

# APPENDIX I

## STAKEHOLDER SESSION I: Age Friendly / Mass in Motion Committee

DATE: May 30, 2023

TIME: 1-2 PM

LOCATION: Montague Senior Center

ADDITIONAL INFO: [Mass in Motion \(MIM\)](#) is a statewide movement that promotes opportunities for healthy eating and active living in the places people live, learn, work and play. Mass in Motion works with local governments partnered with community-based organizations to make policy and practice changes that make it easier for people to eat better and move more.

[LifePath](#), together with its partner Franklin Regional Council of Governments, is leading an initiative towards helping the North Quabbin and Franklin County become more age- and dementia-friendly. LifePath undertook a region-wide needs assessment. Results shared 11/1/2022

[2023 Montague Age Friendly Report](#)

[2022 Franklin County North Quabbin Age & Dementia Friendly Community Survey](#)

### QUESTIONS

1. What resources and services does Age Friendly / Mass in Motion provide?
2. What are Montague's strengths and challenges for residents aging in place?
3. Is Montague's housing inventory well-suited to an increasing population of seniors?
4. What are the greatest challenges for senior housing development in Montague?
5. What is the ideal project outcome for new senior housing?
  - a. Housing typology (single-family homes, duplex, townhomes, apartment, etc.)
  - b. Accessibility
  - c. Amenities
6. What transportation options are available for seniors or individuals with mobility limitations in Montague? Are these options affordable and accessible?
7. Are there sufficient sidewalks and bike lanes in town?
8. What open space components do seniors need, including dementia-friendly features?
9. What other programs should be considered for the development site? (Retail, commercial, industrial)

**ATTENDEES**

**VHB** Luke Mitchell  
Jennifer Nelson

**Montague** Roberta Potter, Gill Montague Council on Aging Director  
Maureen Pollock, Montague Town Planner  
Ryan Paxton, Montague Director of Public Health  
Collen Doherty, resident, Senior Center volunteer, MIM Facilitator  
Eileen Dowd, resident

**DISCUSSION**

**Community Visioning Workshop** for the Comprehensive Plan update took place on February 4, 2023. Residents of the Montague City provided the following comments at the workshop.

- Montague City is challenged by lack of visibility as a village, lack of a community center, deteriorating infrastructure, limited Town-owned property, lack of affordable starter homes, and lack of rentals that allow pets.
- Exciting upcoming or potential changes in Montague City include the transformation of the Farren Care property to mixed-use community/residential space, the site’s suitability for a community pool, and the possibility of extending the bike path along a sewer easement.
- Montague City needs a new ‘welcome to Montague’ sign.
- More housing is needed
- Better connectivity to the DCR bike path is needed

**Farren Hospital**

- Demolish of the Farren Hospital to begin in June 2023

**Age-friendly / Dementia-friendly**

- Montague trying to become designated age-friendly and dementia-friendly
- Includes aging in place ([AARP Domains of Livability](#))
- Report to come in July -- might have specific notes on housing

<b>Difficulties within Town of Montague</b>	<b>Opportunities</b>
<ul style="list-style-type: none"> <li>• Communication across generations + between villages</li> <li>• Isolation</li> <li>• Accessibility - aging in place</li> <li>• Affordability               <ul style="list-style-type: none"> <li>○ 2 Bedroom rental = \$1,485 (monthly average)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Market rate housing could be viable option (housing sold quickly, regardless of price)</li> <li>• Town allows ADU's</li> <li>• Senior center is strong with 400+ users (annual average)</li> <li>• RiverCulture (arts + culture programming)</li> </ul>

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| <ul style="list-style-type: none"> <li>• Dilapidated housing stock (much needs replacing, some funding coming through CDBG funds)</li> <li>• Small senior center (could do programming in an extension, but more staff would be needed)</li> <li>• Senior housing <ul style="list-style-type: none"> <li>○ 3 publicly-owned facilities: Sunrise Terrace, Park Villa, Highland, Keith Apartment</li> <li>○ Only 1 (Keith Apartments) is walkable, poses issues to seniors that don't have licenses</li> <li>○ Sunrise Terrace is old and small (300-450 SF)</li> <li>○ Downtown Turners Falls has become naturally-occurring senior housing center</li> <li>○ Not a long waitlist... could indicate low demand -- Maureen to get back to us with specific numbers</li> </ul> </li> </ul> |  |
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### **Specific Desires for Senior Housing**

- MULTI-INCOME | MULTI-GENERATIONAL | MULTI-PURPOSE (transitional housing for homeless?) | CO-HOUSING | CONGREGATE HOUSING
  - Look at
    - Village Hill Cohousing (Northampton)
    - Vienna Housing Project (Vienna Oregon)
    - Treehouse Foundation (Easthampton)
    - Prescott Suites (Hampshire College)
    - Mill District (North Amherst)
- WALKABILITY AND / OR ANCILLARY TRANSPORTATION
  - Bus doesn't come often enough - what about a circuit trolley?
- CONVENIENCE STORE
  - Bakery? Only thing that is not currently offered on Avenue or surrounding Turners Falls area
- GREEN SPACE AND / OR COMMUNITY GARDEN
- HEALTH CARE FACILITY
- COMMUNITY SPACES
  - Tech room (could employ local students)
  - Post office
  - Book rental corner?

THE IDEAL SCENARIO IS TO HAVE 2-3 STORY MULTI-GENERATION, MIXED-INCOME APARTMENTS (35-40 UNITS TOTAL) WITH GARDEN SPACE AND INTERIOR COMMUNITY SPACE. THE DEVELOPMENT MUST HAVE ANCILLARY TRANSPORTATION TO AND FROM TURNERS FALLS. A HEALTH FACILITY AND CONVENIENCE STORE (WITH REAL GROCERIES) COULD SUPPORT DEVELOPMENT OF THE SPACE INTO A REAL VILLAGE CENTER.