

Draft Housing Production Plan Update - Open Comment

This form has been created to allow submission of comments on the Draft Housing Production Plan update.

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Written response:

Comments on SOUTH HADLEY HPP by Ann Stockton

I want to thank the HPP Advisory Committee and Anne Capra for all their work and putting together the draft plan.

Once again, I will reaffirm that the Advisory Committee does not represent the South Hadley community. Again, was it a necessity to have two PLANNING BOARD members and two REDEVELOPMENT AUTHORITY members included on the committee? Couldn't one of them report back to each of their boards? Two extra RESIDENTS at LARGE should have been included. Instead our only Resident at Large is an architect by trade who I assume provided valuable information. However, having more Residents at Large on the committee made up of community members may have helped in getting more people at your forums, answer your survey and participate in the public hearings. My first impression was it's a "Stacked" Committee with a preconceived agenda and it has not changed.

For someone who only has been in town since fall of 2016 and began focusing on issues when we received documentation on the public hearing for Chicopee Concrete's plan to develop North Polar Estates with 7 houses to be built on Santa Claus Lane which is located across the street from our home. "As it is in my backyard" and would be a change to my neighborhood, I wonder if any of the members of the advisory committee live in areas that they recommending zoning changes for, or are they not concerned as it would not affect their neighborhood.

With regards to your strategies:

Objective A: I am in favor of all your 5 strategies.

Objective B: I believe we need more input from residents such as town meeting members on amending the Smart Growth District Regulations and actual details on Mixed-use zoning as to how it would affect residents nearby.

Objective C: Encourage incremental and contextually sensitive "gentle density". I have a big concerns with the strategies listed in this objective.

Strategy 8: I disagree with allowing "missing middle" housing types by right in more zoning districts. As this will to allow single family house to be converted to a duplex or triplex by right. So neighbors will have no say in the process. This is not fair to any neighbors who bought in the neighborhood.

Strategy 9: Smaller lots for more houses.... Once again, residents bought in that neighborhood based on the lots sizes and density that existed. Now you want to change that on them.....? Is this strategy necessary as Strategy 10 was approved at the town meeting?

Special permit or at least site plan review are necessary.

Strategy 11: is fine.

Objective D: Strategy 12 & 13 : After listening to the two developers that did projects re Friendly 40 B permitting. I believe South Hadley should look at this strategy as remedy and work on our developing our 40

R districts so we can meet our housing needs to obtain “safe harbor” and beyond.

I did listen to the final public hearing on 10/23/2023 and understand the HPP is just the beginning of the town moving toward reaching “safe harbor” and work towards “Affordable” housing in South Hadley which can accommodate low and middle income residents and provide for a diverse community.

However, housing has always been expensive and homeownership has never been easy and is getting more difficult with rising costs and taxes.

I just ask the Planning Board and Select Board to make a greater effort to communicate to all residents about changes that may occur as it moves forward in meeting the objectives set forth in this plan. Getting town meeting members involved to communicate to the residents in their district is extremely important. More outreach is required! We as a community must find ways to help with funding and work with Non - profit and profit developers to come up with “Affordable” housing options that can work for our town.

Ann Stockton

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