

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, May 18, 2021 7:39 AM  
**To:** Breger, Benjamin; Brestrup, Christine; Malloy, Nathaniel; Morra, Robert; Mullins, Jennifer; Pollock, Maureen  
**Subject:** Fw: 6 mth pause

Hi All,  
This comment came to the Planning email.  
Pam

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**From:** Mary Hocken <melizhocken@gmail.com>  
**Sent:** Monday, May 17, 2021 8:51 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** 6 mth pause

We agree! Tom Baker and Mary Hocken

Sent from my iPhone

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, May 18, 2021 7:40 AM  
**To:** Breger, Benjamin; Brestrup, Christine; Malloy, Nathaniel; Morra, Robert; Mullins, Jennifer; Pollock, Maureen  
**Subject:** Fw: Comments on new buildings being considered

Hi All,  
This comment came to the Planning email.  
Pam

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**From:** Charlene Moran <cmmoran13@gmail.com>  
**Sent:** Monday, May 17, 2021 7:18 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** Comments on new buildings being considered

I support a moratorium on more big buildings in Amherst for the following reasons:

Why should we provide more student housing when UMASS is going to start building student housing on campus in 2022?

Why would you give a building permit to the same people who have let the Spring St. project sit idle for so many months. They say the pandemic was cause for this stand still. Also difficulty getting building supplies. But other buildings haven't had to stop working , ie, Aspen Heights which kept going and Building 28 at Greenleaves. They continued to work throughout the past year. Aspen Heights hasn't yet filled all their apts. with students.

There is another building just beginning on the corner of Snell and Route 9. That will surely have many students since it is walking distance to UMASS.

Where is the proof that the big buildings already in downtown have done anything to increase foot traffic and revenue for downtown businesses. Students support Tai, pizza, Chinese, Bubble Tea, all of which functioned during the pandemic, as take out which is student's favorite type of buying.

Will these new buildings full of students bring in new stores for grownups?.

Parking Parking Parking!!!

A few thoughts from a longtime Amherst resident. I am not against progress. These buildings feel like they are not in the best interest of local business and permanent residents of Amherst and will forever change the character of our town. Thanks for listening.

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, May 18, 2021 7:42 AM  
**To:** Breger, Benjamin; Brestrup, Christine; Malloy, Nathaniel; Morra, Robert; Mullins, Jennifer; Pollock, Maureen  
**Subject:** Fw: Building permits and planning

This comment supporting the Moratorium came to the Planning email.  
Pam

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**From:** James Trostle <james.trostle@gmail.com>  
**Sent:** Monday, May 17, 2021 3:15 PM  
**To:** Town Council Members <towncouncil@amherstma.gov>  
**Cc:** Planning Department Email <planning@amherstma.gov>  
**Subject:** Building permits and planning

As a 25-year resident of Amherst, I urge you to adopt the six-month moratorium on residential building permits to enable better planning for downtown development. A simple walk downtown shows what blank facades, small sidewalk setbacks, and blocky apartments feel like: oppressive and uninteresting. I'm concerned about the waivers for sidewalk space and the limited available parking, and I'm concerned about turning Amherst into a student residence hall.

Please take the time to get the plan right, since we only can do this once. Note that I DON'T feel the same case for a delay should be made for the library -- that has been studied and vetted extensively already, so I see no need to delay construction there.

Thanks,

Jim Trostle

34 Cherry Lane, Amherst

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, May 18, 2021 7:44 AM  
**To:** Breger, Benjamin; Brestrup, Christine; Malloy, Nathaniel; Morra, Robert; Mullins, Jennifer; Pollock, Maureen  
**Subject:** Fw: Moratorium

This comment supporting the Moratorium came to the Planning email.  
Pam

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**From:** Nina M <ncmankin@gmail.com>  
**Sent:** Monday, May 17, 2021 1:51 PM  
**To:** Brestrup, Christine <brestrupc@amherstma.gov>; Bockelman, Paul <bockelmanp@amherstma.gov>; Planning Department Email <planning@amherstma.gov>; Town Council Members <towncouncil@amherstma.gov>  
**Subject:** Moratorium

Dear All,

I want to express that while I find some citizen intervention in Amherst's planning process to be obstructionist in a detrimental way, I do believe we, as a community, should embrace this moratorium and find a way to make it possible to address widespread community concerns about aesthetics and use of new construction in our town center. I was present for the formed-base zoning conversation a number of years ago and while I found the process of engaging the public in that conversation to be problematic, I was disappointed that we did not move forward with it and believe it would have addressed so many of the issues community members are now having with new building in town. I wonder if it might be possible to revisit this topic - to which so much time and good work was expended - within the context of this current situation?

i do support the current proposed moratorium and very much hope that this time of pause is used to productively address the need for what so many in our community clearly feel is a failure on our part to implement aesthetic and use controls that best serve our town.

Many thanks for all your work,  
Nina Mankin

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, May 18, 2021 7:45 AM  
**To:** Breger, Benjamin; Brestrup, Christine; Malloy, Nathaniel; Morra, Robert; Mullins, Jennifer; Pollock, Maureen  
**Subject:** Fw: Moratorium

A comment of support for the Moratorium from the Planning email.  
Pam

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**From:** Arleen Thomson <arleenthomson@gmail.com>  
**Sent:** Monday, May 17, 2021 1:13 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** Moratorium

Please take a 6 month moratorium on building in Amherst so that input from residents may be considered. Thank you  
Arleen Thomson

Sent from my iPhone

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, May 18, 2021 7:53 AM  
**To:** Breger, Benjamin; Brestrup, Christine; Malloy, Nathaniel; Morra, Robert; Mullins, Jennifer; Pollock, Maureen  
**Subject:** Fw: morotorum  
**Attachments:** To the leaders of the Town of Amherst.docx

A letter of support for the Moratorium.

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**From:** C. Fuller <chrlsful@aol.com>  
**Sent:** Monday, May 17, 2021 12:46 PM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** morotorum

Thank you for allowing my input.  
Please see below:

To the leaders of the Town of Amherst,

I support a moratorium so Amherst can create a plan that includes community ideas and input.

Personally, I'd like a plan to include:

- More pocket parks (have one in each town center @ minimum =8)
- Fewer restaurants, more types of other businesses people would support and use
- Control the number of houses converted to student rentals by absentee landlords (not just use of zoning, add to the 1 tool in the box)
- Manage the scale of our town to prevent urban canyons downtown
- Better management of public buildings so we don't have deferred maintenance issues and a large savings account
- Building w/BIPOC inclusion which creates 'plazas' where we can gather in community
- Concrete and on-going dialogue w/policy makers for coordination between the University, colleges and town. As anchor institutions they must take part in local development just as Walmart does w/the mall management in Hadley
- Use of "other than just zoning" for increasing affordable housing (esp bringing back the <30% AMI category to policy).

In conclusion, a moratorium will give the town time to do the planning and receive the input that shapes it.

In Community,  
Chad  
22 Chestnut Ct

## Sadler, Pam Field

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**From:** Planning Department Email  
**Sent:** Tuesday, May 18, 2021 7:58 AM  
**To:** Breger, Benjamin; Brestrup, Christine; Malloy, Nathaniel; Morra, Robert; Mullins, Jennifer; Pollock, Maureen  
**Subject:** Fw: downtown Amherst

Support for the Moratorium.

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**From:** Gretchen Plotkin <gretchenplotkin@yahoo.com>  
**Sent:** Tuesday, May 18, 2021 7:50 AM  
**To:** Planning Department Email <planning@amherstma.gov>  
**Subject:** downtown Amherst

To the Amherst planning board

I strongly encourage you to implement a 6 month pause on building permits for the town. This will allow the town to consider such issues as housing affordability, proper definition of mixed use building, height restrictions, set backs, diverse populations, local business opportunities, public spaces, historical preservation and parking.

Thank you.

Gretchen Plotkin  
11 Baldwin Lane  
Amherst, Ma

## Sadler, Pam Field

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**From:** Anne Burton <annestudio@comcast.net>  
**Sent:** Tuesday, May 18, 2021 11:58 AM  
**To:** Town Council Members; Planning Department Email; Bockelman, Paul; Brestrup, Christine  
**Cc:** ira@irabryck.com  
**Subject:** Opinion on a moratorium on new building (can't attend zoom meeting)

With regard to new Building in downtown Amherst:

> Over-concentration of any single population has had regrettable consequences in large and small communities. You must recognize that life style and behaviors appropriate to undergrad students is not neighborly or attractive to young families or older adults. Therefore, the greater the concentration of young students, the less likely adults will find the businesses and street life of that area attractive. So, please weigh the tax benefit of the concentrated dorm-like buildings against the social consequences that will make the Town a less attractive place for an age and economically diverse population. Take a look at who frequents sit-down restaurants, clothing boutiques, bookstores, copy shops, bakeries, and movies. Do you want to loose that population to Hampshire Mall?

> As a retired person, if I were to move out of my house, I'd gladly pay a premium for an apartment in walking distance to movies, restaurants, coffee shops and bakeries.

Parking— if a builder eliminates a parking space, thereby effecting other taxpayers, they should contribute to the building of a municipal garage. It is time to consider a charge for eliminating a parking space forever. The claim that the builder will not continue a project if there are municipal demands is absurd. They see profits and will build even if Amherst makes give-back demands. That is the nature of bargaining. Do not cave in.

Thank you for representing the future of Amherst's adult residents and tax-payers.

Anne and Anthony Burton

Sent from my iPad



**Sadler, Pam Field**

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**From:** Karen Levine <klevine08@gmail.com>  
**Sent:** Tuesday, May 18, 2021 1:21 PM  
**To:** Brestrup, Christine; Bockelman, Paul; Planning Department Email; Town Council Members  
**Subject:** Yes on 6 month downtown building moratorium

Dear All,

I am writing in advance of the upcoming meeting to express my support for taking a 6 month pause (via a moratorium on building permits) to make sure there is adequate public input and time for our government to adequately explore how to build the Amherst Center of the future that has inclusivity, affordability, attractive businesses, diverse population, setbacks, height restrictions, public space, historic preservation, parking, and proper definition of mixed use buildings.

Sincerely,

Karen Levine  
Amherst

**Sadler, Pam Field**

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**From:** Priscilla Hunt <phunt@umass.edu>  
**Sent:** Tuesday, May 18, 2021 1:37 PM  
**To:** Brestrup, Christine  
**Subject:** building moratorium

Dear Ms. Brestrup,

I am a resident of Amherst and would like to express support for taking a 6 month pause (via a moratorium on building permits) to make sure there is adequate public input and time for our government to adequately explore how to build the Amherst Center of the future that has inclusivity, affordability, attractive businesses, diverse population, setbacks, height restrictions, public space, historic preservation, parking, and proper definition of mixed use buildings.

Thank you.

Priscilla Hunt

**Sadler, Pam Field**

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**From:** joann griswold <mathesongriswold@comcast.net>  
**Sent:** Tuesday, May 18, 2021 3:19 PM  
**To:** Brestrup, Christine; Planning Department Email; Town Council Members;  
brockelmanp@amherstma.gov  
**Subject:** Moratorium

I am writing to indicate my support for the proposed 6 month moratorium on buildings in downtown Amherst.

I am not pro-growth at all however I believe that more time is needed to obtain adequate input from town citizenry regarding

reason why support was given developers to construct student housing in town center when there is much land at UMASS and in surrounding area closer to campus

time to survey the members of the town re their desires and what they see as possible ( such as Wellesley is doing as it faces similar problems as Amherst)

zoning and ways it will be enforced

description of what is considered a mixed use building

plans for preserving historic sites

plans for adequate parking (lack of which is affecting many side streets as well as access to parking permits )

building specs such as design, height, set back, access to green space by occupants.

**Once at least in the past, reference was made to a decision being made based on research results. I understand that research to not have been properly done. Any research done on any of the projects has to be appropriate, and shared with the public.**

I am aware of many people, apparently relatively new to the area, requesting stores such as those we had years ago, and eventually were not sustainable by students or towns people. It might be time to look at different types of shops, including some higher end chain stores that might attract students and or people even from out of town.,though . I do question their surviving here based on the popularity of online shopping.

Joann Griswold

District 4

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## Sadler, Pam Field

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**From:** Ira Bryck <ira@irabryck.com>  
**Sent:** Tuesday, May 18, 2021 3:45 PM  
**To:** Bockelman, Paul; Town Council Members; Planning Department Email; Brestrup, Christine  
**Cc:** Malloy, Nathaniel; Breger, Benjamin; Pollock, Maureen  
**Subject:** We (Amherst leaders and public) are now considering the risks and benefits of agreeing to enact a 6-month moratorium on construction projects of a certain size and impact on our town's future.

To the Amherst Town Manager, and members of the Town Council, Planning Board, Planning Department, and Amherst community,

We (Amherst leaders and public) are now considering the risks and benefits of agreeing to enact a 6-month moratorium on construction projects of a certain size and impact on our town's future.

Some have described the consequence of such a tactic as catastrophic to our town's economic survival, and re-emergence from a global crisis. Others contend that a terrible future will come from not pausing for more public input and a deeper exploration of how and what we want to grow in our neighborhoods and town center.

I'd like to remind you that at an earlier time in our town's history – 1986 - the town approved a 2-year moratorium, to stop and think, when development then seemed rampant, and our ability to provide services, as well as affordability and parking and public enjoyment, seemed threatened enough to drill down for better solutions.

I hope these few entries from the town's annual reports from 1986, and from 1988 (when the moratorium had ended) reassures us that it makes sense to make sure that we are on the right path forward.

### **Agenda of impact, from town's 1986 annual report:**

- The board's most important act was the decision to request town meeting to enact a 2-year building moratorium, during which the town could prepare itself to meet the many problems posed by rapid growth and development.
- Water concerns, coupled with dramatic increases in proposed residential development, caused town meeting to enact a two-year moratorium on most development to provide time for the town to address potential water problems and to plan for improved growth management.
- Present rate of real estate development and construction with the town of Amherst poses potential risks to critical resources of the community, including land for affordable resources and land for affordable housing and public open space, and a potential strain on municipal services and infrastructure .

- During the period of the moratorium the town will study, plan and implement measures for protection... including equitable shares of housing including low- and moderate-income housing... capacities of the town's infrastructure.
- The planning board began focusing on the most important issues to be dealt with during the 2-year time period and setting up and process to begin further public discussion of these issues.
- A timeline of the various tasks to be accomplished and potential public meetings for citizen discussion will be developed; the planning board also established 4 subcommittees: open space, downtown, zoning, and housing, to address development and design, parking, by law and subdivision regulation updating and corrections, open space and town commons, affordable housing, and the development review process; some assistance will be provided to the historical commission for historic preservation purposes.

**From town's 1988 annual report, from when the 2-year moratorium ended:**

- Principal result was Phased Growth bylaw, a system of development review, that addressed twin concerns of rate and type of growth
- 3 major components:
  - Rewards or penalizes development based on how it meets criteria, board has seen an increased sensitivity by some developers to the protection of open space and provision of affordable housing
  - Phased growth bylaw received national attention in Planning magazine, and inquiries from other towns and cities nationally
  - Also, moratorium resulted in allowing the town greater control over development proposals, allowed for imposition of conditions by the board to ensure the site is developed without harm to the surrounding areas
- The growth of the town continued apace, and subcommittees of the planning board focused on growth management issues, locations for a parking garage, as well as cluster housing, affordable housing incentives, research parks,

I have frequently mentioned how often in the town's master plan it's strongly recommended to include the public's perspective in the planning process. We take great pride in Amherst that learning is baked into our town's economy and culture. May this be a learning experience for all, where our elected leaders display the magic of representative government, recognizing that old adage "all of us are smarter than any of us."

May we build the future Amherst that aligns to our values and principles, that we may all be proud of and feel ownership of.

Sincerely,

Ira Bryck

Amherst, Mass



## Sadler, Pam Field

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**From:** Michael Gilbert <michael.gilbert@umass.edu>  
**Sent:** Tuesday, May 18, 2021 3:47 PM  
**To:** Brestrup, Christine; Bockelman, Paul; Planning Department Email; Town Council Members  
**Subject:** Please support the 6 month moratorium on building permits to ensure adequate public input for Amherst Center plans

I urge you to support taking a 6 month moratorium on building permits to make sure there is adequate public input and time to properly explore how to build the Amherst Center of the future. We need to consider inclusivity, affordability, attractive businesses, diverse population, setbacks, height restrictions, public space, historic preservation, parking, and proper definition of mixed use buildings. Anything less is just blindly handing the town center over to developers, who are unlikely on their own to consider the above issues.

Thanks for your consideration,

- MWG

"All lives do not matter until Black Lives do"

Michael Wm. Gilbert  
[michael.gilbert@umass.edu](mailto:michael.gilbert@umass.edu)  
Adviser for Technology Initiatives and Services (Retired)  
Information Technology at UMass Amherst

38 Autumn Lane, Amherst