one hour after closing.

Action Needed: The Board should vote on the request for illuminated sign approval if all questions are answered or continue for 1 week.

6:30 PM AGENDA ITEM #5 Accessory Dwelling Unit Draft Bylaw Public Hearing

Draft Accessory Dwelling Unit Zoning Bylaw:

<https://www.southhadley.org/DocumentCenter/View/10679/Accessory-Dwelling-Unit-Bylaw---Working-Draft---January-20-2023>

Housing Production Plan – Draft Housing Needs Assessment Executive Summary:

<https://www.southhadley.org/DocumentCenter/View/10738/Housing-Needs-Assessment-Executive-Summary---01-30-2023>

The Board held a public hearing on the draft ADU Bylaw on 2/26/23, and voted 4-1 to close the hearing at that meeting. The Board received verbal and written public comments. All written public comments are being forwarded as correspondence attached to this Background Materials packet. The public hearing presentation by the Director of Planning and Conservation is posted online here: [Accessory Dwelling Units Bylaw Proposed \(southhadley.org\)](#)

The Board agreed to hold final deliberations about the draft bylaw at the 3/7/23 meeting. Of priority consideration as expressed in public comment is whether or not to include detached ADUs in the bylaw.

Discussions about a framework for an ADU Bylaw have been conducted at the Planning Board meetings on 11/21/22, 12/19/22 and 1/9/23. The Planning Board also engaged with Building Commissioner Damian Cote at the 1/9/23 meeting to gather his feedback on how building and fire code standards would impact site planning and design considerations for attached and detached accessory dwelling units.

Recordings of these meetings are online here:

11/21/22 [Planning Board: 11/21/2022 on Vimeo](#)

12/19/22 [Planning Board: 12/19/2022 on Vimeo](#)

1/9/23 [Planning Board: 1/9/2023 on Vimeo](#)

2/27/23 – Public Hearing <https://vimeo.com/803195089>

Accessory Dwelling Units (ADUs) are gaining in popularity regionally and nationally as an emerging affordable and flexible housing option that meets the needs of older adults and young families alike. These small homes and apartments are known by many other names such as in-law suite, guest house, granny flat, etc., and each conjure up different images and perceptions about how this type of housing may or may not fit into your community or

neighborhood. No matter what your perception of their relationship to community character, these small housing units gently increase housing density in already developed areas by making use of existing developed land, infrastructure and housing stock, easing the burden on undeveloped open space as the source of new housing. Meeting South Hadley's housing needs cannot be accomplished with just one approach to the creation of new housing units. The combination of new apartment buildings, new multifamily and conversions, and the addition of small dwellings on existing residential lots can offer a diverse range of housing options for families of all incomes and sizes to choose from. Accommodating gentle density increases through the addition of small accessory dwelling units on already developed lots is often referred to as infill development. Accessory dwelling units (ADUs) can be both attached to an existing single-family residence or detached, located on the lot but as a separate structure diminutive in size.

The Town is currently working on an update to the 2016 Housing Production Plan (HPP). Learn more about the planning process here: [Housing Studies and Reports | South Hadley, MA - Official Website](#)

An important part of the HPP update is the *Housing Needs and Demand Assessment*, and a draft for the 2023 HPP update has just been released. This document provides analysis and commentary on the population, housing stock, and housing affordability for South Hadley using demographic and market data. The full document is online at the link above, as well as an Executive Summary. In summary, there is a current and growing need to provide small, affordable and accessible housing to people of all ages and families of all sizes. Important issues related to housing in South Hadley include an aging population, the need for appropriate and accessible housing options, a potential mismatch of housing types and sizes with housing needs, a potential opportunity for alternative small housing options and a return to traditional smaller housing footprints, a high number of low-income and housing cost burdened households, and a mismatch between the character of the current residents and their ability to afford the current market.

ADU Informational Resources

EOEEA Smart Growth Toolkit – Accessory Dwelling Units

<https://www.mass.gov/service-details/smart-growth-smart-energy-toolkit-modules-accessory-dwelling-units-adu>

[AARP – All About Accessory Dwelling Units](#)

Website with links to numerous resources on ADU regulation and development.

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html?CMP=RDRCT-CSN-OTHER-LIVABLEADU-012819>

The ABCs of ADUs – AARP

[ABCs of ADUs-web-singles-082222.pdf](#)

The State of Zoning for Accessory Dwelling Units, the Pioneer Institute, 2018

<https://pioneerinstitute.org/pioneer-research/economic-opportunity/the-state-of-zoning-for-accessory-dwelling-units/>

New Hampshire – ADU Guides

As of June 1, 2017, NH law requires local zoning ordinances to allow Accessory Dwelling Units nearly everywhere single-family houses are permitted. The following link provides access to several publications sponsored by the State of New Hampshire on ADU permitting and development.

<https://www.nhhfa.org/housing-challenges-solutions/accessory-dwelling-units/>

Accessory Dwelling Units in New Hampshire – AARP

<https://www.aarp.org/livable-communities/housing/info-2017/adu-accessory-dwelling-units-law-new-hampshire.html#:~:text=The%20New%20Hampshire%20law%20defines%20an%20ADU%20as,ame%20parcel%20of%20land%20as%20the%20principal%20dwelling%E2%80%A6%22>

Jump Starting the Market for ADUs: Lessons Learned from Portland, Seattle and Vancouver, San Francisco Chapter of the Urban Land Institute 2018

[https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Jumpstarting the Market --_ULI.pdf](https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Jumpstarting_the_Market_-_ULI.pdf)

Posted on September 17, 2014 by [Martin John Brown](#) in [Policy & Trends](#)

<https://accessorydwellings.org/2014/09/17/summing-up-adu-research-are-accessory-dwelling-units-as-great-or-as-horrible-as-people-say/>

ADU Companies

The following companies either sell prefabricated Accessory Dwelling Units or construct them. These links are provided to show examples of various types of ADU structures that are commercially available, including different sizes by square feet to offer visuals to help ground our discussions around these structures can be integrated into a residential property.

Note – I am in no way endorsing any particular company or product by providing these links but rather offer it as an example of the market that exists for these structures.

prefabADU

<https://www.prefabadu.com/backyard-homes/micro-units/micro-150>

<https://www.theprefablist.com/location/new-hampshire-prefab-cabins-cottages-adus>

<https://buildgreennh.com/prefab-adus/>

UMASS BCT program's demonstration ADU

[BCT Students Start Construction on the "Hygge House" Design-Build Project - Building and Construction Technology - UMass Amherst](#)

ACTION NEEDED: Hold final Board deliberations on draft ADU Bylaw. Motion to vote on final draft bylaw to send to Town Meeting for adoption.

AGENDA ITEM #5 Planning & Conservation Department Report on Planning Projects and Development Updates

Next Meetings and Posted/Pending Agendas

3/13	<ul style="list-style-type: none"> • 280 and 286 Granby Road– Landowner Petition for a Zone Change - Public Hearing (link)
3/20	<ul style="list-style-type: none"> • Short Term Rental Bylaws Public Hearing Continuation/Board Deliberation (link)
3/27	<ul style="list-style-type: none"> • 25 N Sycamore Knolls SP- Expansion of a nonconforming structure (link)
4/10	<ul style="list-style-type: none"> • 93 Mountainview St SPR- Home Occupation Dog Groomer (link) • Amherst Road Zone Change (link) • 27 Bardwell Street – Library Condo Conversion, Special Permit Extension Request
4/24	MPIC Bylaw Update Review Housing Production Plan Public Hearing
5/8	
5/10	Annual Town Meeting
5/22	Week of 5/15 or 5/22 – Schedule joint meeting with Selectboard for Housing Production Plan Adoption

The Board needs to set meeting dates for June, July and August.

In addition to what is already scheduled, I am aware of several pending permit applications for new development projects. Given the full agenda thru March, I will attempt to schedule any new permit applications for April, as long as statutory timeframes for permit review under MGL c.40A and/or Chapter 255 allow.

Return to In Person Meetings on April 1, 2023

The state legislation to extend key pandemic-era accommodations, including remote local government meeting authorizations, will expire on March 31, 2023. At this time, no new guidance has been issued to municipalities contrary to this. Thus, **as of April 1, 2023, all**

Planning Board meetings will be scheduled for in person attendance by all board members, staff, applicants and members of the public. Town staff are monitoring this situation closely and will provide any updates as they become available. Meeting locations are TBD but will likely be at the Senior Center or Public Library. If possible, meetings will be recorded and/or televised.

Housing Production Plan

The Housing Plan Advisory Committee meeting scheduled for 2/23/23 has been rescheduled for 3/8/23. The Committee is currently reviewing the draft Housing Needs Assessment section of the plan and will offer comment at that meeting. They will also be reviewing plan goals and strategies, and site selection for affordable housing project concepts that will be the subject properties for the architectural subcontractor Utile to do conceptual layout plans.

AGENDA ITEM #8 Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

No new business had been submitted to me as of today.

March 6, 2023 Planning Board Meeting
Accessory Dwelling Unit Bylaw
Public Correspondence

Correspondence received *after* 3:30 PM to February 27 (new correspondence or sent during the February 27 Hearing)

- February 27 email from Naomi Darling, Associate Professor of Sustainable Architecture at Mount Holyoke College and UMass- Amherst.
- February 27 email (attached) from Liz Schwellenbach, Ashfield Lane.
- February 27 google form (attached) from Garth Schwellenbach, Ashfield Lane.
- Two February 27 emails (attached) from Jim Bosman, Promenade Way.
- February 27 letter (attached) from Linda Sachs, Woodbridge Street.
- February 27 email (attached) from Lucia Foley, Shadowbrook Est.
- February 27 email (attached) from Marion Canning, Lyman Street.
- February 28 email (attached) from John Hine, Chestnut Hill Road

Correspondence received *prior* to 3:30 PM on February 27 (previously sent)

- February 4 email (attached) from Heidi Rademacher, South Hadley resident.
- February 14 letter (attached) from the Council on Aging.
- February 21 letter (attached) from Tay Silveira, Maple Street.
- February 25 email (attached) from Tom Terry, Precinct B Town Meeting Member.
- February 26 email (attached) and news article (attached) from Mariann Millard, Alvord Street.
- February 26 letter (attached) from Melissa O'Brien, Parkview Street resident and former Planning Board member.
- February 26 email (attached) from Carol and Rick Constant, Morgan Street.
- February 27 email (attached) from Jacqueline Dupre, Precinct B Town Meeting Member.
- February 27 email (attached) from Jeff Squire, former Planning Board Chair.
- February 27 email (attached) from Helen Fantini, Stanton Ave.

Fw: ADU support

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Mon, Feb 27, 2023 at 7:32 PM

----- Forwarded Message -----

From: Naomi Darling <darling.naomi@gmail.com>
To: Brad Hutchison <bradfordhutchison@yahoo.com>; Anne Capra <acapra@southhadleyma.gov>
Sent: Monday, February 27, 2023 at 06:30:45 PM EST
Subject: ADU support

Hi –

My name is Naomi Darling and I am an architect and Five College Sustainable Architecture professor living in South Hadley on Silver St. I am writing in just in case I am not able to fully tune in to the meeting tonight as I think the ADU provision is a very important and positive step for our town to take to address the housing shortfall facing South Hadley as well as much of Massachusetts.

As part of the Housing Advisory Committee, I have learned more about the lack of affordable housing in Town, as well as the mis-match of the existing housing stock – which is predominantly 3+ bedroom family homes - and the people who actually live here – many people living alone or as a couple, who would benefit from an inventory of smaller homes.

ADUs have many advantages which are clearly outlined in the ADU provision and will be able to increase density while still preserving the neighborhoods that we all cherish. By requiring that ADUs do not exceed 50% of the floor area of the primary home, or 900 sf max, this will ensure that from the street, the ADUs will look not much different than many garages – if anything, they will be visually more appealing with doors and windows – and will contribute to our neighborhoods.

I am currently involved in a teaching team at UMass in which we are working with OneHolyoke, a housing non-profit in Holyoke, that works to address the housing issues facing their city. We are doing this through working with students to design and build net zero ADUs. The first iteration of this course resulted in the Hygge House which has been on display on Main St in Holyoke across from the train station – perhaps some of you present have driven past it. This is a 350 sf ADU that is net zero and in addition to providing a great learning experience for our students will also soon provide a home to up to 2 people when it is relocated to its permanent home just south of where it has been for the past year. There is more information on the project here: <https://blogs.umass.edu/umassdesbuild/>

Thank you

--
Naomi Darling AIA LEED AP BD+C

Naomi Darling Architecture
www.naomidarling.com

Five College Associate Professor of Sustainable Architecture
Mount Holyoke College // University of Massachusetts, Amherst

Fwd: Support for ADUs

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Mon, Feb 27, 2023 at 5:34 PM

----- Forwarded message -----

From: **Liz Schwellenbach** <lhschwell@gmail.com>
Date: Mon, Feb 27, 2023 at 4:44 PM
Subject: Support for ADUs
To: Anne Capra <acapra@southhadleyma.gov>

Hi,

I'd like to submit for public comment my support for ADUs in South Hadley.

We purchased our residence with an ADU, which was a definite draw and value for us. It has served us well as private quarters for family or friends. It has functioned as a true mother-in-law apartment, which enabled me to care for my sick mother during Covid and her to live with us for my nursing care and for holidays, birthdays, etc. Otherwise she would have been in a facility or at home 500 miles away, isolated either way. It served well for several years as an Airbnb, which was not a disturbance in any way to our neighbors, and a great help to us financially. We used the proceeds to replace our roof and do tree work for safety, a plus for the neighborhood. I feel it was a great service to families of MHC, given the dearth of nearby accommodation.

We use it now for private space, and the location of my home business.

I am in favor of this sort of dwelling unit in town. Ours is attached but I also support the detached variety. It has enhanced our home ownership options immensely. This satisfaction is one if many reasons we love living in South Hadley.

Sincerely

Liz Schwellenbach
19 Ashfield Lane

February 27, 2023 Planning Board Public Hearing- Accessory Dwelling Units

6:30 - Public Hearing

to discuss proposing articles to Town Meeting for the purpose creating a new Accessory Dwelling Unit Zoning Bylaw (<https://www.southhadley.org/1318/ProposedDraft-Bylaws>)

Please read the Planning Board's protocols for virtual meetings here : [Virtual Meeting Protocols](#) *



I have read and acknowledged the protocols

Please State Your First and Last Name *

Garth Schwellenbach

Please State Your Street Address including City/State *

19 Ashfield Lane

Please state your email address - if any

garthhs@gmail.com

Do you wish to speak at the Planning Board meeting?

Yes

No

Please list the agenda items to which you wish to speak

ADU Bylaw

You can include written comments below

I would like to express my support for him a zoning bylaw that allows for accessory dwelling units in South Hadley, specifically detached units. There's already precedent within the zoning to allow detached accessory structures by right, and this should include accessory dwelling units. Accessory dwelling units are a vital method of increasing the availability of housing within the town, and can provide more housing density without substantially increasing locked coverage.

This form was created inside of southhadley.ma.gov.

Google Forms

ADUs

3 messages

'Jim Bosman' via SHPlanBoard <SHPlanBoard@southhadleyma.gov>

Mon, Feb 27, 2023 at 6:54 PM

Reply-To: Jim Bosman <jimbosman@me.com>

To: SHPlanBoard@southhadleyma.gov

The Purpose and Intent section cites a severe housing crisis for lower- and middle-income earners, and older adults.

Will the town provide any incentives to encourage renting to the elderly and low-income earners?

The proposed bylaw states the ADU shall not be occupied by more than three people.

If I rent my two-bedroom ADU to a young couple who have twins a year later, do they have to move out?

Colleen Canning <ccanning@southhadleyma.gov>

Mon, Feb 27, 2023 at 6:56 PM

To: Jim Bosman <jimbosman@me.com>

Cc: SHPlanBoard@southhadleyma.gov

Thank you for your comment. Can you share your address or affiliation for the record?

Thanks!

Colleen Canning
Planning/Conservation Coordinator

(413)-538-5030 X6127

ccanning@southhadleyma.gov

[Quoted text hidden]

Jim Bosman <jimbosman@me.com>
To: Colleen Canning <ccanning@southhadleyma.gov>

Mon, Feb 27, 2023 at 6:58 PM

Jim Bosman
12 Promenade Way
So Hadley

Sent from my iPad

On Feb 27, 2023, at 6:57 PM, Colleen Canning <ccanning@southhadley.ma.gov> wrote:

[Quoted text hidden]

***Do not print this email unless necessary**

ADUs

'Jim Bosman' via SHPlanBoard <SHPlanBoard@southhadleyma.gov>

Mon, Feb 27, 2023 at 8:23 PM

Reply-To: Jim Bosman <jimbosman@me.com>

To: SHPlanBoard@southhadleyma.gov

Most MA communities have not done enough to address the obvious and embarrassing problem of affordable housing. We must be intentional about our housing policies. I support this effort and commend the Planning Board for bringing this bylaw forward.

Jim Bosman
12 Promenade Way
So Hadley

Sent from my iPad

193 Woodbridge Street
South Hadley, MA 01075
lsachsnycc@earthlink.net

February 27, 2023

Anne Capra
Director of Planning and Conservation
Town of South Hadley, MA 01075

Dear Ms. Capra:

I am writing to comment on the proposed **Accessory Dwelling Unit Zoning Bylaw**

Please share this document with the Planning Commission:

Thank you for giving me an opportunity to share my thoughts on this proposed zoning bylaw.

The draft ADU Zoning Bylaw, aims to achieve quite a number of lofty, complex and complicated goals. These include: increasing housing stock; enhancing the livability and beauty of our town; and the well being of residents of all ages, incomes and abilities.

The proposed method of accomplishing all this is to allow ADUs, including detached ADUs up to 900 Square feet. That is impossible.

There are several misstatements in the Bylaw that minimize the negative impacts of detached ADUS and erroneously promote the benefits of these detached second dwellings.

I am totally opposed to **detached ADUs**.

First, the proposed Bylaw states that our community faces a severe housing crisis, but that statement does NOT make it so. South Hadley's **Housing Needs Assessment Plan** never uses this language of a quote "severe housing shortage."

Second, stating that a detached ADU is going to **gently** increase housing density does not make it so. A second, 900 Square foot house on a residential lot is not at all a **gentle** thing.

I understand that in world of urban planning and among builders the very term ADU usually includes detached units, but that doesn't mean South Hadley has to parrot and copy what other towns and states do. Let's make our own way, let's not turn our beautiful town into a crowded city.

This brings me to my final point which is sadly another piece of misinformation in the bylaw under Intent and Purposes. The Bylaw lists **benefit (h) as:**

Promoting more compact urban and suburban growth, a pattern that reduces the loss of farm and forest lands and natural areas and resources and limits increases in pollution that contributes to climate instability;

Protecting forests and other natural areas is a laudable goal. But the effective way to reduce the loss of farm and forest lands and natural areas and resources is to place permanent restrictions against development on these lands. Increasing the density in our single-family neighborhoods will not preserve open space and woodlands.

The other way to do accomplish this goal is for the Planning Board to mandate that builders and developers stop cutting down trees when they do build. That should be an imperative.

Several years ago a developer was given permission to cut down approximately 5 acres of forest to build an ugly four home subdivision – Chatham Way -- that is totally out of character with the rural neighborhood of north Woodbridge Street where I live. Instead of trees, most of the the land is now planted with turf grass -- which is death to pollinators-- acres and acres of turf grass which needs pesticides, fungicides, artificial fertilizer and lots and lots of water to keep green, not to mention smelly, noisy, constant gasoline powered mowing. All those beautiful missing trees, supported wildlife and birds, purified the air and kept summertime temperatures cooler.

So If you are serious about preserving natural resources, then I urge you to do that purposefully and effectively. Purposely and effectively **excludes** permitting Detached Accessory Dwelling Units as proposed in this draft Bylaw.

Thank you.

Yours truly,

Linda Sachs

lsachsnyc@earthlink.net

Fwd: Accessory Dwelling Units Draft Zoning Bylaw

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Fri, Mar 3, 2023 at 10:40 AM

----- Forwarded message -----

From: **Lucia Foley** <luciafoley@yahoo.com>
Date: Mon, Feb 27, 2023 at 8:44 PM
Subject: Accessory Dwelling Units Draft Zoning Bylaw
To: acapra@southhadleyma.gov <acapra@southhadleyma.gov>
Cc: shplanning@southhadleyma.gov <shplanning@southhadleyma.gov>

Dear Anne and Planning Board members:

It's clear that a great deal of thought has gone into the draft ADU bylaw and I appreciated the informative presentation tonight.

After following the development of modern, prefab housing for over twenty years, I am very excited by the potential of freestanding/detached units as well as attached ADUs on existing properties here in South Hadley. Many of these are beautiful, well-designed structures that use high quality materials. This would open up many new possibilities for affordable housing, and has been highly successful in other areas.

As home buyers, we have looked in the past for properties with separate living units where family members could live more modestly since rentals cost are so high, but as there are so few of these we were not able to find what we needed. For some homebuyers, this would enhance the value of a property rather than detract from it. We are in a condo now, but if the option for detached ADUs becomes available, that would inform our future housing decisions.

This option can provide a lot of flexibility for our residents, and the constraints built into the bylaw seem intended to help maintain the flavor of our neighborhoods. While there's a great deal of concern about ADU unit size, it seems likely that any detached units would likely be fairly small. In addition, a detached unit can be designed and sited address accessibility concerns, which is an important consideration for many who those who may consider an ADU.

Thank you so much for your work on this and your efforts to better utilize our land resources and increase affordable housing.

Best,

Lucia Foley
60 Shadowbrook Est,
South Hadley, MA 01075

Fwd: Planning Board meeting

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Fri, Mar 3, 2023 at 10:41 AM

----- Forwarded message -----

From: **Marion Canning** <marioncanning1@gmail.com>
Date: Mon, Feb 27, 2023 at 6:20 PM
Subject: Planning Board meeting
To: <acapra@southhadleyma.gov>

Re:Accessory Dwelling Units

We favor Attached Accessory Dwelling Units but want Detached
Accessory Dwelling Units removed from the proposed by law.
Thank you.
Marion Canning

Draft Accessory Dwelling Unit Bylaw

JOHN HINE <hine39@comcast.net>

Tue, Feb 28, 2023 at 10:17 PM

To: "SHPlanBoard@southhadleyma.gov" <SHPlanBoard@southhadleyma.gov>

I wish to express my whole-hearted support for the proposed Accessory Dwelling Unit Bylaw.

The crisis in affordable housing both in South Hadley and throughout the State is well documented, and the consequences are real. Over 100,000 people have left Massachusetts over the past 2-3 years, with high living costs being a major reason behind that exodus. Housing is a big part of those costs.

South Hadley will change over time; that is inevitable. The question is how. If we make every effort to promote affordable housing options, we will be better able to attract younger professionals and families, and enjoy the economic, cultural and community benefits that come with that. If we don't, we will continue to age as a community and watch as school enrollments decline precipitously, economic activity stagnates and the vibrancy of our town fades.

Allowing ADUs won't, by itself, solve the affordable housing problem we have, but it is one of the easiest steps we can take to help address it.

John Hine
[39 Chestnut Hill Road](#)
[South Hadley, MA](#)

Fwd: From South Hadley

Heidi Rademacher <hrademacher@gmail.com>
To: shplanboard@southhadleyma.gov
Cc: allsaintschurchrector@gmail.com

Sat, Feb 4, 2023 at 3:36 PM

Cc: Rev. Tanya Wallace.

----- Forwarded message -----

From: **Heidi Rademacher** <hrademacher@gmail.com>
Date: Sat, Feb 4, 2023 at 3:34 PM
Subject: From South Hadley
To: <hrademacher@gmail.com>

Hello:

I do not support the following document, below, referenced on the South Hadley site. Strangers do not have my permission nor the authority to be on my property or in my house.

<https://www.southhadley.org/DocumentCenter/View/10679/Accessory-Dwelling-Unit-Bylaw---Working-Draft---January-20-2023>

Heidi Rademacher

Robert Pueschel, Chairperson
Marilyn Ishler, Vice Chairperson
Liane Pueschel, Secretary

LESLIE HENNESSEY, Executive Director

South Hadley Planning Board
116 Main Street
South Hadley, MA 01075

February 14, 2023

Reference: Letter of Support for Accessory Dwelling Unit Bylaw

Dear Planning Board,

The South Hadley Council on Aging Board of Directors is writing to submit our support for the adoption of an Accessory Dwelling Unit Bylaw. We believe Accessory Dwelling Units have the potential to address scarce housing needed by not only seniors in our communities but young families. Creating new housing units within existing neighborhoods offers individuals and families the ability to stay in South Hadley rather than be relocated to other communities.

The older adult population in Massachusetts is expected to grow from 14 percent in 2010 to **21 percent of the state population by the year 2030**. As this number increases, so will the need for affordable housing options for seniors.

Accessory Dwelling Units (ADU's) are an affordable option that can ease this need and allow South Hadley residents to "age in place". ADU's are typically more energy efficient than larger homes, are more affordable to construct and maintain, and offer proximity to supportive family members. Seniors can stay social and active and enjoy activities with family and community amenities; important benefits that lead to a greater quality of life.

The South Hadley Council on Aging Board of Directors supports the adoption of an Accessory Dwelling Bylaw. Further, we support both attached and detached accessory dwelling units being allowed through the bylaw. Each property will have its own circumstances that will dictate whether an attached or detached dwelling unit makes the most sense. It is short sighted for the bylaw to limit the options available to a property owner and their intended use of this space by saying how and where it must be located. People need housing now. South Hadley should adopt a bylaw that enables the creation of new units, no hinders it.

Sincerely,

Robert Pueschel, South Hadley Council on Aging Chairperson
Liane Pueschel, South Hadley Council on Aging Secretary
Jim Bosman, South Hadley Council on Aging Board Member
Carol Constant, South Hadley Council on Aging Board Member
Richard Mattson, South Hadley Council on Aging Board Member
Rachel Tierney, South Hadley Council on Aging Board Member
Leslie Hennessey, South Hadley Council on Aging Executive Director

February 21, 2022

South Hadley Planning Board

116 Main Street

South Hadley, MA 01075

Reference: Letter of Support for Accessory Dwelling Unit Bylaw

Dear Planning Board,

I am Tay Silveira, a longtime resident who is interested in accessible housing and disability related matters. I am writing in support of the concept of an Accessory Dwelling Unit Bylaw. Accessory dwelling units have long been a housing choice for some people with disability. The benefits of flexible housing are as diverse as the people who may be accommodated. I believe Accessory Dwelling Units have the potential to address needed housing for seniors, young families, and people with disabilities.

ADUs accommodate semi-independent to independent living arrangements. For example, ADUs are a good option for someone who may need onsite (live-in) care but still wants some privacy, or for someone who lives independently but can benefit from having someone oversee some of the general responsibilities.

Accessory Dwelling Units may be especially beneficial when the primary residence is no longer ideal due to design. People who experience a life change due to an accident, aging, or otherwise can respond by creating more suitable housing on the property without being displaced from the community. I knew someone who essentially faced homelessness as his ALS progressed because his house could not accommodate his wheelchair. His search for suitable housing was arduous and extensive.

Some people with disability are overhoused by traditional units and may find an ADU's smaller size more manageable physically and financially. While each financial situation is different, it is true that disability can impact the ability to earn money and when someone receives a disability payment, it is usually a portion of the employment wages. The average federal disability payment hovers around \$1000/ or \$1300/month depending on the benefit type.

Further, I support both attached and detached accessory dwelling units. Each property will have its own circumstances that will dictate whether an attached or detached dwelling unit makes the most sense. Disabilities are diverse and we need options to invest in the most appropriate housing for our circumstances. Members of our community who have disabilities need safe and accessible housing options. South Hadley should adopt a bylaw that enables the creation of new units so we can maximize the accessibility of our housing options.

People with disabilities are among the most vulnerable for homelessness. While there may be financial considerations in housing, there are also architectural and accessibility considerations. People with disabilities may face homelessness on the basis of disability simply because no available compatible housing exists. Allowing flexibility in ADU development provides more options for people to be able to meet their specific accessibility needs.

Disability is diverse and so are the housing needs of people who have disabilities. Accessory Dwelling Units will diversify available new housing. I encourage any Accessory Dwelling Unit Bylaw to allow flexibility to accommodate accessible housing.

Sincerely,

Tay Silveira

Fwd: Accessory Dwelling Units By-law

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Mon, Feb 27, 2023 at 3:08 PM

----- Forwarded message -----

From: **Tterry21@aol.com** <tterry21@aol.com>
Date: Sat, Feb 25, 2023 at 12:00 PM
Subject: Accessory Dwelling Units By-law
To: **acapra@southhadleyma.gov** <acapra@southhadleyma.gov>

Dear Members of the South Hadley Planning Board:

I have read through the draft of the proposed by-law on Accessory Dwelling Units.

I ask the Planning Board to delete from the by-law all language pertaining to Detached Accessory Dwelling Units.

I am a town meeting member, and actually have spoken to a number of other residents, some of whom are also town meeting members. Almost without exception, they oppose the inclusion of Accessory Dwelling Units..

The town certainly needs an accessory dwelling units by-law, but I do not believe it would pass town meeting as currently written. If the Detached Dwelling Unit portion is removed, I would be happy to support the revised by-law and believe town meeting members would do the same.

Thank you,
Thomas Terry
Town Meeting Member, Precinct B

**Fwd: LETTER OF SUPPORT: Accessory Dwelling Units Draft Zoning Bylaw - Public Hearing
Monday 2/27 @ 6:30PM**

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Mon, Feb 27, 2023 at 3:10 PM

----- Forwarded message -----

From: **Mariann Millard** <mariannmillard@yahoo.com>

Date: Sun, Feb 26, 2023 at 11:06 AM

Subject: LETTER OF SUPPORT: Accessory Dwelling Units Draft Zoning Bylaw - Public Hearing Monday 2/27 @ 6:30PM

To: Anne Capra <acapra@southhadleyma.gov>

Dear Ms. Capra and South Hadley Planning Board,

Please consider this letter to be a full letter of support to adopt the Accessory Dwelling Units (ADU) Draft Zoning Bylaw in South Hadley.

For decades, the residents of South Hadley have been denied the crucial ability to allow for productive and life-affirming affordable housing development. Much of the resistance--past and current--on the part of residents opposed to ADUs, is based on an antiquated, fervent desire for South Hadley to remain a town with only one single-family dwellings on 1-acre lots.

We are solidly now in the 21st century where critical problems exist in town to provide affordable housing for all residents, whether they be elderly family members, single-parent families, workers, or students. This cannot remain problematic, not if we are to help ensure the ongoing health, safety and livelihoods of residents. We the residents and the town leaders must be willing to acknowledge and proactively solve this critical problem.

That said, having the ability to implement ADUs within town with suitable restrictions, guardrails, etc., such as can be found in the draft zoning bylaw, is a sound, reasonable approach and solution, not only for the residents, but for the town infrastructure needs as well.

Thank you for putting forth an excellent draft zoning bylaw for adoption in the South Hadley!

Best,

Mariann Millard
12 Alvord Street
South Hadley, MA

Fwd: Article in support of South Hadley's ADU zoning bylaw

Colleen Canning <ccanning@southhadleyma.gov>
To: Colleen Canning <ccanning@southhadleyma.gov>

Mon, Feb 27, 2023 at 3:11 PM

----- Forwarded message -----

From: **Mariann Millard** <mariannmillard@yahoo.com>
Date: Sun, Feb 26, 2023 at 1:34 PM
Subject: Article in support of South Hadley's ADU zoning bylaw
To: Anne Capra <acapra@southhadleyma.gov>

Dear Ms. Capra and South Hadley Planning Board:

This article is an excellent example of how well a solid ADU zoning bylaw, such as the one that's being proposed in South Hadley, could work for SH residents.

Lots of benefits to everyone noted in this article!

Best,

Mariann Millard
12 Alvord Street
South Hadley MA 01075

This 26-year-old pays \$0 to live in a luxury tiny home she built for \$35,000 in her backyard—take a look inside



This 26-year-old pays \$0 to live in a luxury tiny home she built for \$35,000 in her backyard—take a look inside

By Precious Price, Contributor

In 2020, Precious Price built a tiny home for \$35,000 in her backyard, which she now lives in with her dog. The income she earns from renting out her main 3-bedroom house pays for all of her living expenses, including mortgage fees, property taxes an

This 26-year-old pays \$0 to live in a ‘luxury tiny home’ she built for \$35,000 in her backyard—take a look inside



VIDEO7:5007:50

I live in a \$35,000 tiny home in my backyard in Atlanta, Georgia - take a look inside

[Unlocked](#)

In 2019, I bought a three-bedroom, 1,400-square-foot house in Atlanta, Georgia for \$196,000. I figured I could earn extra income by renting out the spare rooms on Airbnb, especially since I traveled a lot for work and was rarely home.

Unfortunately, the bookings dried up in 2020. No one wanted to share a house with a stranger in the early days of the pandemic. My work travels also stopped, so I was living alone in a house that felt too big.

But that May, as I stared out the kitchen window into my huge backyard, something clicked: I could use that space to build a tiny home to live in, and fully rent out the main house.

How I built my luxury tiny home

Before getting started, I had to submit building, electrical and plumbing permits to the city planning office.

Then I purchased a shed from [Liberty Storage Solutions](#) and hired a local contracting team to pour a concrete slab foundation. They got to work in October 2020.

Overall, it cost me around \$35,000 to build the home, which includes the prefabricated shed structure, labor and material costs.

Instead of taking out a bank loan, I cashed out \$8,500 in stocks and put about \$20,000 on my credit cards to pay for everything. I was able to pay off this debt last year.

While the house was being built, I rented out my primary home and rented a room from my neighbor for \$300 a month.



After we finished building the 296-square-foot tiny home in March 2021, I immediately rented it out on Airbnb for a few months to recoup costs.

By charging between \$89 and \$129 per night and \$1,300 for monthly leases, I was able to bring in almost \$32,000 in gross rental income. And this January, I moved into the tiny home to save on living expenses.

Here are the monthly associated costs for both homes:

- **Mortgage and property taxes:** \$1,200
- **Electricity:** \$190
- **Water:** \$110
- **Internet:** \$80

Total: \$1,580

All of this is covered by the \$2,725 I make from renting out the main house, which means I'm able to live in my tiny home for free.

A look inside my loft-style backyard home

To give the place a light and airy feel, I painted the walls a coastal blue shade and added some rustic touches like a wooden ladder leading to the loft's queen-sized mattress.

Nestled under the sleeping loft is a small desk, which she uses to check emails and catch up on work.
Jeffrey Beard for CNBC Make It

In addition to the daybed that doubles as a couch on the main floor, there's a full bathroom, kitchen and breakfast nook.

The rustic barn sliding doors provide easy privacy.

Jeffrey Beard for CNBC Make It

The bathroom features a shelf for extra storage and a glass shower door, which makes the room feel bigger.

Jeffrey Beard for CNBC Make It

My favorite area is the kitchen. Most people are surprised to see that it has a full-sized fridge and extra large sink.

The kitchen has an induction cooktop and a small breakfast nook.

Jeffrey Beard for CNBC Make It

The eight separate windows, wall mirrors and glass shower door all make the space feel bigger. I sometimes forget I'm living in a shed.

Small details like this mirror make the space feel larger and more homey. "I sometimes forget I'm living in a shed," says Precious.

Jeffrey Beard for CNBC Make It

The "tiny house" lifestyle

I've had to downsize my wardrobe and shoe collection. But rather than getting rid of clothes I still want to keep, I store some at a friend's house. Every few weeks, we do a wardrobe swap.

Precious' dog Sachia also lives in the tiny home with her. She plans to entertain friends in the backyard when the weather gets warmer.

Jeffrey Beard for CNBC Make It

I don't have friends over very often, but once the weather gets warmer, I plan to use the fire pit as a hosting area.

Having this home has given me a ton of real estate options, including rental income and backup housing for myself or aging family members.

I believe that tiny homes will play an important role in offsetting the global housing crisis. Last year, I gave a [TEDx Talk](#) about how they can help create a sustainable sharing economy for land.

When it's nice outside, the spacious porch is a great place to enjoy the fresh air with some coffee.

Jeffrey Beard for CNBC Make It

In 2021, after realizing effects of vacation rentals on the real estate market in Atlanta, I stopped listing my properties for short-term rental on sites like Airbnb. Renting out more and more space for vacations means less space for folks who need long-term homes.

I've since decreased my portfolio and am renting to local students and low-income workers. My plan is to add an attached guest suite to the main home and provide even more stable housing. Precious' least favorite part of her home is the loft area, which doesn't have much clearance for anything but sleeping.
Jeffrey Beard for CNBC Make It



VIDEO9:0309:03

What it's like buying a \$160,000, all-cash home in Mexico

[Unlocked](#)

February 26, 2023

Dear Planning Board,

I am writing to convey my firm support of the Accessory Dwelling Units (ADUs) draft zoning bylaw which is now being considered for adoption in our town.

As aptly noted in Purpose and Intent section of this bylaw proposal, we are facing a housing crisis in our community. This crisis extends to the state and greater New England region as well. If South Hadley wishes to welcome new residents of diverse ages, backgrounds, income levels, we must ensure that there are more accessible and varied housing options for people to live in.

Allowing ADUs in town will offer a range of benefits which include the following:

- **Provide new rental housing** that is in high demand and critically needed by smaller households or individuals who have been priced out of the traditional single family housing market which currently dominates as the primary housing option in town.
- **Allow elders to age in place** or within in close proximity of family members.
- **Provide residents with additional sources of income.**
- **Protect town character** by requiring ADUs to:
 - Be owner-occupied which means that landlords live next to the ADU renter and the risk of property neglect or loud disturbances is minimal;
 - Be highly dispersed and barely visible throughout town (in contrast to constructing a large complexes consisting of rental housing only);
 - Contain appropriate guardrails that restrict ADU square footage, require compliance with existing zoning district setbacks and state building code.
- **Has minimal, if any, effect on density:** With shrinking household sizes, new residents in ADUs might maintain current neighborhood densities, but will unlikely increase them. Even if household sizes remained the same, the density increase would be minimal at best.
- **Alleviate impact on town infrastructure and open space:** Adding on to and/or modifying existing developed properties eases the burden on

town infrastructure and open space by reducing the need to build larger structures anew and using undeveloped land for new housing.

As a former planning board member, I truly appreciate the simplicity and effectiveness of the bylaw as currently proposed. Planners and housing advocates nationwide have found that when ADU bylaws are adopted with superfluous restrictions (e.g., limited to old houses on big lots or antique accessory buildings, can only be rented by relatives or caretakers, etc.), they are not only less impactful, but they are nearly impossible to enforce. In addition, allowing ADUs by-right (in the zoning districts/dwellings highlighted in this proposal) is essential to success. It will make the decision to add an ADU less daunting for residents and also free up significant staff and board time allowing them to focus on pressing matters like the creation of multi-family housing and redevelopment of struggling commercial hubs.

If adopted, this bylaw proposal stands to meaningfully expand affordable rental options without compromising on town character. It would enhance diversity, support aging in place and protect open space. It is a clear win-win for the town and residents, which has prioritized all of these goals in both its 2010 and 2020 master plans.

Thank you all for your hard work on this much-needed bylaw change!

Sincerely,

Melissa O'Brien
2 Parkview Drive

Input for the ADU Bylaw Public Hearing

Carol Constant <cpconstant@gmail.com>

Sun, Feb 26, 2023 at 8:50 AM

To: Anne Capra <acapra@southhadleyma.gov>, Colleen Canning <ccanning@southhadleyma.gov>, Nate Therien <natetherien@gmail.com>, Michael Davis <mtdavis@mtholyoke.edu>, MICHAEL ADELMAN <mike.adelman@icloud.com>, Diane Mulvaney <diane40146@netscape.net>, jbrown@southhadleyma.gov
Cc: richardaconstant@gmail.com

Dear Planning Board,

We are unable to attend the Public Hearing on February 27 therefore, are writing to express our support for the ADU bylaw, including the provision to allow for a stand-alone unit.

The revised master plan, written with input from hundreds of residents, cites the importance of making South Hadley more affordable for older adults and young families. ADUs are one tool toward that goal. The provision that the units be 900 square feet or less, make them ideal for individuals, couples and small families, and give homeowners the flexibility to create housing that fits their family's needs.

We are the parents of an adult daughter who is blind and has multiple medical challenges. She lives in eastern MA and very much values her independence. Should there ever be a need for her to come home, a stand-alone ADU on our property would allow her to continue to live independently (and in our case, prevent her from needing to climb stairs in and out of our basement.)

Additionally, through the master planning process, residents stated they value the beauty of farms, forest lands, and open space. Allowing for ADUs in existing neighborhoods helps create more housing without expanding into the town's undeveloped lands. We enjoy walking our dog on the many beautiful walking trails, fields, and woods that are within our town limits and very much appreciate the goal of preserving these open spaces.

Thank you to our Planning Director, Anne Capra, and the Planning Board for writing a bylaw that is thoughtful and sensitive to the issues that face our community.

Carol and Rick Constant
100 Morgan Street

--
Carol Constant
413-222-1761

Not everyone who grows old will have dementia, but there are people living in our communities who do. People living with dementia might be our neighbors or friends, in the grocery store, shops, restaurants, or sitting next to us in worship. A dementia friendly community is one that is informed, understanding, and supportive to those living with dementia and their caregivers.

Re: ADU Tonight

Anne Capra <acapra@southhadley.ma.gov>
To: Jacqueline Dupre <jdupre118@verizon.net>
Cc: Colleen Canning <ccanning@southhadley.ma.gov>

Mon, Feb 27, 2023 at 9:05 AM

Jacqueline,

Your letter has been received and will be forwarded to the Board. Please note, letters may not be "read into the record". It is at the discretion of the Chair and due to the number of letters received to date, it is very likely that letters will not be read at the hearing.

Anne

On Mon, Feb 27, 2023 at 8:04 AM Jacqueline Dupre <jdupre118@verizon.net> wrote:

Hi Ann:

Please read this into the record at tonight's planning meeting. Thanks.

Honorable Planning Board Members:

After reading the proposed ADU Bylaw I am unable to support the section that endorses detached ADU. This makes no sense to me for many reasons. I will only support this proposed by law if all language regarding detached accessory units is removed from the draft.

Thanks in advance for your thoughtful consideration and efforts to maintain the quality of life in South Hadley.

Respectfully,
Jacqueline Dupre
Precinct B
Town Meeting Member

Sent from my iPad

--
Anne Capra, AICP
Director, Planning & Conservation
Town of South Hadley
116 Main Street | South Hadley, MA 01075
(413) 538-5017 x6128
acapra@southhadley.ma.gov

Accessory Dwelling Units Draft Zoning Bylaw - Public Hearing Monday 2/27 @ 6:30PM

Jeffrey D Squire <jeff@berkshiredesign.com>

Mon, Feb 27, 2023 at 2:16 PM

To: Anne Capra <acapra@southhadleyma.gov>, Colleen Canning <ccanning@southhadleyma.gov>

Cc: Brad Hutchison <BHutchison@kuhnridde.com>

Anne,

Thank you for including me on the zoning bylaw updates. Unfortunately I will be unable to attend the public hearing tonight but I did want to take a moment to express my support for the proposed ADU bylaw.

Presently, our country is in the midst of a severe housing crisis. Not only is there a deficiency in housing stock available, but what is available is often priced far more than most people can afford. Additionally, new land development continues to eat away at any remaining green space, which has proven to be vitally important not only for our environment but also for public's health & well-being. Furthermore, many large family homes or estates do not function the way they were intended when they were originally constructed. Many family members and relatives do not remain in the same house for generations as they may have in years past. The result is that for those who do live in these homes, there is often an inability to afford ongoing costs between maintenance and taxes and often, with much of home going unused. This is especially true for elderly residents and new home buyers.

Adding to the housing crisis and loss of open space, construction costs have hit all time highs making new construction much less viable than just 3-years ago. This applies to all facets of construction including buildings and infrastructure. New construction requires both of these and those costs are usually passed along to the end user resulting in higher purchase prices, and less affordability.

Recent trends in housing have favored smaller building footprints, higher efficiency units, and a closer proximity to amenities such as grocery stores and public transportation. Implementing an Accessory Dwelling Use bylaw would create new housing opportunities with current housing stock, or existing residential lots, already equipped with infrastructure in existing, established neighborhoods. Allowing accessory residential units in existing, underutilized homes is something that should have been passed years ago. There are also several existing residential lots that are underutilized and which could easily support the construction of small, new residential units without a detrimental impact to the surrounding neighborhoods.

Opportunities such as these would allow South Hadley to retain and/or attract home buyers or renters looking for affordable housing options in the area. With many now looking to leave South Hadley in search of housing opportunities elsewhere because of the limited stock and price points available in town. It is time for South Hadley to follow suit with the many adjacent towns and look at creative ways in which to provide new housing opportunities in a manner that acknowledges the high cost of construction, affordability, and the protection of open space.

Sincerely,

Jeff Squire, RLA, ASLA

[Berkshire Design Group](#)

Phone 413.582.7000 x 106

Mobile 413.427.1772

And former South Hadley Planning Board member and Chair.

[Quoted text hidden]

Fwd: ADU Bylaw

Colleen Canning <ccanning@southhadley.ma.gov>
To: Colleen Canning <ccanning@southhadley.ma.gov>

Mon, Feb 27, 2023 at 3:20 PM

----- Forwarded message -----

From: **Helen Fantini** <hfantini@hotmail.com>
Date: Mon, Feb 27, 2023 at 2:31 PM
Subject: ADU Bylaw
To: Anne Capra <acapra@southhadley.ma.gov>

February 27, 2023

To the Planning Board,

I am writing to voice my support for the Accessory Dwelling Units (ADUs) draft zoning bylaw now being considered for adoption in South Hadley.

As clearly expressed in recent Master Plan update, South Hadley endeavors to become a more welcoming community, for people of all races, ages, and income levels. South Hadley suffers from a dearth of housing choice, and we remain at risk of a 40B action the longer we fail to meet our affordable housing targets mandated by the State. It is time to be more proactive in taking care of this longstanding roadblock to allowing our town to grow and thrive.

There are many benefits to allowing ADUs in South Hadley:

- Provision of new rental housing is in high demand for those who have been priced out of the traditional single family housing market and may help to meet our affordable housing target;
- Allowing elders to age in place or within proximity of family members;
- Minimal affect on density as new housing is accommodated within the framework of an existing neighborhood in a low impact way;
- Alleviates impacts on town infrastructure and open space: by adding on to and/or modifying existing developed properties the burden on town infrastructure is eased and threats to open space are diminished if housing needs can be met with ADUs.

The bylaw provides a critical safeguard by requiring owner-occupation, and the existing zoning district setbacks must still be met. This is a low impact way to address the many goals enumerated in our Master Plan.

I truly appreciate the time and effort that has gone into drafting this bylaw and strongly support it.

Sincerely,
Helen Fantini
17 Stanton Avenue