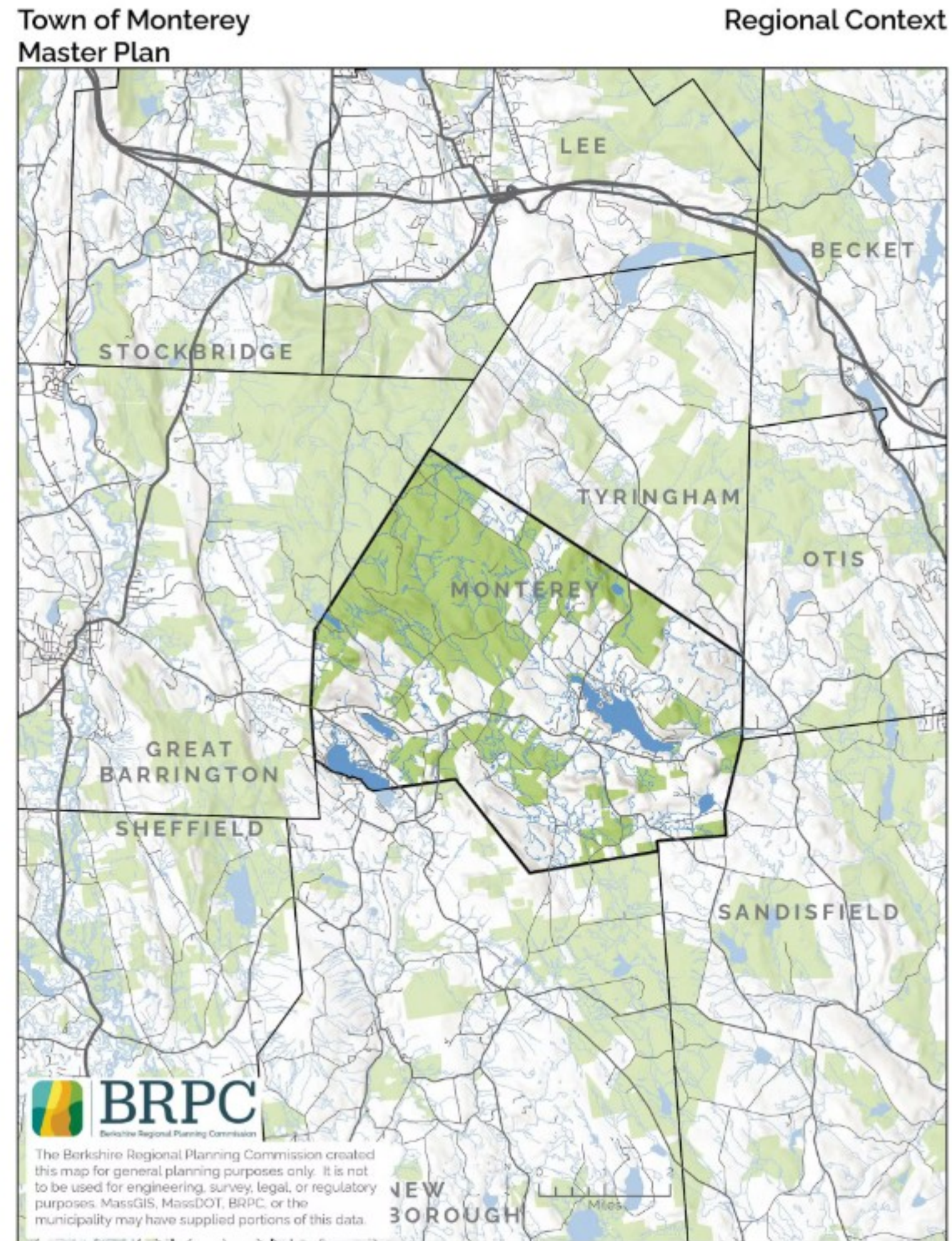


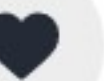


Monterey Master Plan Forum: Housing, Transportation, and Economic Development

Thursday October 13, 6:30-8:00



Monterey is surrounded by a number of different communities but anchored to Great Barrington to it's west.

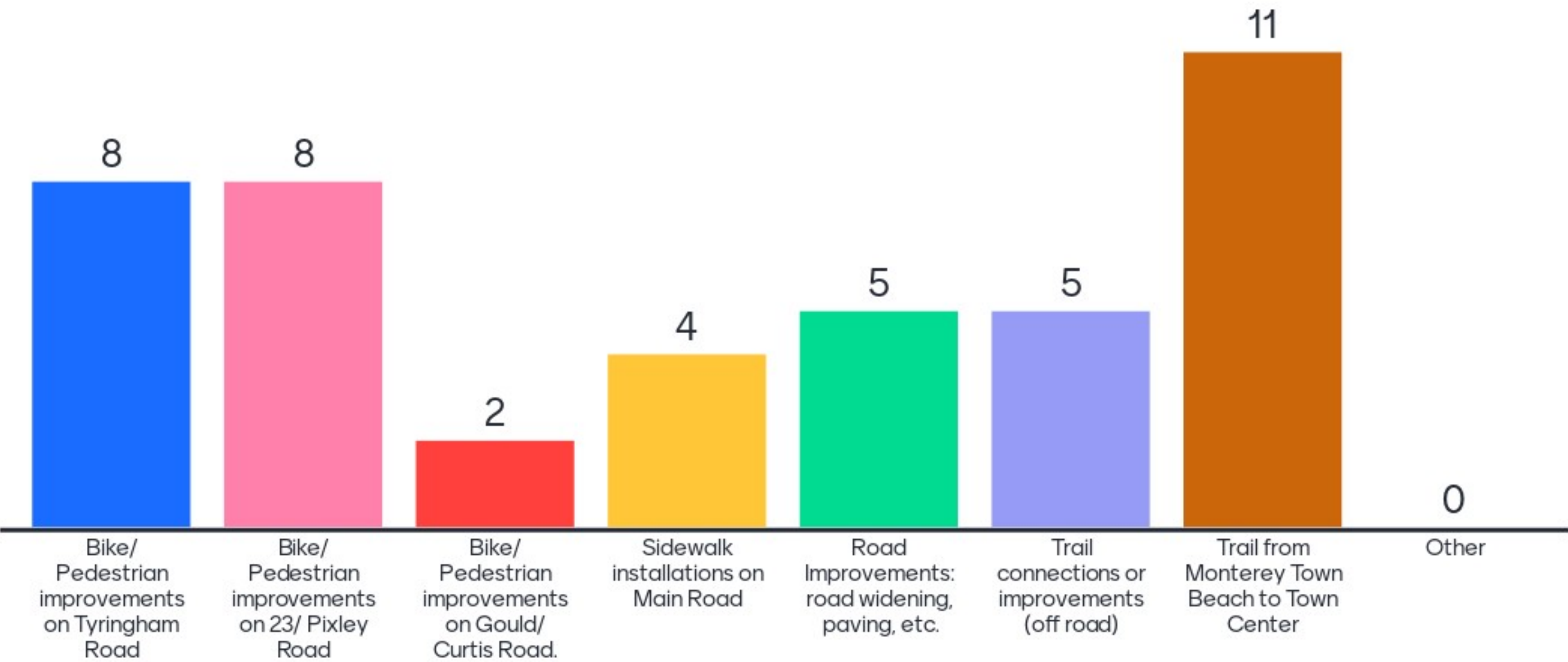




Transportation

- Monterey Highway department maintains all public roads in the town.
- Monterey is a mixture of paved and unpaved roads.
- Maximum speed limit throughout the town is 40 mph.
- Speed Limit in the town center is 25 mph.
- Very few roads have shoulders that support pedestrian uses.
- Monterey is served by BRTA's on-demand paratransit service but no regularly scheduled public transport.

What transportation element is most important for Monterey's development.



If you said "other" on the previous slide, tell us more.

Uber or other fare services

Bus service or improved on demand

Bike and pedestrian path on 23. It is hazardous to walk or bike as is.

Keep dirt roads

Electric charging stations

these are really not transportation improvements. how about daily bus service car service for elders

I think a concerted effort to educate pedestrians would be very helpful with some thoughtful gentle police enforcement

Small bus transportation to lee and great BARRINGTON

Pedestrians



Tell us specifically about transportation goals for Monterey in the coming 20 years?

Planning for more extreme weather and/or flooding

Public transportation connection to surrounding towns

Small bus or van transportation to lee and great barrington

A 20 year timeline seems unrealistic and very unpredictable

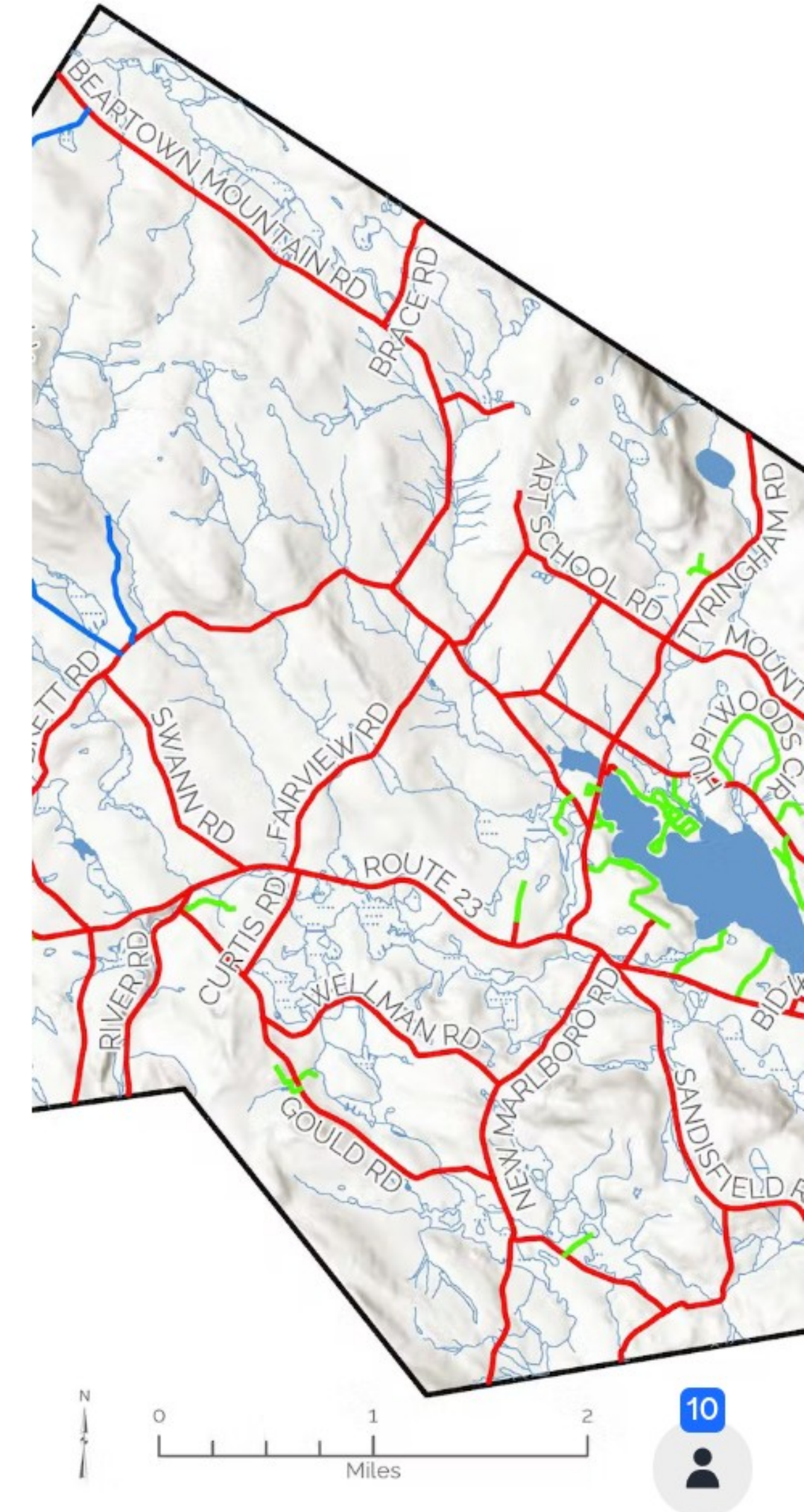
Safer ways to walk and bike

Less commercial traffics on Main Road.

Seniors or people who cannot drive otherwise should be able to get to groceries, doctors appointments, etc easily so that they don't need to go to a nursing home or move to a city

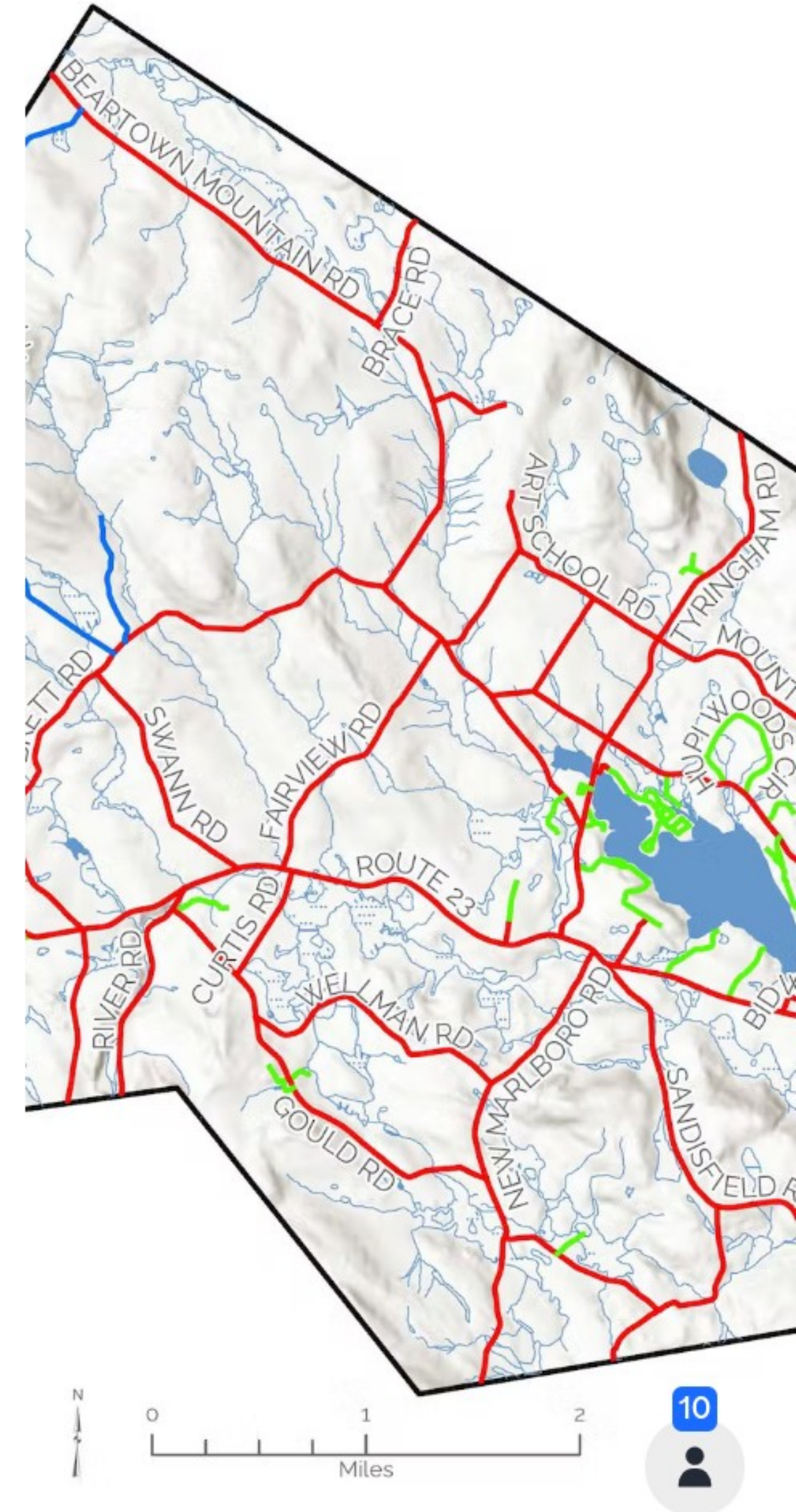
Increased safety for walking and biking

bike lines are not possible w/out major disruption. reducing car use.



Tell us specifically about transportation goals for Monterey in the coming 20 years?

Safer walking and biking



Building Housing Requires:

- Land
- Town approval (Planning Board)
- Housing Developer (Could be Land Trust/Affordable Housing Developer)
- Sufficient Services on Site (Water, Sewer, Electric, Internet, Transit)
- Management Company (if rental)
- Clients/Renters/Homeowners





Housing

Assessors' records indicate that there are 861 homes in Monterey. According to 2020 Census data, Monterey has 883 housing units- 499 of those are occupied, while 384 are unoccupied (second homes, vacancies, and for sale.)

Monterey housing is not affordable for young families or middle-income individuals (2020 Median Home Value-\$494,600.)

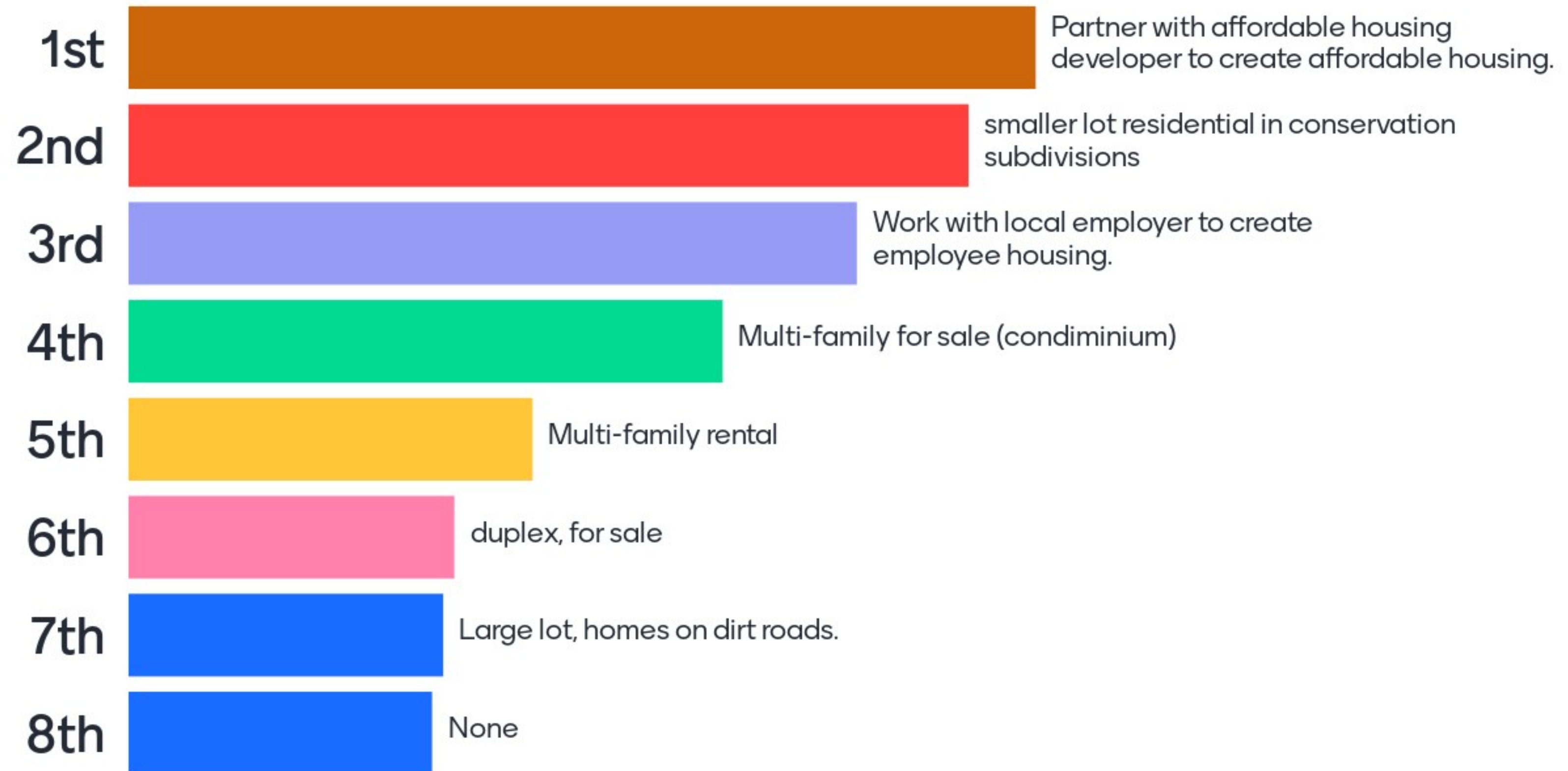
State law requires the town to work toward 10% of its total housing stock to be affordable. Currently, the town has 0%.

Local employers such as Gould Farm and Hume have expressed interest in developing workforce housing.

- Employees find it difficult to locate housing in town.
- The town can work with both entities to satisfy the requirements of the 40B 10% affordability requirement.
- Everyone in town benefits from the increased housing!



What type of housing would you most like to see built in Monterey?



Economic Development

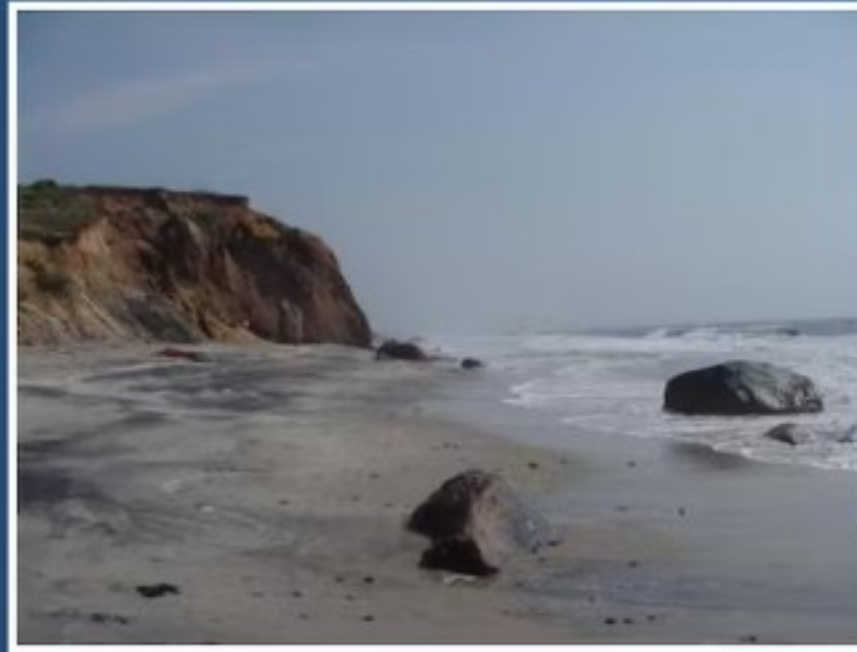
Previous forums have made it evident that the townspeople would love to see the reopening of both the General Store and Roadside. Many hope that those two longstanding Monterey institutions will soon return to their former glory!

Another possible source for economic development is the Community Preservation Act. It can be used for parks work...



The Community Preservation Act

Allows communities to establish a dedicated fund for:



Open Space



Historic Preservation



Affordable Housing



Basics of the Act

- Local adoption needed
- Establishes up to a 3% surcharge on local property taxes
- Requires 10% of monies to be spent on each of the 3 categories
- Allows flexibility for the remaining 70% in each of the 3 categories
- Establishes a Community Preservation Committee





Available CPA Exemptions



- Property owned and occupied by a person who qualifies for low income housing or low or moderate income senior housing
- Commercial and industrial properties in cities or towns with classified tax rates
- \$100,000 of the value of each taxable parcel of residential real property

What does that mean for the taxpayer?

Assessed Housing Value \$200,000

* With \$100,000 exemption \$100,000

Net House Value Surcharged \$100,000

Municipal Tax Rate \$16.00

Amount Subject to Surcharge

\$1,600

CPA Surcharge

.03% .02 .01

Amount paid toward CP Fund

\$48 \$32 \$16

Using the same values (previous slide) and Monterey's current tax rate of \$7.27/\$1000 assessed valued means:

- Community Preservation Act at 3%- \$21.81 of additional taxation.
- Community Preservation Act at 2%- \$14.54 of additional taxation.
- Community Preservation Act at 1%- \$7.27 of additional taxation.
- Median home value in Monterey- \$500,000, would result in taxation rate 4X listed amount.





Duties of the Community Preservation Committee

- Make recommendations to the local legislative body for:
 - acquisition, creation, and preservation of open space
 - acquisition and preservation of historic resources
 - acquisition, creation, and preservation of land for recreational use
 - creation, preservation, and support of community housing
 - rehabilitation or restoration of such open space, historic resources, land for recreational use, and community housing that is acquired or created with CPA funds



Duties of the Community Preservation Committee

- Study the needs, possibilities, and resources of the community regarding Community Preservation in consultation with existing boards, commissions, and authorities
- Hold at least one public hearing on Community Preservation
- Maintain records of:
 - Recommendations made by the Committee and the actions taken on them by the local legislative body
 - Appropriations or expenditures made from the local CP Fund
 - Property interests acquired, disposed of, or improved by the community

Housing

Housing can be provided for individuals, families, and (including seniors of 60+):

- low income (less than 80% of the areawide median), or
- moderate income (less than 100% of the areawide median)



Housing

Old mill into apartments

The Community Preservation Act encourages the reuse of existing structures and sites before development of new fields or forests:



Mill Complex into assisted living



School into apartments



Open Space



CPA funds may be used to purchase land, easements, or restrictions to protect:

1. Existing and future water supply areas,
2. Agricultural, forest, or coastal lands,
3. Frontage to inland water bodies,
4. Wildlife habitat,
5. Nature preserves, and
6. Scenic vistas.

Also, land can be purchased for :

1. Active and passive recreational uses,
2. Community gardens,
3. Trails,
4. Non-commercial youth and adult sports
5. Use of land as a park, playground, or athletic field.

Open Space



Habitat/Biodiversity Protection



Natural Resource Protection

Forest Lands Protection



Working Landscape Protection



Open Space – Active/Passive Recreational Uses



Open Space – Trailways



Open Space – Community Gardens

Open Space – Athletic Fields





Historic Preservation



Community Preservation funds may be used for acquisition and/or preservation, or for the rehabilitation or restoration of an acquired building or real property that:

- has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town; or
- is listed or eligible for listing on the state register of historic places

Historic Preservation



Municipal Building Preservation – Library, Town Hall, Historic Society

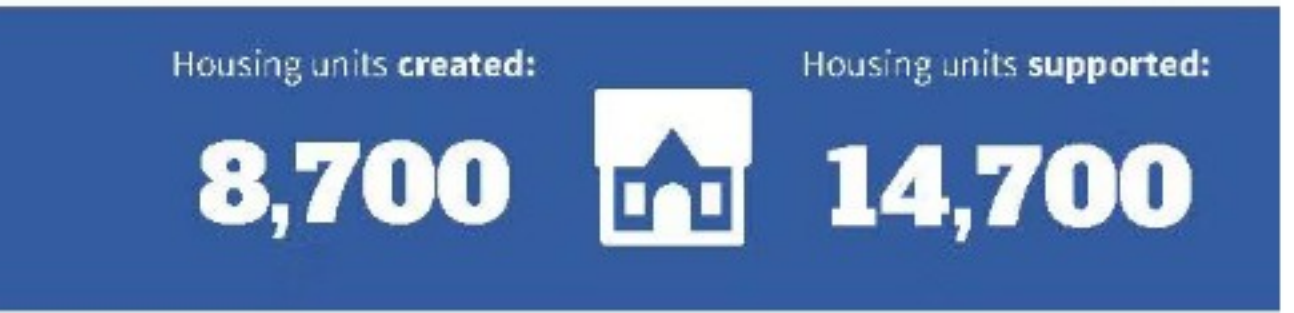
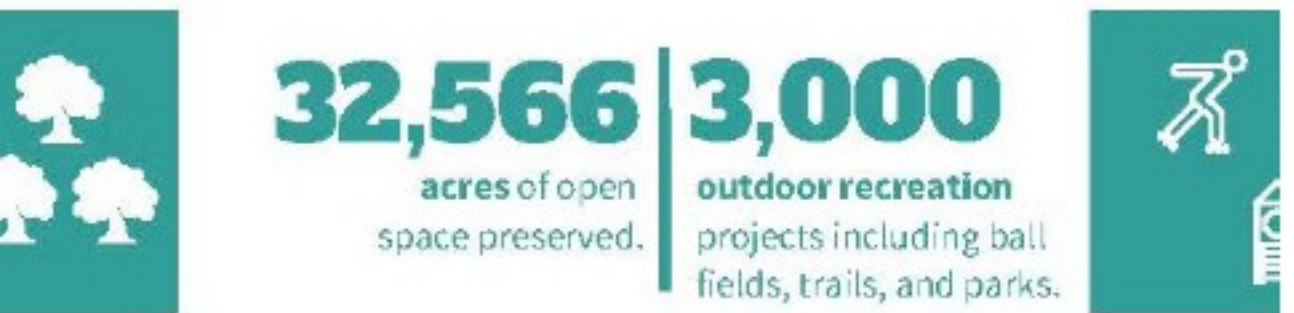
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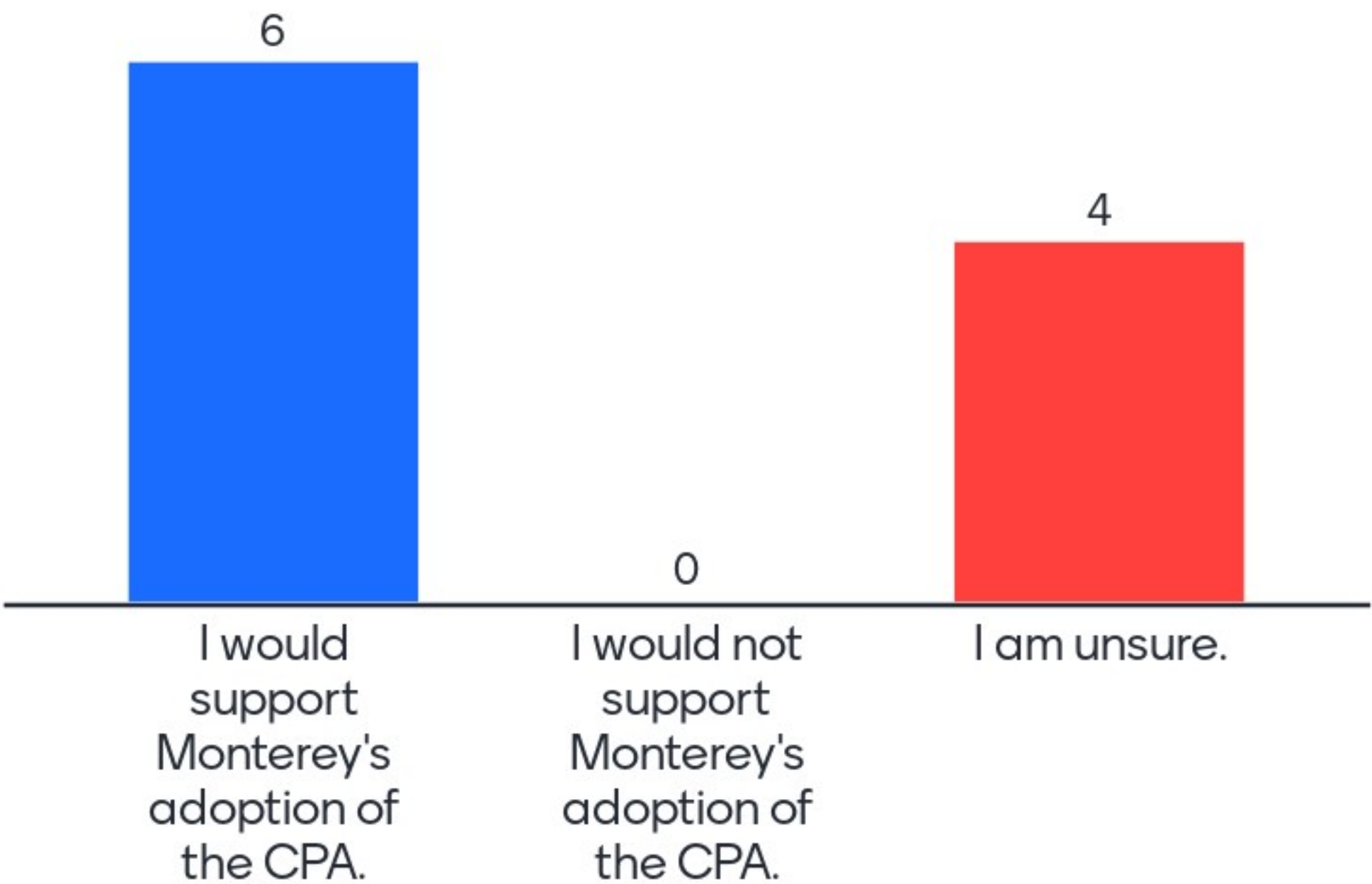


Law passed in 2000 that allows Massachusetts communities to levy a small surcharge on local property taxes. When combined with the Statewide Community Preservation Trust Fund, this dedicated funding can be used to create parks, playgrounds, and recreational fields, protect open space, encourage affordable housing development, and preserve historic buildings and neighborhoods.

About CPA's statewide impact (as of March 2021)



One way to support open space protection, affordable housing development, and historic preservation is to adopt the Community Preservation Act (CPA)



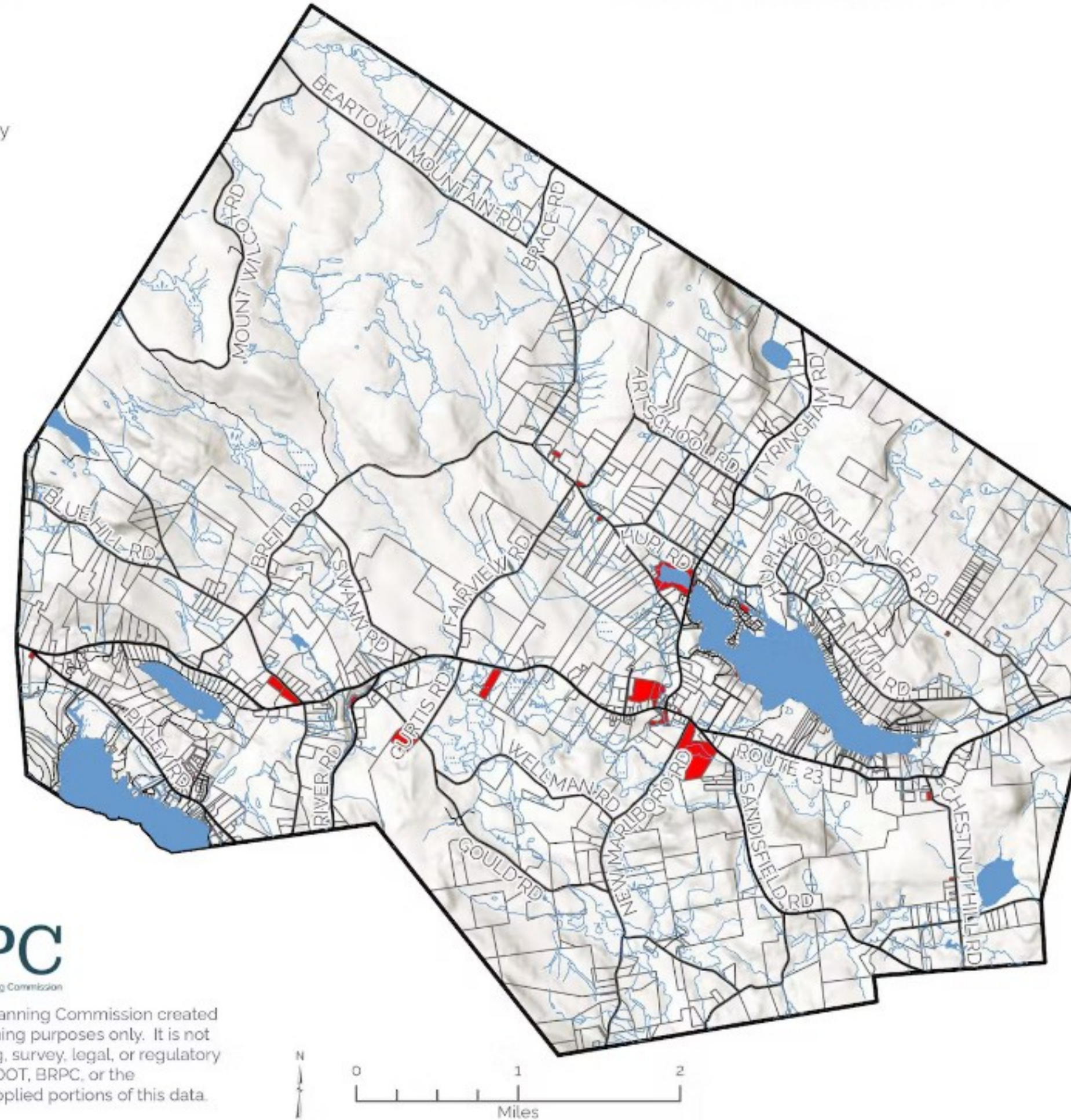
Town of Monterey Master Plan

Town Owned Land Map

 Municipal Property



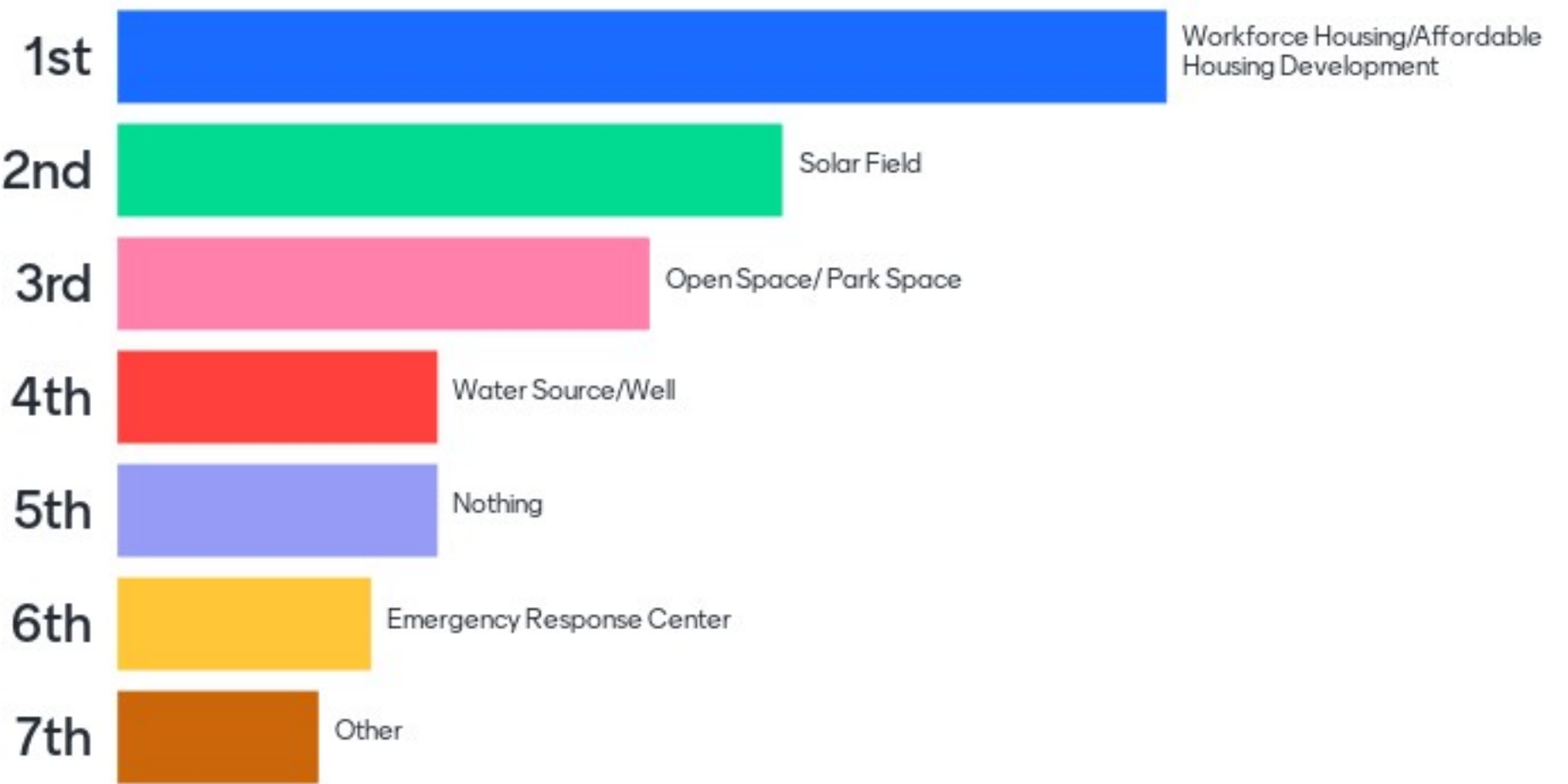
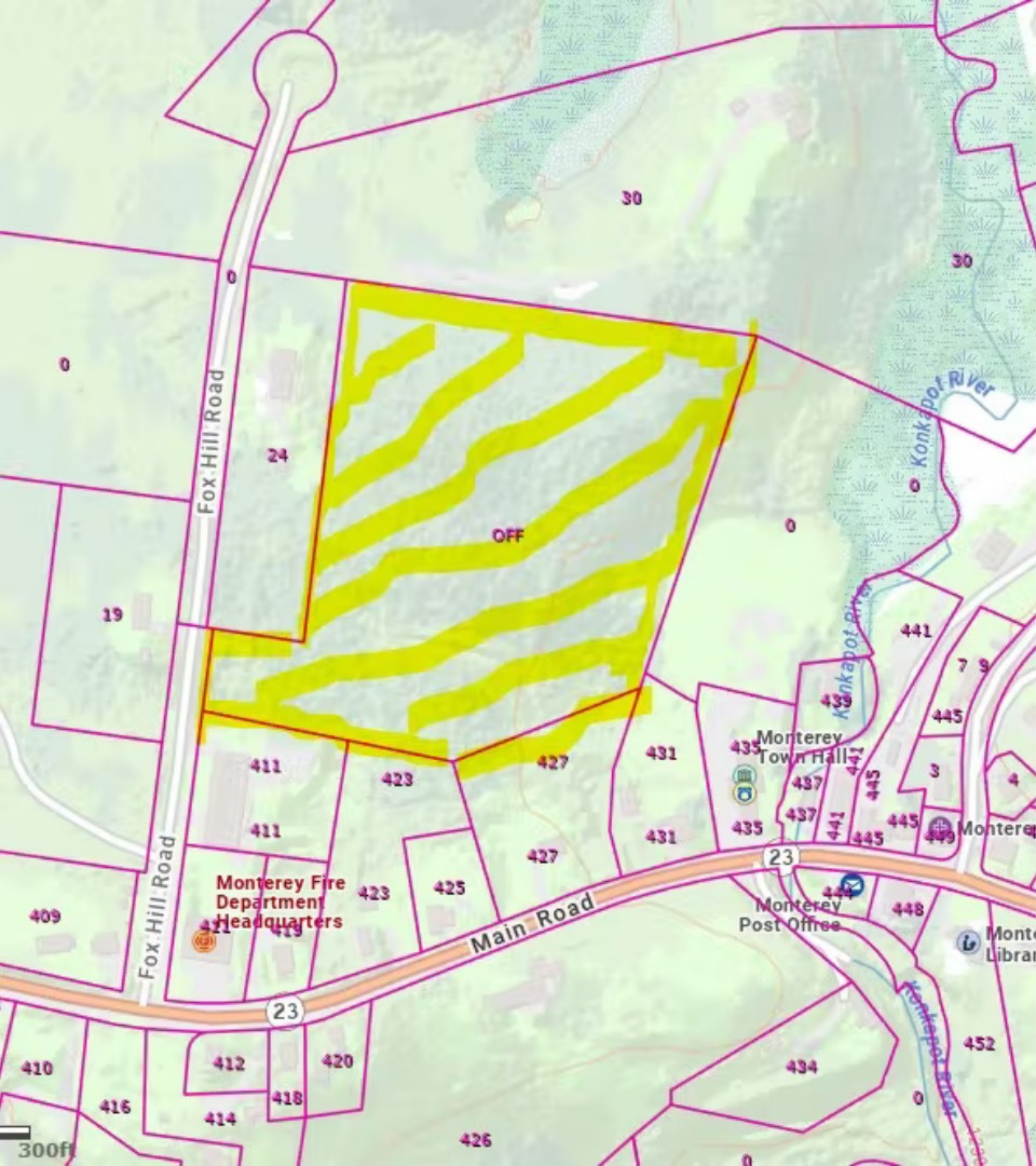
The Berkshire Regional Planning Commission created this map for general planning purposes only. It is not to be used for engineering, survey, legal, or regulatory purposes. MassGIS, MassDOT, BRPC, or the municipality may have supplied portions of this data.



Town owned lands shown in red.



The town owns an eleven acre parcel of land behind Greene park, what would you like to see done with this parcel?



If you said other in the previous slide, tell us more.

A tiny home community

combine housing with solar

Good coop center

Town common space/
parking/farmers
market/mixed use

housing with solar

housing with solar

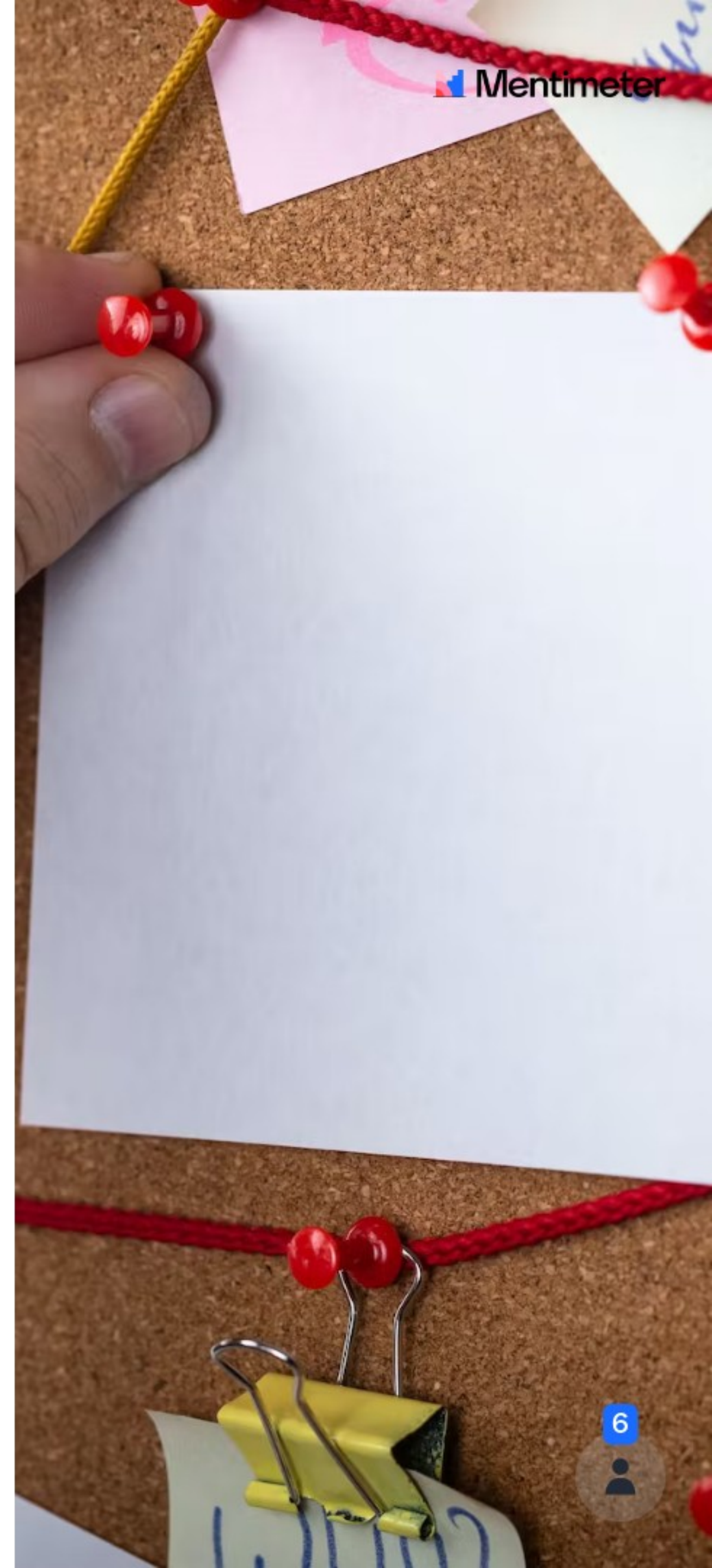
Artists cooperative

Affordable housing can
also have solar panels on
them

How much acreage is
needed for a solar array

If you said other in the previous slide, tell us more.

Food coop center it was
suppose to say



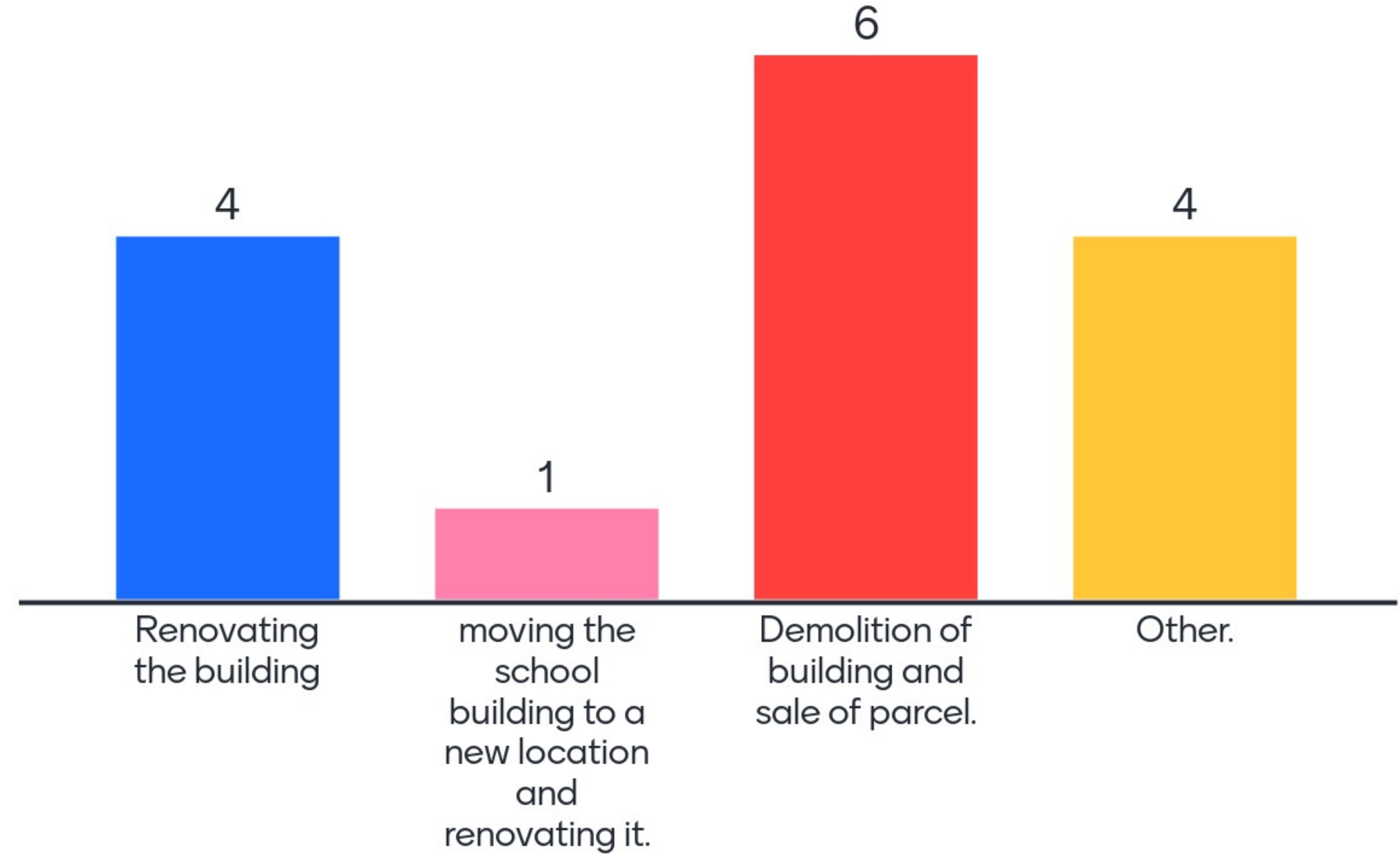


The Monterey Schoolhouse needs significant renovation in it's current state..





I would support...



If you said other, what would you propose to do with the schoolhouse.

Sell the building and lot

Renovate as a town record storage facility

Keep as open space. It is a great resting space to and from center of town

There could also be sale of parcel without demolishing the building first...

Sell the building for someone else to renovate.

Turn it into Monterey history museum

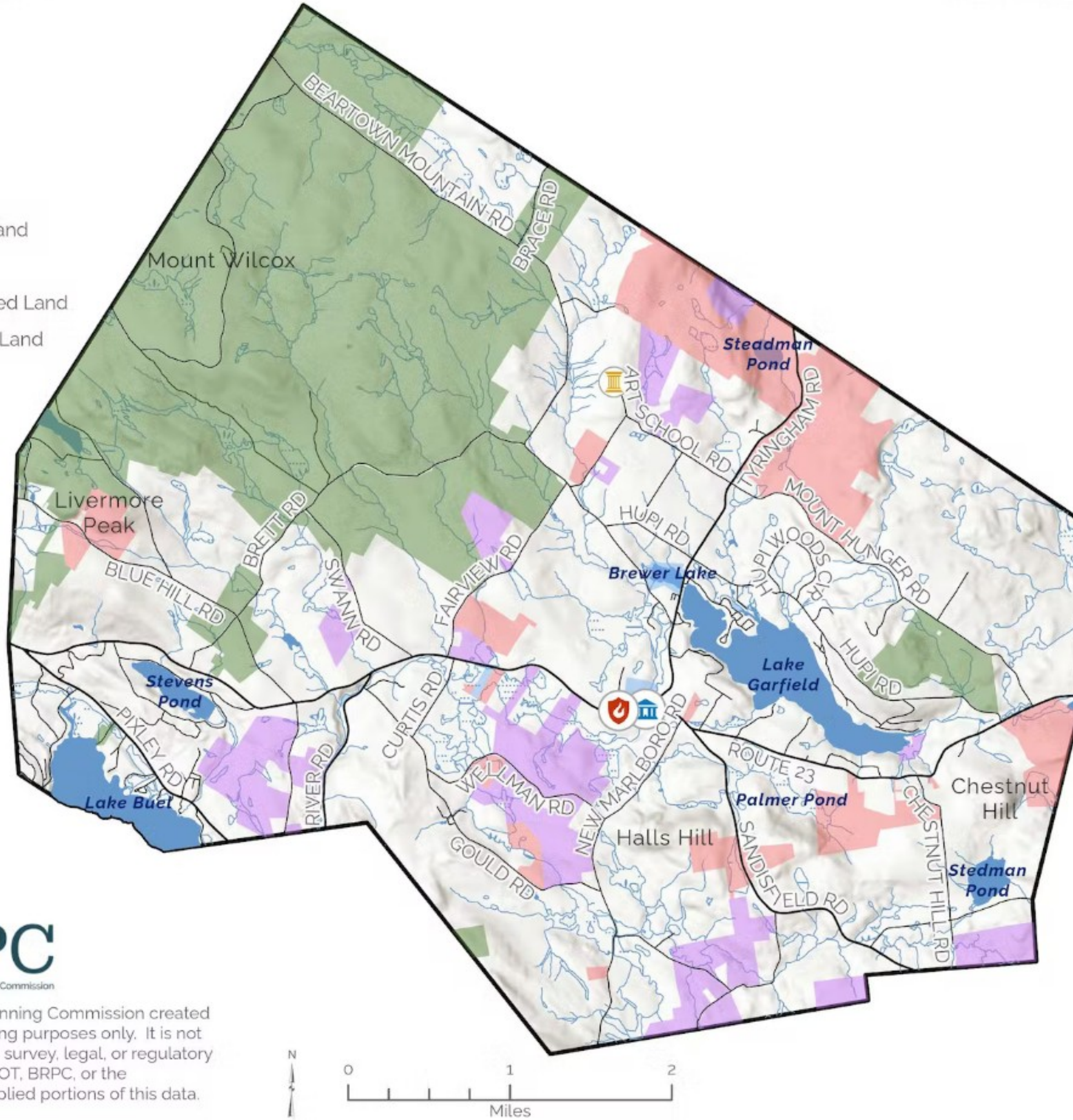
Coffee shop

Art gallery

no



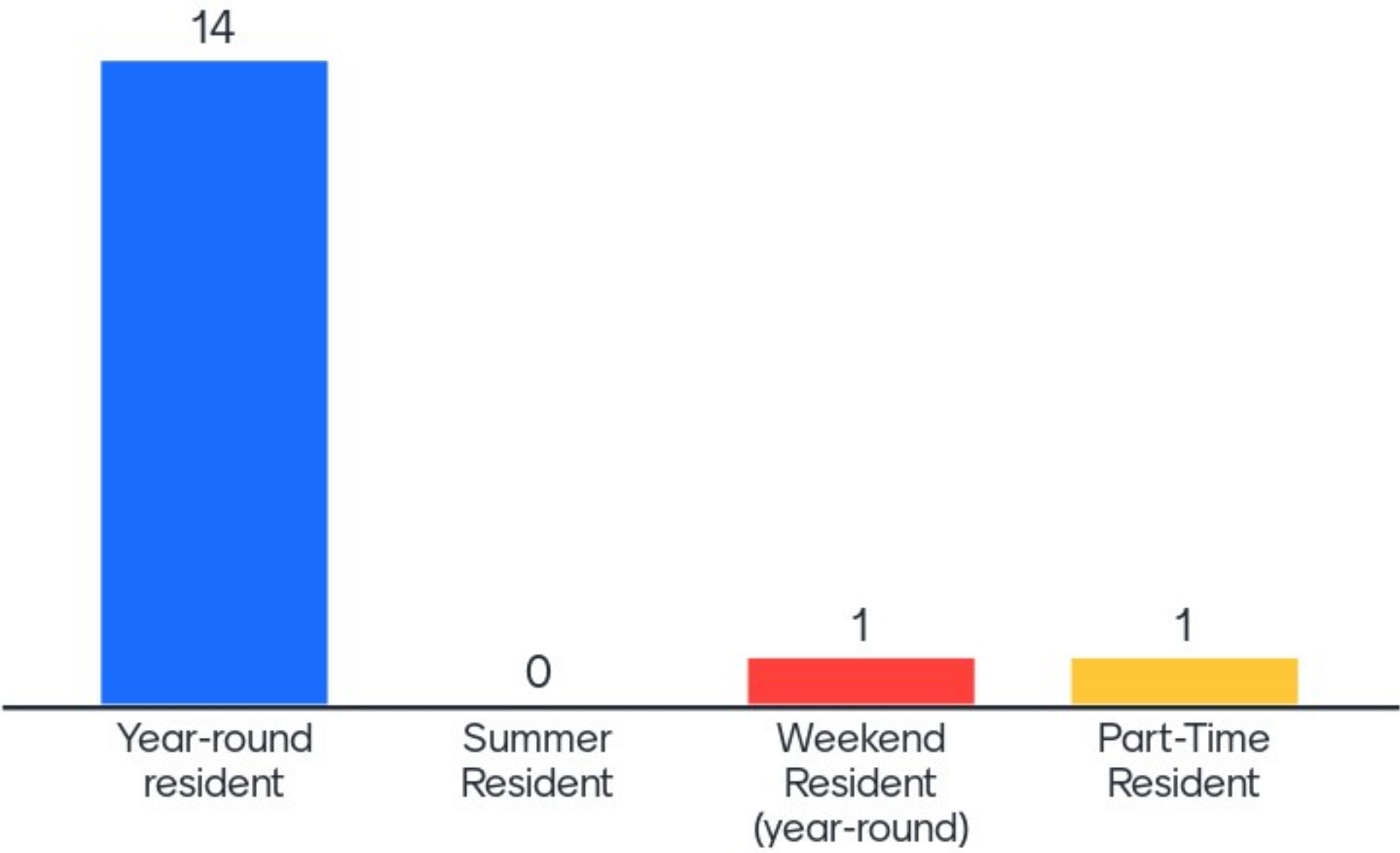
What other economic development ideas would you like to see implemented in Monterey?



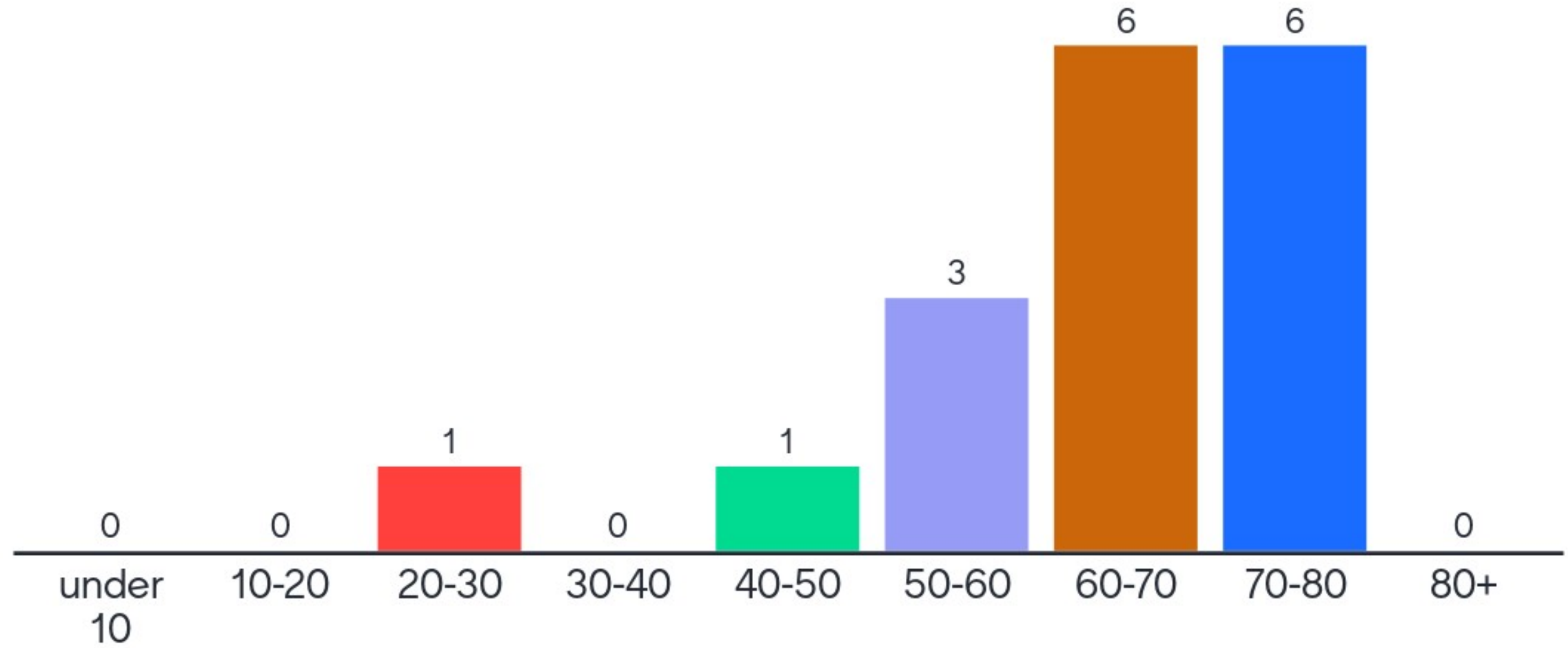
expand business district
intentional community
tax short term rentals
restaurant
agriculture
artist coop
farmers market
business district
grow food
tax short term housing
support agriculture
roadside cafe bus dist
sculpture park
housing
farm trust
coffee shop
resturant
food
coffee shop



Do you live in Monterey year round or seasonally?



What is your age?





Questions about Transportation, Housing, or Economic Development in Monterey?

0 questions
0 upvotes