



# Southampton 2030

*Planning for the Future*

## Welcome!

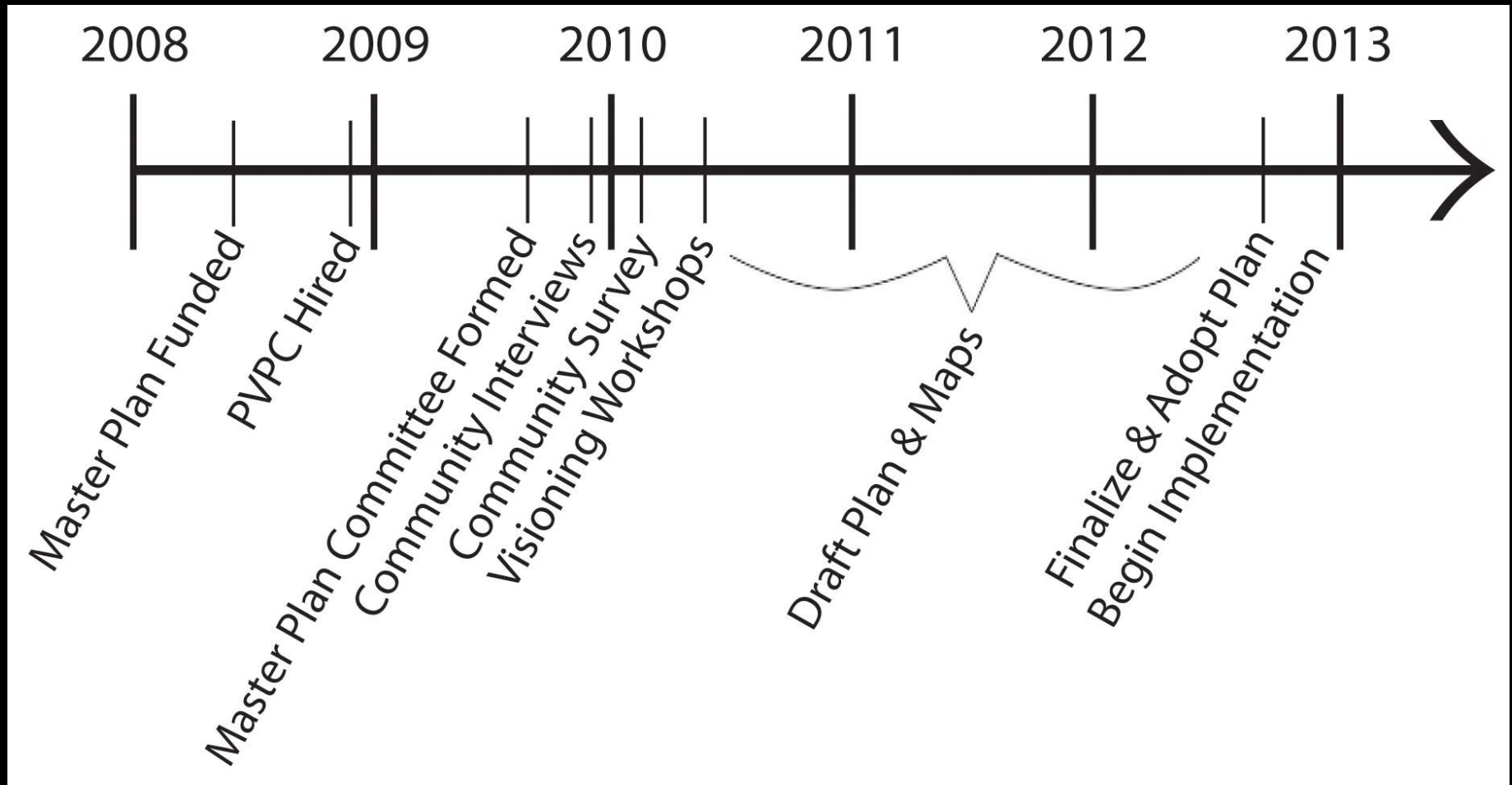
### Southampton Master Plan Committee

- Henry Barton, Chair Citizen at Large
- Jess Dods Board of Selectmen
- Courtney Haff Conservation Commission
- Craig Issod Energy Committee
- Ed Cauley Highway/Water Dept.
- Kristina Madsen Historical Commission
- Vijay Dalal Housing Authority
- Mark Reed Parks Commission
- Jean Christy Planning Board
- Don Abel Local School Committee
- Linda Summers Edwards Public Library
- Stephen A. Brunelle Local business owner/citizen at large
- Brian Domina Citizen at large
- Thomas Gentile Citizen at large
- Charlie Kaniecki Citizen at large
- Nicholas Boisjolie Citizen at large
- Daniel Valinski Student, Hampshire Regional High School

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## Master Plan Process



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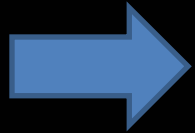
## Welcome

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### Day 1: Opening Night & Visioning

- Opportunities & Constraints
- Visioning Exercise



### Day 2: Major Topics (Saturday @ 9 a.m.)

(short presentations and small group discussions)

- Land Use, Transportation & Housing
- Open Space, Agriculture, Cultural & Historic Resources
- Public Services, Infrastructure & Economic Development



### Day 3: Workshop Results, Alternative Growth Scenarios & Key Areas

- Presentation of what we've learned from the workshops
- Discussion of alternative future growth scenarios, future land use map
- Key areas design activity: looking at the Village Center and Route 10



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## Day 1

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### ➤ What is a Master Plan? Blueprint for the future

- Describes a long-term vision and how to achieve it
- Guides zoning changes, capital improvements budgeting, decision-making

### ➤ What are the Visioning Workshops?

- Opportunity for community to discuss future of Southampton
- Input used to develop Master Plan
- Small group discussion format with short presentations
- Challenging and respectful discussion of the town's future



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## Day 1 Visioning Results

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In 2030, Southampton is a community that...

- ...is open and rural with a village center, promotes volunteerism, and is receptive to technologies but with guarded, diverse growth that maintains the town's character.
- ...cares for its citizens, promotes proactive business development, maintains its rural character, makes use of available federal and state resources, and is environmentally friendly. It is a place where one would love to spend his or her life.
- ...is a welcoming, caring, thriving community for all ages with a planned village center that provides community, cultural, and commercial amenities. Southampton honors and preserves its past through historic preservation and open space and agricultural protection.



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## Day 1 Visioning Results

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In 2030, Southampton is a community that...

- ...retains the personality of a small New England town through smarter zoning and planning, preservation of open space, and lower population growth. The town provides expanded services to the entire community, including passive recreation, meeting spaces, and programs for all ages.
- ...uses its passion for land stewardship to foster a close-knit and vibrant community, while hewing to its New England character and a commitment to sustainability.
- ...is a community that will retain a rural character while promoting small, local businesses, and will have a vibrant village center, welcoming people of all ages. Southampton will have a well planned pedestrian and trail system and will remain fiscally responsible using smart growth principles to achieve a strong community spirit.



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## Day 1 Opportunities & Constraints Results

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### ➤ Likes

- Friendly, open people, community feel & involvement, volunteerism
- Rural, safe, open, quiet, scenic views, farmsteads, few commercial centers
- Good place to raise children, good schools, activities
- Village center with church
- Historic homes
- Nature, open space, wildlife, nature, protected lands, clean air and water
- Conant Park, walking trails
- Proximity to malls, larger communities, local college, major roads



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## Day 1 Opportunities & Constraints Results

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### Dislikes / Concerns

- Not enough sidewalks, places to bicycle
- Unchecked growth, especially housing development, no sewers
- Housing affordability
- Development not conforming with local character of town
- Town politics, lack of citizen participation, lack of transparency
- Lack of a walkable town center
- Trucks, growing traffic and speeding, lack of traffic calming
- Loss of farms, historic preservation, land management
- Lack of community gathering spaces
- Need for more active and passive recreation opportunities
- Taxes & Services
- Route 10 could look like Route 9 in Hadley
- Incompatible signs
- Protection of wildlife and water quality





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## Day 1 Opportunities & Constraints Results

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### Future Opportunities

- Rural character, agricultural past, rich history
- Historic and open space preservation
- Affordable, diverse housing
- Good /expanded services: schools, public safety, sewer, library
- Vibrant, thriving village center
- Better communication with local government
- Bike path / rail trail
- Riverwalk along the Manhan River
- Passive recreation access at Tigh Carmody Reservoir
- Redesign and expand Conant Park
- Local employment growth
- Planned, balanced growth with design guidelines
- THIS MASTER PLANNING PROCESS!!!



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## Day 2: Major Topics

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- Land Use, Transportation & Housing
- Open Space, Agriculture, Cultural & Historic Resources
- Public Services, Infrastructure & Economic Development

### Basic Format

- Short presentations
- Small group discussions
- Report back to the larger group



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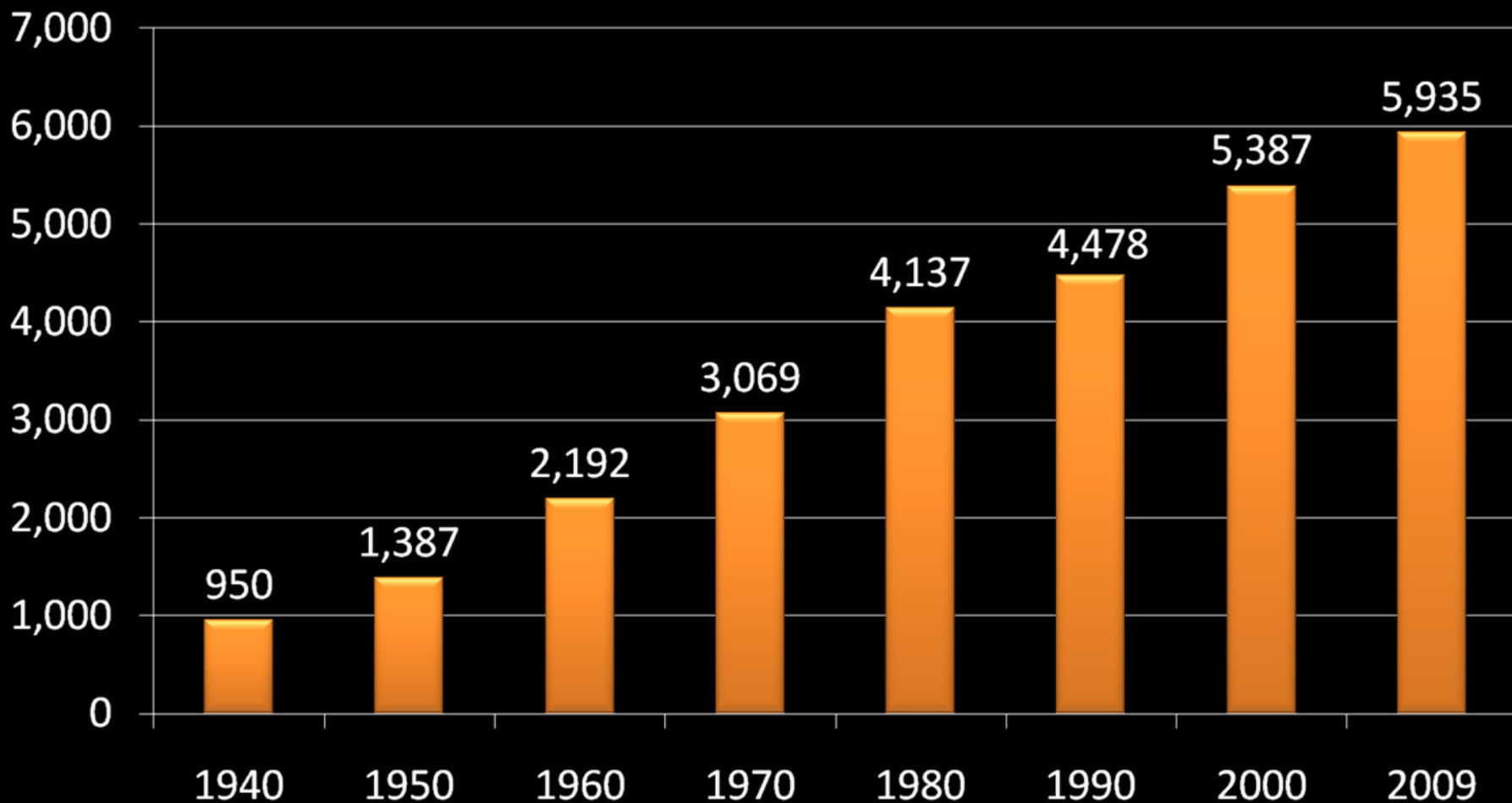
Land Use, Transportation & Housing

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## Southampton Population Trends

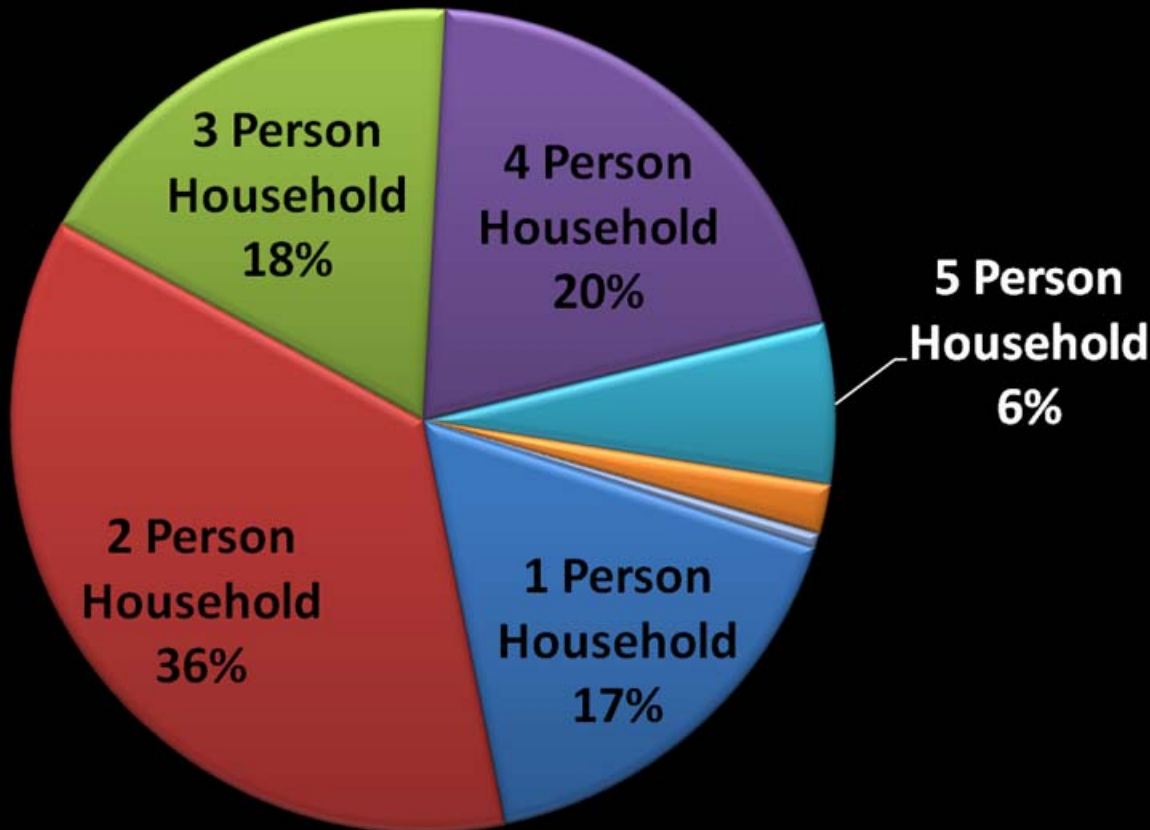


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## Southampton Households by Household Type

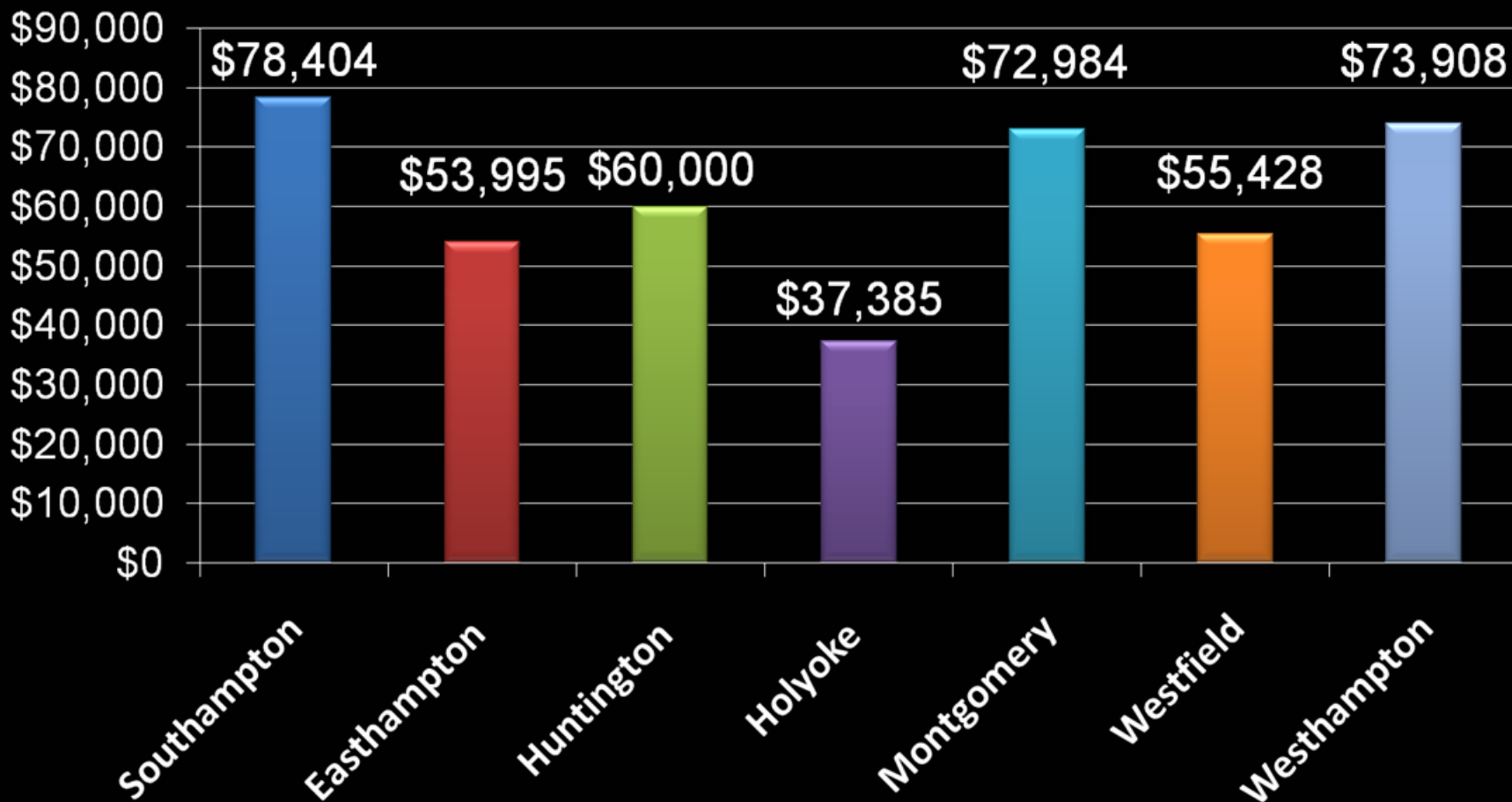
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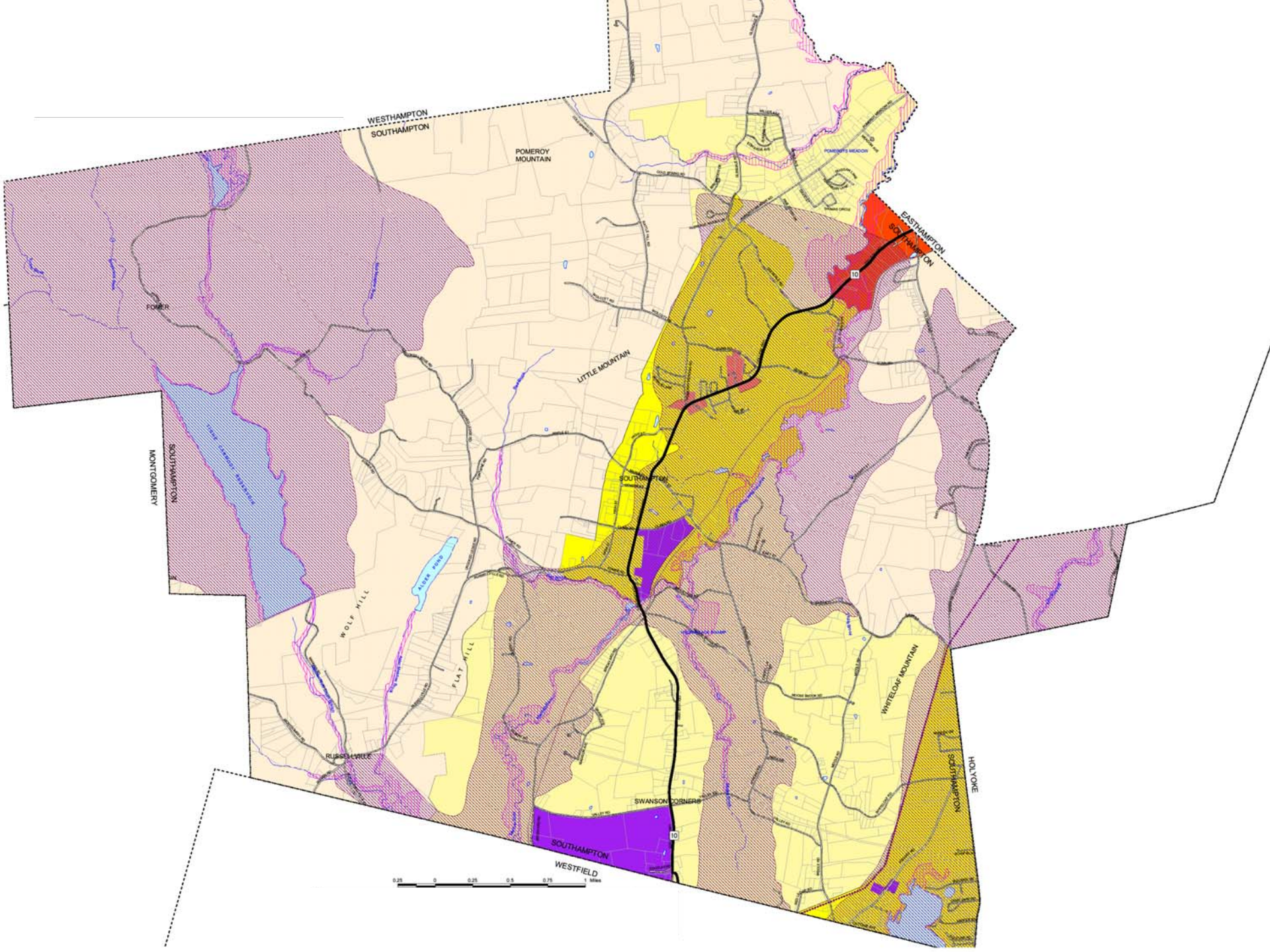


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## 2008 Median Household Income Comparison





WESTHAMPTON  
SOUTHAMPTON

POMEROY MOUNTAIN

POMEROY MEADOW

EASTHAMPTON  
SOUTHAMPTON

SOUTHAMPTON  
MONTPELIER

LITTLE MOUNTAIN

SOUTHAMPTON

WOLF HILL

FLAT HILL

RUSSELLVILLE

WHITECAP MOUNTAIN

SWANSON CORNER

SOUTHAMPTON  
WESTFIELD

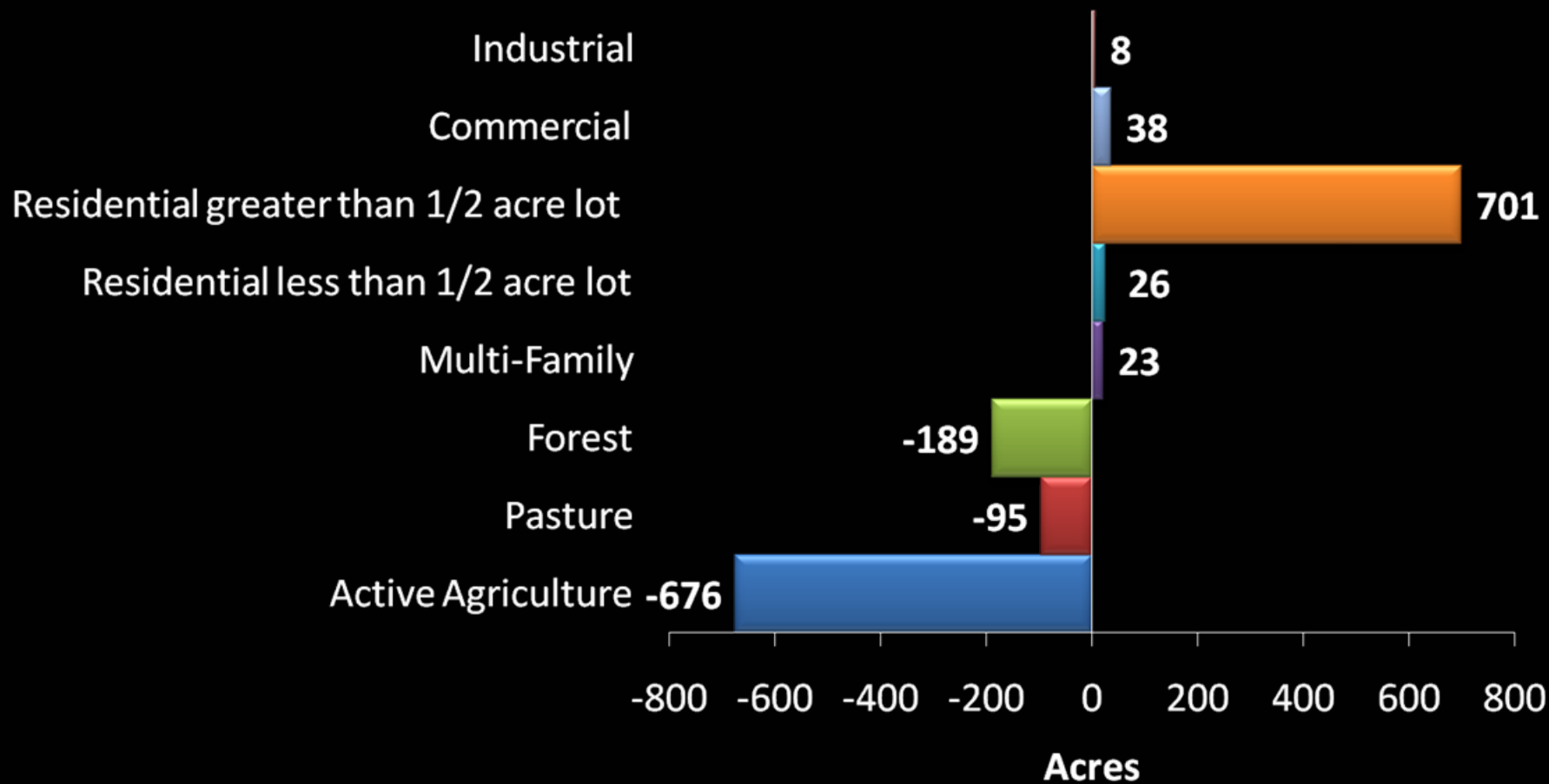
HOLYOKE  
SOUTHAMPTON



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## Land Use Change: 1971 - 2005





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## Housing Characteristics

### Structure Type

- 97% Single Family Homes

### Ownership Type

- 85% Owner-Occupied
- 13% Renter-Occupied

### Age of Housing Stock

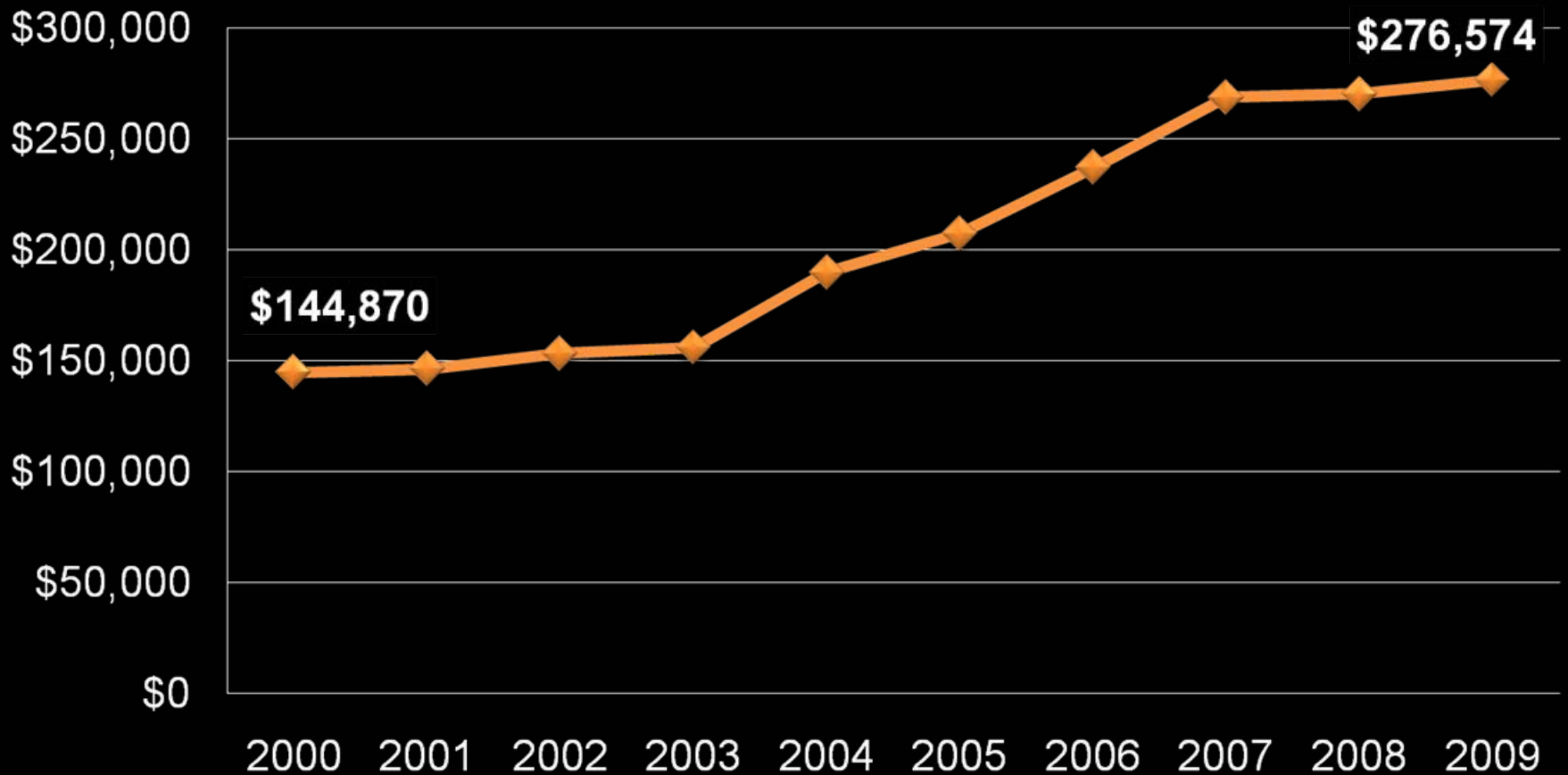
- 62% post 1970
- 27% post 1990

Housing Structure Type, 2009	Number of Parcels
<i>Single Family Homes</i>	1,970
Condo Units	78
Two-family homes	13
Three-family homes	4
Apartments	5
Buildings with commercial & residential	4
Mobile homes	10
Multiple Houses on one parcel	13

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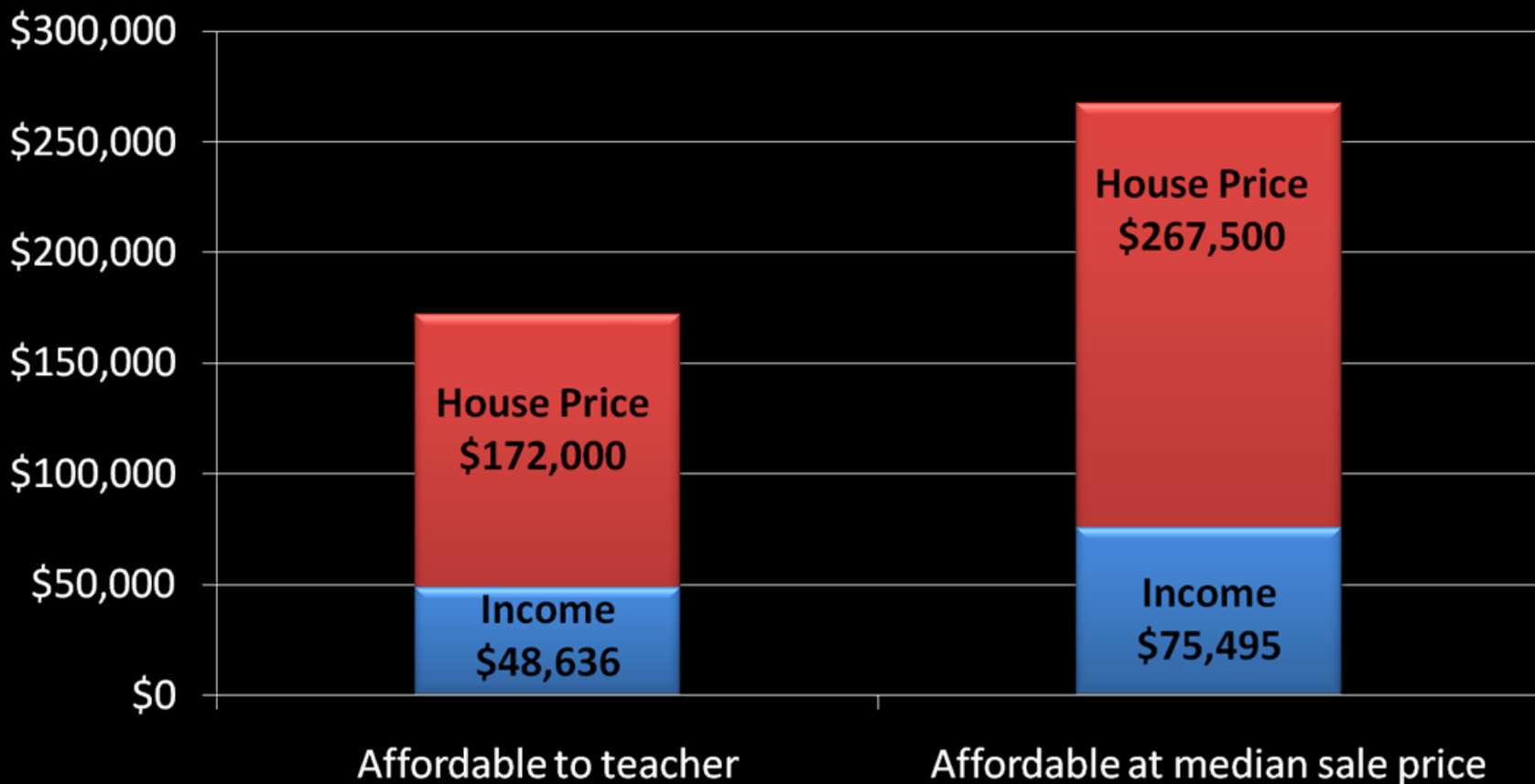
## Home Value Trend & Housing Affordability



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## Housing Affordability Comparison





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## Transportation Characteristics

- Few alternatives to auto travel
  - Limited sidewalks
    - Some support for expanding sidewalk network
  - Limited public transit service
    - Little support for expanded service
- Daily commutes along the same routes.
  - 80% residents work outside of town
  - Limited interest in ridesharing

Place of Work	# of Residents
Springfield	436
Holyoke	409
Westfield	366
Southampton	348
Northampton	340
Easthampton	218
Chicopee	130
West Springfield	92
Amherst	84
South Hadley	70

*Source: U.S. Census Bureau, 2000 Census*



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## Land Use, Transportation & Housing

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### Key Considerations

- A variety of household types, income levels, and abilities live in Southampton.
- Zoning influences land use and housing development patterns.
- Most houses sit on lots greater than ½ acre.
- Limited housing options outside single-family homes available.
- Existing corridor for future bike path
- Similar commuting patterns.



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## Questions

- Questions for clarification
- Please hold comments for small group discussion



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## Ground Rules for Small Group Discussions

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### Guiding Principle: Mutual Respect of All Participants

- Listen carefully to others. Do not interrupt or dominate the discussion. Everyone's opinions and feelings are important.
- Respect other points of view, even if you don't agree.
- Speak openly and honestly from personal experience.
- Do not criticize other people or rehash past conflicts.
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## Open Space, Agriculture, Cultural & Historic Resources

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### Green (Open) Space

- 18% of Southampton is permanently protected green (open) space
- Largest contiguous – Tighe Carmody Reservoir
  - 2,776 acres
  - Owned by Holyoke Water Department
  - Public access prohibited
  - 72% of all protected green space located within this Reservoir
- 352 acres owned by Town of Southampton
  - Conservation Commission (330 acres)
  - Water Department (23 acres)
- Protect rural character
  - Use CPA funds





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## Open Space, Agriculture, Cultural & Historic Resources

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### Recreation

- Pequot Pond (Hampton Ponds)
  - Swimming, boating, fishing - access through Westfield (Hampten Ponds State Park)
  - Elevated levels of bacteria, noxious weeds
  - Restoration projects
  
- Conant Park
  - Recreation fields, courts, playground
  - NOT permanently protected
  
- Proposed Southampton Greenway
  - Connect Easthampton's Manhan Trail (Colman Rd) to Sheldon Ice Cream (Route 10)
  - Approximately 3 miles
  
- Possible need for more recreation facilities
  - Non-sports activities
  - Programs for older children (over 6<sup>th</sup> grade)



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## Open Space, Agriculture, Cultural & Historic Resources

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### Water Resources

- Barnes Aquifer
  - High quality, federally protected public water supply -- largely free of pollution
  - Supplies 4 communities
  - 11 municipal wells supply 5 million gallons of water per day to 60,000 people
  
- Tighe-Carmondy Reservoir
  - “Outstanding Water Resource” in Commonwealth
  - Largest lake within Connecticut River Watershed
  
- Manhan River
  - Rare river habitat
  
- Broad Brook Basin
  - EPA sole-source aquifer (Easthampton, Holyoke, Southampton)



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## Open Space, Agriculture, Cultural & Historic Resources

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### Agriculture

- Agricultural Protection Restrictions
  - 9 properties, 717 acres
  - Located Valley Road, Route 10, Cook Road
- Chapter 61A lands
  - 258 acres (2008)
- 1,100 acres in agricultural use – not protected
  - Highest concentration – Pleasant Street, Middle Road, Valley Road (Swanson Corners)
  - Most enrolled in 61A
- Prime or Significant Farm soils
  - Located eastern half of town



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## Open Space, Agriculture, Cultural & Historic Resources

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### Cultural & Historic Resources

- Scenic views and cultural landscape
  - Mount Tom
  - Pomeroy Mountain
  - Pastoral landscapes / forested hills
  - Farmsteads / signage
  
- Northampton-New Haven Canal
  - From Northampton to New Haven, CT
  - 6 locks in Southampton
  - 1855 - ROW purchased and converted to railroad (now proposed Greenway)
  
- National Historic Districts
  - Lockville - 2,400 acres, 11 buildings, 4 structures (Mill Dam)
  - Southampton Town Center (East Street) - cemetery, 18<sup>th</sup> and 19<sup>th</sup> c. homes
  - No local districts = no actual protection



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## Open Space, Agriculture, Cultural & Historic Resources

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### Key Considerations

- Public access at Tighe Carmody Reservoir
- Need for more / maintenance of existing recreation resources
- Protection of water resources – (inter-municipal)
- Prioritization of unprotected agricultural lands
- Cultural landscape – how Southampton defines itself
- Protection of historic resources



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## Public Services, Infrastructure & Economic Development

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### Public Water

- Serves 75% town residents
  - 88% survey respondents happy with water system services
- Town Well (Glendale Road / College Highway)
  - Primary public water source
  - Located in Barnes Aquifer
  - Rebuilt in 2002
- Manhan Reservoir
  - Back-up water supply – connection at pipeline on Pequot Road
  - Owned by City of Holyoke
  - Storage in 700,000 tank on Little Mountain
- Water Treatment Facilities
  - Two – connected to Holyoke pipeline
  - Only operated when Glendale Road well cannot meet demand





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## Public Services, Infrastructure & Economic Development

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### Public Sewer & Wastewater

- No public sewer nor public wastewater plant
- Areas of poor soil conditions
  - Pequot Pond
  - Center of town
  - Problems of on-site sewage disposal
- Support for public sewer for commercial / industrial → lessen tax base
  - How impact community character?
- Explore connections to adjacent municipal systems



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## Public Services, Infrastructure & Economic Development

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### Local Dams

- Tighe-Carmondy Reservoir
  - “High” risk, fair condition
  - Owned by City of Holyoke
  - Inundation area – 114 homes / 3 businesses
- White Reservoir Dam
  - “Significant” risk, poor condition
  - Owned by City of Holyoke
  - Letter of non-compliance with ODS

### Broadband / Technology Infrastructure

- Identified as “underserved” by Massachusetts Broadband Institute
  - Available only in “limited” area
- Support for improved technology infrastructure
  - 58% either “agree” or “strongly agree” in community survey



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## Public Services, Infrastructure & Economic Development

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### Town Services

- Overall satisfaction with town services (police, fire, DPW...)
  - Would like expanded town hall hours, town planner, “stand alone” senior center,
  - Would like paid Fire Dept, new Public Safety complex
  - How to pay for extended services?
- Belief expansion of town services will change community character

### Education

- Resident satisfaction with public school system
  - Concern increase population result in overcrowding
  - Majority school age children in public school system
- Indicators
  - “High” performance rating – elementary and secondary
  - Adequate technology
  - High graduation rate (90.9%)
  - 89% plan to attend college



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## Public Services, Infrastructure & Economic Development

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### Economic Development

- Retail needs
  - 44% satisfied with services in-town & adjacent communities
  - Limited support – “places to hang out” and “restaurants”
- Direct new commercial development – Route 10
  - Easthampton town line → Opa Opa Curve
- Direct new industrial development – Route 10
  - Westfield town line (47%)
  - Limit in town – available in neighboring communities (40%)
  - Need sewer services --worth the investment?
  - Limit development beyond existing water supply (66%)
- Town Center
  - Identified as potential economic development area
  - 79% -- “like it just as it is”



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## Public Services, Infrastructure & Economic Development

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### Key Considerations

- Development long roads within Barnes Aquifer
- Priorities for existing infrastructure investment
- Public Sewer – is there a need? If so, where?
- Balance between increase town services and (residential) tax base
- What are best areas for targeted economic development?



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## Wrap-Up

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Day 1: Opening Night & Visioning



Day 2: Major Topics (Saturday @ 9 a.m.)



Day 3: Workshop Results, Alternative Scenarios & Key Areas

- Presentation of what we've learned from the workshops
- Discussion of alternative future growth scenarios, future land use map
- Key areas design activity: looking at the Village Center and Route 10

**Wednesday @ 6 p.m... See you then!!!**