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Council to mull 30-acre project

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AGAWAM - Developers who lobbied the City Council to approve a new zoning designation for age-restricted housing last month have requested it for a proposed 30-acre development on South Street, said city officials this week.

Proposed for 30-plus acres on South Street, the project would include housing valued at a combined \$20 million to \$30 million, based on a presentation made to the City Council last month.

Based on documents filed at City Hall, the development would be built on 30.25 acres split into two parcels at 164 and 194 South St. The land currently has several zoning designations allowing for residential housing.

Benjamin A. Sumner, an Amherst developer, told the council that the project would include about 86 units valued at between \$295,000 and \$375,000 each.

"These are by no means the condos you are used to seeing in town," he said. "We'd be looking to bring in some truly high-end stuff."

With few exceptions, the development would require its residents to be age 55 and above, he said, following the requirements for the new zone. Under the A-5 designation, the developers may build up to four housing units per acre.

The land, split between two parcels at 164 and 194 South St., is near the state Veterans Memorial Cemetery on Main Street and the 11-acre South Street pig farm of Charles R. Avezzie.

The proposed zone change is expected to go before the Planning Board next month, with the City Council not likely to view it before July.

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