

Background Materials – September 11, 2023– Planning Board Meeting

Prepared by Anne Capra, Director of Planning and Conservation, 9/8/23

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

6:15 – 7:00pm Executive Session

7:00pm Regular Meeting

AGENDA ITEM #1 Executive Session Continuation

The Board will open the meeting and then vote to go into Executive Session. The regularly scheduled meeting will resume at approximately 7pm.

AGENDA ITEM #2 Introduction of new Associate Planning Board Member Preston Smith

The Planning Board voted to appoint Mr. Smith at their meeting on 8/14, and the Selectboard appointed Preston Smith as the new Associate Planning Board member at their meeting on 9/5/23, with a term ending June 30, 2026.

AGENDA ITEM #3 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 #4 Minutes

Planning and Conservation Coordinator Colleen Canning will forward minutes separately.

Action Needed: Vote to approve the minutes.

AGENDA ITEM #5 Correspondence

Correspondence is attached.

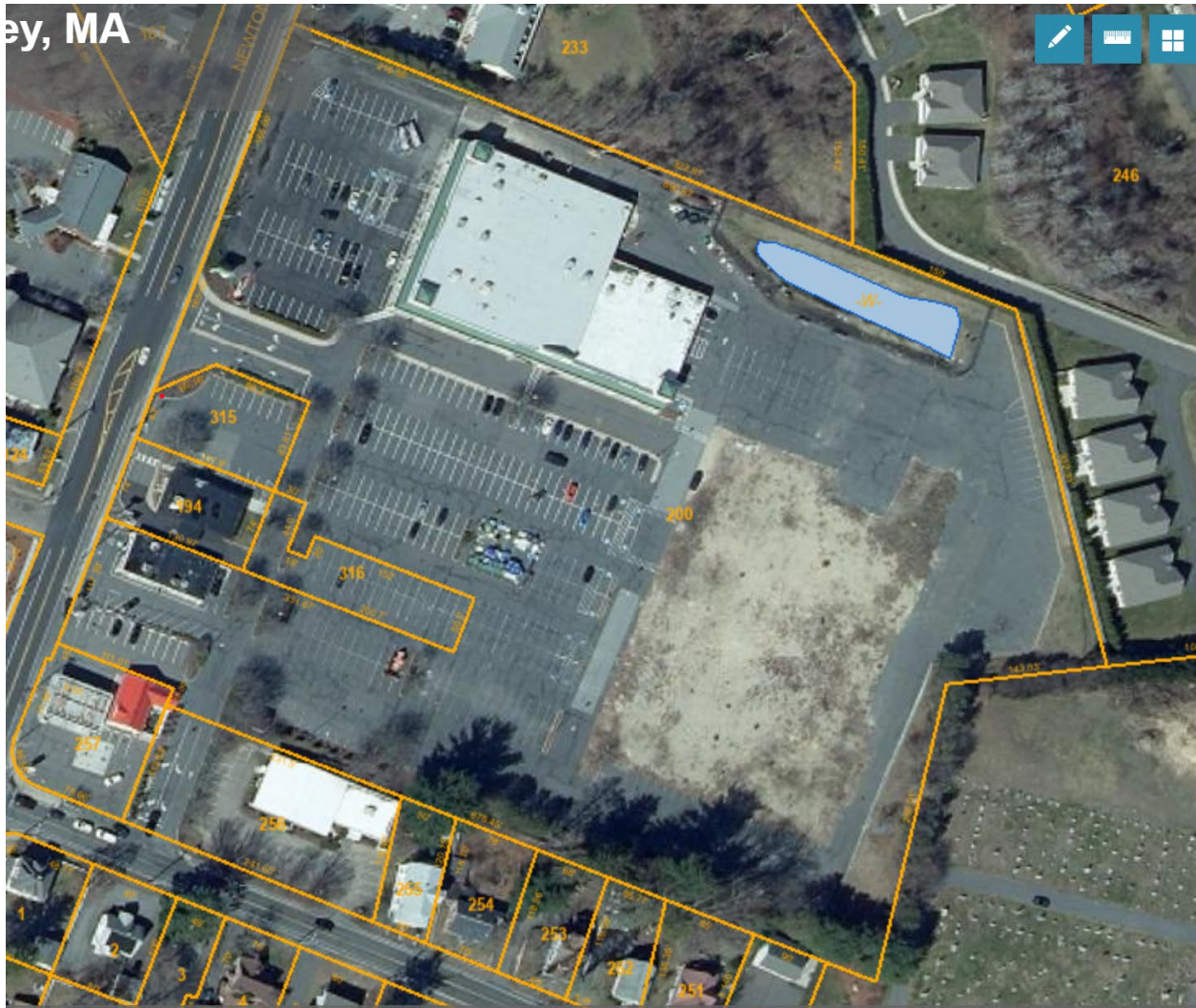
Action Needed: No action needed.

AGENDA ITEM #6 ANR Application for South Hadley Plaza, 501 Newton Street

Plan online here: <https://www.southhadley.org/DocumentCenter/View/11642/2023-Rocky-ANR-Newton-Lyman-Street-?bidId=>

South Hadley Plaza LLC has filed an application for Approval Not Required (ANR) to create a new 3.0 acre parcel (Lot 1) from two existing parcels known as Assessor's Map 28, Parcels 200 and 316. The new Lot 1 to be created will then be sold to Way Finders for the development into the affordable housing project which previously received Plan Approval by the Planning Board under Chapter 255-23, South Hadley's 40R Smart Growth Zoning.

<https://ecode360.com/30820792>



ANR Standards for Approval

1. Type of Way: The proposed Lot 1 will be accessible from both Newton Street and Lyman Street. Both are public rights of way. Newton Street is State Route 116 which is owned and maintained by MassDOT. Lyman Street is also State Route 33 but is maintained by the Town of South Hadley. Thus, the subject ANR meets this standard.
2. Minimum frontage requirements for zoning district: The subject parcels are within the Newton Street Smart Growth Zoning Overlay District. Per Chapter 255-23(17)(C)(3),

there is no minimum lot frontage or minimum lot area. Thus, the subject ANR meets this standard.

3. **Vital access:** As noted above, both Newton and Lyman Streets are State Routes that are publicly maintained. Further, site plans approved under Plan Approval for the Park at Woodlawn Plaza include an access driveway and circulation around the proposed apartment building that were reviewed and approved by Fire District 1. For these reasons, the subject ANR meets this standard.

Action Needed: The Board must either endorse the plan or file a notice of denial with the Town Clerk. If the Board votes to endorse the ANR Plan, the Board should also authorize the Director of Planning & Conservation to sign the plan on the Board's behalf.

Recommended Motion: Move to endorse the Approval Not Required Plan submitted by South Hadley Plaza LLC to create a 3.0 acres parcel identified as Lot 1 from Assesspr's parcels known as Map 28, Parcels 200 and 316; and, authorize the Director of Planning and Conservation to

AGENDA ITEM #7 Discussion on Open Comment Period Policy

Based on discussions by the Board at previous meetings and feedback from Town Counsel, attached is a proposed revision to the Planning Board's Open Comment Period Policy.

Action Needed: Review proposed changes and engage in discussion as to whether additional edits are needed. Vote to adopt the revised Open Comment Period Policy, with any edits by Board members.

AGENDA ITEM #8 Discussion on Subdivision Regulations Update – Design Standards

The Board initiated work on updating the Subdivision Regulations at an earlier meeting in July. All materials prepared for this are posted online here:

<https://southhadley.org/1318/ProposedDraft-Bylaws>

We will begin review the proposed updates with discussion of the Design Standards. The draft materials are based on the subdivision regulation model prepared by PVPC, with the participation of South Hadley staff including former Planning Director Richard Harris, Anne Capra, then Conservation Administrator, former DPW Director Jim Reidy, and Public Health Director Sharon Hart.

South Hadley's Existing Design Standards versus Model Regulation Design Standards

A table with a detailed comparison of the Design Standards in South Hadley's existing Subdivision Regulations versus the PVPC model regulation design standards, and editorial comments on their differences and/or any further modification recommend to make the standard more appropriate for South Hadley, is online here:

<https://southhadley.org/DocumentCenter/View/11569/Comparison-of-Existing-Subdivision-Regs-to-Model-Regs---Design-Standards>

Based on this analysis of the model standards versus the existing standards, proposed design standards are integrated into the proposed Subdivision Regulation amendments in Article IX Design Principles and Standards (go to pages 9-1 thru 9-13):

<https://southhadley.org/DocumentCenter/View/11566/Proposed-Subdivision-Regulations-Amendments---DRAFT---July-2023>

To further assist understanding the proposed amendments to the Subdivision Regulations, I prepared a comparison chart for the Table of Contents within the existing regulations versus the proposed: <https://southhadley.org/DocumentCenter/View/11696/Subdivision-Regulations--Table-of-Contents---Proposed-vs-Existing>

Items highlighted in yellow are either new or are proposed for amendment. This document can also be used to navigate where content is located/relocated in the proposed amended regulation as the section numbering has been changed as part of the overall restructuring of the regulations.

Action Needed: Begin discussion on each of the design standards including proposed amendments/additions.

AGENDA ITEM #9

Planning & Conservation Department Report on Planning Projects and Development Updates

A. Housing Production Plan (HPP) Update – Public Comment Period Open

Information about the HPP can be obtained at the following:

Planning Board [Webpage](https://www.southhadley.org/1264/11840/Housing-Studies-and-Reports?activeLiveTab=widgets): <https://www.southhadley.org/1264/11840/Housing-Studies-and-Reports?activeLiveTab=widgets>

[Project Website](https://shhousingplan.org/) (hosted by project consultant Outwith Studio): <https://shhousingplan.org/>

NEW! Frequently Asked Questions are online here: [NEW---Frequently-Asked-Questions \(southhadley.org\)](https://southhadley.org/NEW---Frequently-Asked-Questions)

Community Forum #3 – In Person only

Wednesday, September 13th at 7-9 PM

South Hadley Senior Center, 45 Dayton Street

Come explore strategies for creating new housing in your community for people of all incomes, ages, and abilities.

Published Outreach:

Town Reminder Article 8/18/23 [Turley Publications - TRM081823 - Page 1 - Created with Publitas.com](#)

Town Reminder Ad – 8/18, 8/25, 9/1 and 9/8

Housing Production Plan (HPP) Revised Schedule

Below is the **REVISED** schedule for the HPP, as approved by the Planning Board on 6/26/23. The revised schedule is based on public comment on the amended timeline put forth in May.

DATE	TASKS
8/28	Final Draft HPP issued for public comment (60-day comment period)
9/13	Community Forum #3 – Senior Center, 45 Dayton Street @ 7-9pm
9/25	Draft HPP Public Hearing
10/16	Draft HPP Public Hearing continuation (TBD)
10/25	60-day Public Comment Period ends
10/26-11/8	HPP revisions by consultant
11/9	Final HPP issued
December	Joint Selectboard & Planning Board Meeting for adoption

B. Fall Housing Speaker Series

Join us for a three-part speaker series to explore affordable housing in western Massachusetts. The term "affordable housing" means different things to different people, and often is associated with stereotypes and misperceptions about what it will look like, who will live there, and how it will impact local neighborhoods and the community. Come hear from affordable housing developers and policy experts about projects they have built and operate in communities surrounding South Hadley. <https://southhadley.org/1373/What-is-Affordable-Housing>

Wednesday from 7-9PM via Zoom:

- September 20th – What is Affordable Housing, How is it Built, and Who is Involved
- October 18th – Housing for All: Workforce, Middle Income and Affordable
- November 29th – Housing as a Human Right

Please click the **LINK** below to join the webinar:

<https://us02web.zoom.us/j/86091171588?pwd=WHEzVUNQQk1oZVljbmtdDU3L1pOQT09>

Or By Phone: 1 (646) 558 8656

Webinar ID: 860 9117 1588

Passcode: 044290

C. Short Term Rentals

The Short Term Rentals General and Zoning Bylaws have been approved by the Attorney General and are now law in South Hadley. I am working with the Building Commission on a STR License application package and anticipate issuing press about the availability in late August. Anyone interested in applying for a STR license should contact the Planning and Conservation Department. ***As a reminder – short term rentals are not allowed without a license from the Town of South Hadley.***

D. Grantsmanship

Outstanding Grant Applications

Commonwealth’s One Stop for Growth – Community Planning Grant

Re-zoning Routes 33 and 202 -- Grant Request: \$68,000

At the 8/14/23 Planning Board meeting, Member Brown requested the Board have a discussion on mixed use zoning for Route 33/202, expressing that this was a priority given recent proposals for redevelopment in this area. The Planning Director has been actively seeking funding for such a project and submitted an application in June 2023 under the Commonwealth’s One Stop for Growth FY24 Grant Program – Community Planning Grant to develop new zoning and design guidelines for Routes 202 and 33, as identified in the 2022 corridor planning assessment, to address the broad mix of commercial and residential uses along the corridor by creating three new zoning districts for mixed use that promote new multifamily housing units, support existing residential, and allow for new economic growth. The project would include a robust public engagement process including an advisory committee consisting of residents and business owners along the corridor. The One Stop Program is anticipated to make grant awards in August/early Fall. I recommend the Board wait to find out if this project will be funded before seeking other sources of funding to initiate this project.

E. Dry Brook Aquifer Isotopic Study Update

A contract with researchers at UMASS was executed in June 2023. An aquifer sampling plan was designed by the research team in coordination with Fire District 2 Water Department. The representative data for the study was collected in July. Weekly sampling at the wellhead pumphouse is now underway to provide better information on ambient conditions of the aquifer and surrounding surface water interaction. The weekly sampling will continue most likely into next year, but data for the broader sampling in July will be available later this year with some preliminary analysis.

F. Next Planning Board Meetings and Other Important Dates

Planning Board typically meets the 2nd and 4th Mondays of the month.

8/28	Draft HPP - Public Comment Period Open
9/13	Housing Production Plan Community Forum #3
9/20	Housing Speaker Series – Workshop #1 – 7pm via Zoom

9/25 – PB Mtg	Draft Housing Production Plan Public Hearing
10/2 – PB Mtg	Draft Housing Production Plan Public Hearing Continuation (TBD)
10/18	Housing Speaker Series – Workshop #2 – 7pm via Zoom
10/23 – PB Mtg	
10/25	Draft HPP - Public Comment Period Closes
11/13 – PB Mtg	
11/15	Housing Speaker Series – Workshop #3 – 7pm via Zoom
11/27 – PB Mtg	
12/4 – PB Mtg	
12/18 – PB Mtg	

AGENDA ITEM #10 Other New Business (topics which the Chair could not reasonably expect to be discussed/considered as of the date of this notice)

No additional business has been submitted to me as of the date of this notice.

**SOUTH HADLEY PLANNING BOARD
LIST OF CORRESPONDENCES
SEPTEMBER 11, 2023 REGULAR MEETING**

Letters & Memos

- September 6 development update report (attached) from Jesse Lui, developer of 27 Bardwell Street former library conversion project.
- September 6 *New York Times* article (attached) shared by Planning Board Member Nate Therien regarding senior housing and accessory dwelling units (ADU).

Legal Notices

Amherst

- Notice from the Amherst Planning Board for a public hearing on September 20 to consider a Site Plan Review request filed by Bonnie and Robert DiCarlo to construct an addition to a duplex at 86 Gray Street.
- Notice of approval from the Amherst Planning Board for the following decisions: 1) Site Plan Review filed by Real Property Management to operate a restaurant at 61-63 Main Street, 71 Main Street, and 4 Boltwood Ave; 2) Site Plan Review filed by Eversource to install a metal clad switch coat enclosure and related site work at 246 College Street; and 3) Site Plan Review amendment filed by AutoZone to install a roof mounted solar system and ground mounted solar system at 373 Northampton Road.
- Notice from the Amherst Zoning Board of Appeals for public hearings on August 24 to consider the following: 1) Special Permit request filed by Shutesbury MA Solar LLC to construct a ground mounted solar array on three parcels of land identified as assessor's map 9B parcels 11 and 12; and map 9D map 27; 2) Special Permit request filed by Amherst Office Park LLC to expand existing caretaker apartment at 19 Research Drive; and 3) Special Permit Request filed by Josie DeAngelis and Magnus Wennemyr to use and expand an existing non-conforming two-residence dwelling into a three-residence dwelling at 65 Taylor Street.
- Notice of decision from the Amherst Zoning Board of Appeals for approval of modification to an existing special permit issued to Fred L Perry, DDS at 650 Main Street to amend condition #12 with requested waivers.

Chicopee

- Notice from the Chicopee Planning Board for public hearings on September 7 to consider the following: 1) alteration of premises to add golf simulator and additional outdoor seating at 'The Rumbleseat' located at 474-482 Springfield Street; 2) site plan to construct a new Dunkin Donuts with drive-through at 1599 Memorial Park; and 3) zone change from Business B to Residential A for the purpose of single-family home construction at 0 Marion Street.
- Notice from the Chicopee Zoning Board of Appeals for a public hearing on September 13 to consider a variance to allow construction of an attached garage at 234 College Street.
- Notice from the Chicopee Zoning Board of Appeals for approval of the following: 1) variance extension for reduction in parking stall dimensions and pavement setbacks as well as increase in allowable 3-bedroom apartments at 10 Southwick Street; and 2) variance from setbacks to allow a mixed-use business and residential building at 520 Chicopee Street.

Granby

- Notice from the Granby Planning Board for a public hearing on September 11 to consider a special permit request filed by Jon and Naomi Szymonik for a special event venue at 193 Amherst Road
- Notice of decision from the Granby Zoning Board of Appeals for approval for a variance from setback requirements to build a front porch at 15 Smith Ave.

Hadley

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Holyoke

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September 6, 2023

Anne Capra
Director of Planning & Conservation
Town of South Hadley
413-538-5017 Ext 128

Hi Anne,
I'm happy to report that we have resumed work to finish units 3,4,&5. Without the burdens of satisfying the expectations of unit buyers, I expect to proceed more rapidly with the work.

Status to date:

Our current estimate for completion of units 3,4,&5 is still around October 30 though some of the finish materials might be slightly delayed.

Yours,

Jesse Liu

MICHELLE COTTLE

The Magic of the Granny Flat

Sept. 6, 2023



By Michelle Cottle

Ms. Cottle is a member of the editorial board and a host of "Matter of Opinion." She reported from Portland, Ore., for this story.

About a decade ago, Megan Parrish began worrying about her mother, Pat Dalrymple. Ms. Dalrymple, now 68, was living alone in Lake Arrowhead, a mountainous resort area in California, and her house was becoming too much for her to handle. "I knew Mom was having a hard time," Ms. Parrish recalled. So she floated the idea of her mother moving to be near her and her husband, Sam. Soon the three of them were in search of a way to keep Ms. Dalrymple close — but not too close.

Their solution was to build Ms. Dalrymple a small home literally in the Parrishes' backyard. Ms. Dalrymple sold the California house to fund the construction, and in 2014 she downsized into a custom-designed, 740-square-foot house that suits her needs perfectly. It is light and airy, with dark wood floors, creamy yellow walls, vaulted ceilings and lots of windows.

Ms. Dalrymple loves the setup. She hosts big family gatherings — "We push all the furniture against the walls" — and regularly invites a gaggle of neighbors over for game nights. Designed to be senior friendly, the place features wide doorways, a no-step entry and a low-curb shower. The biggest perk is that she is just steps away from her 3-year-old granddaughter, Quinn, who toddles easily between the two homes. It's the kind of grandma access that makes Ms. Dalrymple's friends envious.

This story is a common one across Portland, Ore. Since around 2010, the city has been encouraging the development of such accessory dwelling units, or A.D.U.s — modest living spaces (800 square feet, tops) that share property with a main house. A.D.U.s, whether stand-alone or connected to the main house, are being embraced by a growing number of cities and states in response to their lack of affordable housing. The California Legislature, for one, has gone all in on them, passing a series of bills to encourage development statewide.

More particularly, A.D.U.s are seen by experts on aging as a promising tool for addressing a critical shortage of housing for older Americans. AARP, the research and advocacy behemoth, has begun aggressively promoting the spread of these units, often referred to as casitas or, more cheekily, granny flats. This is good news — and not just for older folks. With America's population growing steadily grayer and with the ongoing shift away from institutional care toward aging in place, the demand for senior-friendly housing is set to rise for years to come. We as a society need to be rethinking our housing needs and working toward creative solutions. A.D.U.s are just one piece of a sprawling, dizzyingly complex puzzle.

"We just don't have the right range of housing options in this country," says Rodney Harrell, a vice president at the AARP Public Policy Institute.

Mr. Harrell means a few things by this. For starters, most housing in the United States was not built with older residents in mind. Since World War II, residential development has revolved around car culture, encouraging sprawl and low-density development dominated by single-family homes. But while suburban enclaves may be great for raising children, they are an awkward fit for seniors, especially as driving becomes difficult or impossible. Older Americans are also particularly vulnerable to isolation and loneliness, which can be exacerbated by the atomized nature of suburban living.

The houses themselves are a problem as well. A young family's dream home does not necessarily make sense for people in their 70s, 80s or beyond. Big yards, stairs, narrow doorways, high cabinets and even doorknobs can become daunting as time marches on. Only around 10 percent of the nation's housing stock is considered senior friendly.

Now factor in America's dearth of any kind of affordable housing, much less senior-friendly options. Homelessness is on the rise among older Americans, and close to a third of senior households are considered cost burdened by housing, meaning they spend over 30 percent of their income on it. (Renters suffer most.)

There is no silver bullet for this deeply entrenched, multipronged problem, but there are ways to make it better. Some solutions are more ambitious than others, and many are already being tried in various states and localities, including A.D.U.s, cohousing developments (designed to encourage a mix of older and younger people), age-friendly modifications and so on. As Mr. Harrell puts it, "We need a Swiss Army knife approach, with lots of different tools."

Some of these call for policy changes. Just as vital is a shift in mind-set among community leaders, developers and the general public. America is no longer a young nation, and its approach to housing needs to adjust to meet this new reality.

Housing experts often talk about the missing middle — a lack of investment in buildings that have more units than a single-family home but are less dense than midrise apartments. Townhouses, garden apartments, duplexes and triplexes fell out of favor after World War II, in part because of restrictive zoning laws imposed by local governments, many of which were looking to keep out poor people and minorities.

Some cities have begun working to reverse that trend by expanding the housing stock in established communities. Portland and other West Coast cities have been leaders in the effort, experimenting with measures such as loosening zoning restrictions, streamlining permitting processes, establishing design standards, offering incentives for development and so on. In 2021, A.D.U.s accounted for an estimated 15 percent of housing units approved statewide in California.

A.D.U.s have captured the imagination of aging-in-place advocates because of their flexibility. They can easily accommodate seniors, family caregivers or paid home-care workers. Or retired homeowners can simply rent them out for extra income.

The units are not cheap to build, commonly costing in the low to middle six figures. Some areas are experimenting with ways to increase access for lower-income residents. San Diego has a program allowing homeowners to put multiple units on their property, as long as one of every two is maintained as low-income or affordable housing for a set number of years.

For the more communal minded, intergenerational housing communities aim to foster ties between older residents and younger families. Seniors serve as a stabilizing force, while the young people supply a jolt of dynamism.

Dale Allen moved into the cohousing community Cully Grove with his wife, Suzanne Millies, a decade ago, not long after it opened in 2013 in Northeast Portland. “Suzanne and I wanted a place where we were not with a bunch of old people, because we didn’t feel very old when we moved here,” he recalls.

Cully Grove and its sister community, Cully Green, sit directly across a quiet street from each other. These developments consist of private townhomes, duplexes and triplexes clustered around shared spaces and amenities such as a playground, a community garden, a sauna, communal kitchens and so on. Residents host Monday potlucks, movie nights and an epic Halloween party, and they help one another with errands and household chores.

One of Portland’s more ambitious intergenerational housing ventures is Bridge Meadows, an affordable housing development that opened its first campus in 2011 in North Portland. The campus has 36 apartments of varying sizes, along with a communal kitchen and multipurpose room, a library, a basketball court and small lounges scattered throughout. Most units are reserved for residents ages 55 or older. The rest are for families affected by the foster care system.

The staff members work to knit residents together, organizing group events and mediating conflicts — say, when an elder offers a little too much advice to one of the foster moms. Activities range from tai chi classes to a twice-monthly group dinner.

Two early arrivals to the development were Stephney and Steve Huff, the only married couple among the facility’s elders. Like many older residents, they have taken on the role of surrogate grandparents to their young neighbors over the years. Elders help with everything from homework to art projects to driving kids to school and sports. Ms. Huff, a bubbly septuagenarian, recalls making a prom dress for one high schooler, while Mr. Huff enjoys showing the kids how to fix their bikes and build stuff. The kids keep the elders current on music and technology and, more generally, give them a sense of purpose.

The older residents look after one another as well, and when age or infirmity takes a toll, people rally around. Since his wife died in 2021, Mr. Allen has taken solace in his Cully neighbors. “I’m lonely for her, but I feel so supported by this community,” he says, his voice wavering. “I just can’t imagine living anywhere else.”

For options like these to make a real dent in the housing shortage, many states and localities will need to revisit their housing policies. In too many places, restrictive zoning and other hurdles block the building of A.D.U.s, duplexes and the like — or make them prohibitively difficult to develop.

Even in places that have already legalized A.D.U.s and other options, related restrictions, such as parking and occupancy requirements, often hamstring development. Design standards need to be clarified. The approval process needs to be streamlined. Financing options for A.D.U.s, in particular, need to catch up to the emerging market.

California offers a useful template for promoting change. Since 2016, when the state began passing a series of bills to encourage development of smaller housing options, the number of permits issued statewide for A.D.U.s jumped from fewer than 1,300 in 2016 to more than 24,000 in 2022.

Other states should explore similar moves, urges Denise Pinkston, the board president of Casita Coalition, a nonprofit supporting the small-housing movement. “This has to happen at the state level,” she says. “Each city has only the interests of the people who already live there.”

Federal agencies also have a role to play. In April the Federal Housing Administration proposed reforming its guidelines to make it easier for more people to obtain loans for A.D.U.s or for houses that already include a unit. This move makes sense and should be encouraged.

NIMBYism remains a significant hurdle. But as the status quo grows increasingly unsustainable, filling in that missing middle will expand housing in a gentler way than adding high-rise apartment buildings.

More focus on (and investment in) upgrading the existing housing stock is also needed. Many homes require significant modifications to make them safe for seniors, but the price of such modifications can quickly spiral. Medicaid provides some level of help, and some outside organizations are getting into the act. Since 2018, Habitat for Humanity of Greater Memphis has provided critical home repairs and modifications to area seniors. But again, the level of need is daunting.

This is not a zero-sum game. Many efforts to expand housing options for seniors can expand them for everyone. Plus, the burdens of seniors' housing woes, financial and otherwise, tend to fall on the shoulders of younger family members.

The Parrishes seem sold on the A.D.U. model for the foreseeable future. They have started talking about what happens when their family outgrows their current home. But whenever they look around, Mr. Parrish says, they “look for things that have room to build another A.D.U. — or that already have one.”

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An aging America needs...
An honest conversation
about growing old.
Safer streets. Sustainable
caregiving. Flexible housing.
Entrepreneurs who
pay attention. To see and
be seen.



Michelle Cottle is a member of the Times editorial board, focusing on U.S. politics. She has covered Washington and politics since the Clinton administration. @mccottle

What is Affordable Housing?

The term "affordable housing" means different things to different people, and often is associated with stereotypes and misperceptions about what it will look like, who will live there, and how it will impact local neighborhoods and the community. Come hear from affordable housing developers and policy experts about projects they have built and operate in communities surrounding South Hadley.

Join us for a three-part, virtual speaker series to explore Affordable Housing in western Massachusetts.

Wednesday, September 20th @ 7PM

“What is Affordable Housing, How is it Built, and Who is Involved?”

Featuring a Keynote presentation from **Katy Lacy**, Senior Planner with Mass Housing Partnership, and guest presenters **Peter Serafino**, from Home City Development Inc., and **Dave Christopolis**, from Hilltown CDC

UPCOMING EVENTS:

Wednesday, October 18th @ 7PM

“Housing for All: Workforce, Middle-income, and Affordable”

Wednesday, November 29th @ 7PM

“Housing as a Human Right”

SCAN HERE



Zoom Login Information &
Learn more about
planning for housing in South Hadley