

# **Town of Amherst 40R Smart Growth Overlay District Public Comments**

**November 16 – 18, 2020**

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## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, November 17, 2020 8:26 AM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: 40R plan

From the Planning email!

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**From:** PC <chloe\_noodle@yahoo.com>  
**Sent:** Monday, November 16, 2020 9:37 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** 40R plan

Hello,

I am writing to let you know that I support the 40R plan, which:

- Sets design standards for a walkable, bikeable, vibrant downtown
- Attracts multi-use development to broaden our tax base
- Uses state resources for housing affordability
- Protects open space

Thank you,

Pippa Comfort

Amherst

**Sadler, Pam Field**

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**From:** Planning Department Email  
**Sent:** Tuesday, November 17, 2020 8:25 AM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: 40R plan

From the Planning email!

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**From:** Cheryl Brooks <cbrooks98@yahoo.com>  
**Sent:** Monday, November 16, 2020 11:21 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** 40R plan

I just want to say that I do NOT support the 40 R plan for Amherst.  
I appreciate that you are asking town members for their opinion on this important matter.

Thank you,  
Cheryl Brooks

**Sadler, Pam Field**

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**From:** Planning Department Email  
**Sent:** Tuesday, November 17, 2020 8:25 AM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: 40R plan support

From the Planning email!

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**From:** Cheryl Zoll <cheryl.zoll@gmail.com>  
**Sent:** Tuesday, November 17, 2020 5:56 AM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** 40R plan support

Dear Planning Board,

I am writing in support of the 40R plan. The future of Amherst depends on a vibrant downtown, and I am specifically interested in protecting open space and increasing the affordable housing stock. My understanding is that this plan will do all three.

Thanks for your work on these projects. Cheryl Zoll

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, November 17, 2020 8:24 AM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: 40R

From the Planning email!

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**From:** Shoshona King <crownandfiddle@gmail.com>  
**Sent:** Tuesday, November 17, 2020 7:37 AM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** 40R

When making plans, please keep in mind that the struggling families of Amherst don't want to be shuttered in what I call Cold Storage for the Poor. When I hear that your plans include affordable housing & also don't want to encourage sprawl, that says to me that you are seeking an economic trick for more student apartment complexes that underhouse a few poor in order to gain access to funds.

Amherst's poor don't want to live in student housing, these are not authentic neighborhoods that families can thrive in. **A real way to help these struggling families would be to have a rental allowance on section 8 that actually reflects what rent is in Amherst without the sweetheart deals with the apartment complexes.** That way the spirit of what the housing voucher should be for would work in town so struggling Amherst families could have better mobility.

Shoshona King  
Amherst citizen

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, November 17, 2020 8:23 AM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: Support for 40R...

From the Planning email!

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**From:** Mike Giles <mgiles@visionstudio.com>  
**Sent:** Tuesday, November 17, 2020 8:01 AM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** Support for 40R...

Greetings!

Just wanted to send a quick note to express my strong support for the 40R process and for the continued work to increase the housing density in our town centers in addition to increasing access to affordable housing.

I've chosen to live in downtown Amherst for the past 20 years because of the vibrancy of our downtown and community. But I know that there is so much more we can do to help our town centers grow and flourish in the coming decades. 40R is a great step in that direction!

-Michael Giles  
57 Blue Hills Rd

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Wednesday, November 18, 2020 10:39 AM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: In support of 40R Zoning

From the Planning email

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**From:** Lee Edwards <edwards@umass.edu>  
**Sent:** Tuesday, November 17, 2020 8:33 AM  
**To:** Town Council Members <towncouncil@amherstma.gov>; Planning Department Email <planning@amherstma.gov>  
**Subject:** In support of 40R Zoning

I am writing to urge you all to support the development of 40R zoning/zoning districts in Amherst. As I understand the provisions and implications of this Bylaw, it would increase Amherst's stock of affordable housing, increase the town's tax revenues, promote more vibrancy in the downtown area, mitigate against sprawl, and provide more aesthetic oversight for new construction than presently exists. All of these seem to me to be laudable goals, ones that I would be proud to see the town endorse and implement. I urge you to vote in favor of this bylaw. Thank you. Lee Edwards/5 Wildwood Lane



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## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Wednesday, November 18, 2020 10:40 AM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: 40R Zoning

From the Planning email.

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**From:** Timothy Neale <taneale@comcast.net>  
**Sent:** Tuesday, November 17, 2020 10:12 AM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Cc:** Jemsek, Jack <jjemsek@aim.com>; Ryan, George <georya@arthist.umass.edu>; Pam, Dorothy S. <PamD@amherstma.gov>  
**Subject:** 40R Zoning

Hi all -

Let me add my voice of support for the proposed 40R zoning. I need not outline the positives for such a plan, for it has been well discussed/summarized by various other groups that also support this proposal.

As a long-time resident of Amherst, former Town Meeting member, and member of the Finance Committee, I feel 40R is well thought-out and wise.

I hope you agree,

Tim Neale

63 Amity Place



**Sadler, Pam Field**

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**From:** Planning Department Email  
**Sent:** Wednesday, November 18, 2020 10:41 AM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: 40R plan

From the Planning email.

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**From:** Dale Peterson <depeterson@amherst.edu>  
**Sent:** Tuesday, November 17, 2020 10:54 AM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** 40R plan

Dear Board Members,

I wish to be recorded as in favor of adopting the 40R proposal because it enables state resources to promote affordable housing in Amherst--a clear priority for a more diverse population.

**Sadler, Pam Field**

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**From:** Planning Department Email  
**Sent:** Wednesday, November 18, 2020 10:42 AM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: 40R plan

From the Planning email!

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**From:** Michael Chernoff <michaelchernoff97@gmail.com>  
**Sent:** Tuesday, November 17, 2020 3:55 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** 40R plan

Hi--

I just wanted to weigh in with my support for the 40R plan you are considering for adoption. I think it promotes a more active town center and also provides support for affordable housing. Thanks.

Michael Chernoff  
97 Gray Street  
Amherst

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Thursday, November 19, 2020 4:12 PM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: 40R Comments

More from the Planning email.

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**From:** Betsy McInnis <bmci305@aol.com>  
**Sent:** Wednesday, November 18, 2020 3:37 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** 40R Comments

To the Planning Committee,

I am in favor of intelligent, coordinated design that includes the support of both a vibrant downtown combined with affordable housing. If Amherst were to adopt a 40R approach, I would encourage planners to include in their plan the following:

- adequate parking for residents and day use/retail,
- outdoor dining and casual usage of open spaces, and
- ways to encourage additional retail and offices in the downtown areas.
- strict adherence to setback requirements as some of the current buildings do not conform and interrupt the traffic flow on certain sidewalks.
- comprehensive planning to incorporate the needs of residents in affordable housing units in the downtown area.

It would be wonderful if the architectural designs reflected the charm of a New England town, with less contemporary brick and glass.

Respectfully,

Betsy McInnis

76 Lincoln Avenue  
Amherst

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Thursday, November 19, 2020 4:13 PM  
**To:** Brestrup, Christine; Malloy, Nathaniel  
**Subject:** Fw: Support for 40R

And... one more.

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**From:** Betsy Krogh <eckrogh@gmail.com>  
**Sent:** Wednesday, November 18, 2020 6:15 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** Support for 40R

Dear Planning Board,

As you decide on how to guide future development in Amherst, I hope you will decide to adopt 40R zoning because it sounds like it offers design standards that will help us achieve the kind of community and downtown that will be vibrant, environmentally sustainable and economically healthy.

Broadening our tax base, providing state funds for increased affordable housing, protecting open space and creating a walkable and bike-able town center, all seem like important goals supported by this 40R zoning. These directions may be more important than ever as we recover from the Covid economic crisis and head into an uncertain future.

The responsiveness of the board to public comment and concerns have demonstrated how with 40R we can have greater density and development while maintaining many of the beloved features of the surrounding neighborhoods.

So I think this is the way to go.

Thank you,

Elizabeth (Betsy) Krogh  
84 Eames Avenue  
Amherst MA 01002