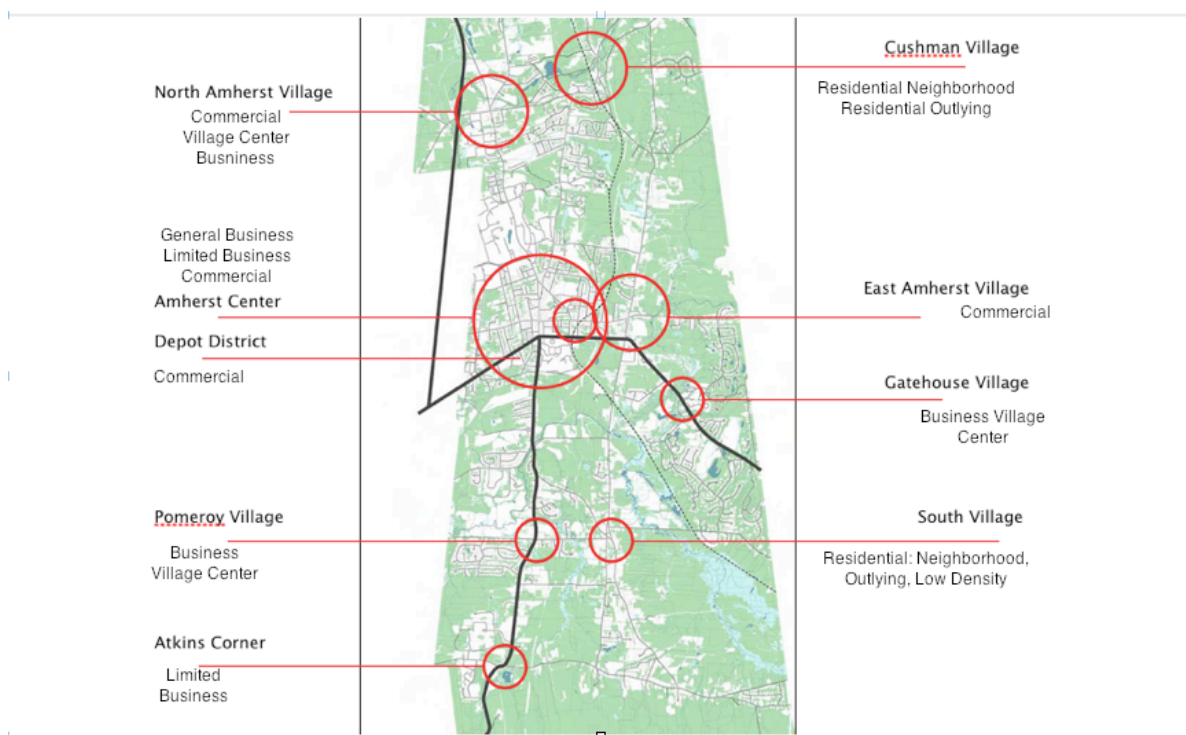


Stop By-Right Zoning Giveaways! Start a Town-wide Solution!

We share concerns as neighborhoods suffer noise, fights, property destruction, and other effects of by-right zoning while real estate interests amass profits. How can residents help shape our neighborhoods' future? **Vote No on Site Plan Review Zoning Articles 31, 32, 35** that take land use decisions from Town Boards and citizens and hand them to developers.

Rezoning to give developers rights to build more units on smaller lots won't solve housing problems or create vibrant businesses or walkable neighborhoods. In 2008 the Planning Board scrapped Special Permits in favor of Site Plan Review for converted houses to create more housing and vitality in Town. The result? Out-of-town limited liability firms took over neighborhoods, knocked down historic buildings, overcrowded properties, and ignored egregious disturbances at their properties. In Fall 2012, TM members restored Special Permits for conversions.

North Amherst neighborhoods face out-of-scale development that would destroy character and natural resources in historic villages. With Site Plan Review, Permitting boards may suggest changes but not deny unsuitable proposals so let's keep Special Permit where we can.



In Cushman, the Planning Board will review The Retreat under Site Plan Review not Special Permit. In North Amherst Village and elsewhere, Articles 31, 32 & 35 would allow developers to add much more density by-right. More density makes sense in places like Downtown and East Village but would threaten North Amherst and other more rural areas in many ways.

Stop By-right Zoning Giveaways! Vote No Articles 31, 32, 35! Start a town-wide solution to housing needs! No neighborhood needs to be sacrificed!