Statements Regarding Amherst Town Meeting Article 5
The Trustees of Amherst Carriage Shops  11/5/14

1. The owners of the Carriage Shops Owners have a long-standing, demonstrated commitment to this community.
   - All three trustees of the Carriage Shops are long-time business owners in Amherst and have raised their children here.
   - Many have served on local Boards and Committees and annually contributed to local charities.
   - The trustees donated the easement on which the current mural is painted.
   - For additional biographical information see the next page.

2. Buildings wear out just like people.
   - These buildings are functionally and physically obsolete and have outlived their original construction intent which was a 1960s motel.
   - If any major renovations were made, the owners would have to bring the entire complex up to code.
   - The owners have long subsidized the rents and cannot economically continue to do so.
   - The deferred maintenance and repairs required are not economically feasible. These include but are not limited to: total replacement of the parking lot; total replacement of the roof; total replacement of the second floor railing.
   - The option of letting the property continue to fall into decline is not acceptable to the owners.

3. There is a higher and better use for the site that is in keeping with the goals of the Master Plan.
   - The owners spent months researching the Master Plan and current zoning to find a redevelopment solution that was best for the community.
   - The site is within the BG district which allows for 5 stories of mixed-use development which is much better suited to downtown Amherst than a 2-story motel.
   - The site is in a perfect location to jump start redevelopment in the north end of downtown Amherst.

4. Owners approached Archipelago because they are locals bringing in local investment.
   - The Carriage Shops trustees went to Dave Williams and Kyle Wilson because they have demonstrated a commitment to quality projects having local beneficiaries.
   - This is a case of investment dollars staying within the community.
   - Archipelago Investments is investing in Amherst for the long haul.

5. Archipelago submitted plans that reflect current zoning and it is unfair to change the rules in the middle of the game.
   - The developer has extended significant financial commitments to this project based on current, allowed uses.
   - Eleventh hour revisions to secure community benefits at a cost borne only by the private developers is unfair and could be considered a “taking”.
Biographical Information for the Trustees of the Amherst Carriage Shops

The Amherst Carriage Shops is made up of 50 condominium units owned by 7 different legal enterprises/individuals. There are 3 trustees who represent that group. A brief summary of their long-term commitment to this community is provided below.

Bob and Jean Ritchie

- Founded Amherst law firm in 1974, leaving 23 years later for the Attorney General’s office.
- Degrees in Law (JD) and philosophy (Masters)
- Chamber member for many years, and president in the 1970’s
- Purchased current home in Amherst in 1976 on Bay Road
- Initial (voluntary) member of the Amherst BID
- Supporter/contributor (Library, Survival Center)
- Have 3 children who attended Amherst schools

Larry and Jacquelyn Severance

- Owners of the Loose Goose Cafe
- Business owners in Amherst for over 13 years
- Management Degrees in Hospitality / Restaurant / Culinary Management
- Chamber Members since 2002
- Property Owners in Amherst since 2009
- Trustee for the Amherst Carriage Shops since 2010
- Member of the Amherst BID
- Active supporters and contributors to local schools as well as many organizations such as The Survival Center, Craig’s Doors, Big Brother Big Sister.
- Daughter attends Amherst Schools, currently at the High School

Gerald and Lois Gates

- Moved to Hadley in 1958 from Vermont
- Served as Chair of the Hadley Economic Development Commission
- Attended University of Vermont with a degree in Agricultural Economics
- Built over 100 homes in Hadley including Windfield Estates, a subsidized housing development
- Developed over 10 major projects in Amherst including Greenleaves, Selem Place, the Carriage Shops, Amity Place and others
- Is currently the President of Craig’s Doors operating Craig’s Place homeless shelter and manages the Amherst BID cleaning crew from Craig’s workforce
- Have 4 children and 12 grandchildren