

Frequently Asked Questions

Below are the questions most commonly received during the process, along with answers based on the information available at this time.

1 What is the actual cost for taxpayers in each town?

We were able to determine the average home value in all 3 towns is \$450k. If your home is valued at \$450k, your taxes will increase approximately \$50.00 per year.

2 What is included in the lease?

- General Building Maintenance/Repairs
- Real Estate Taxes (it will remain on the Sunderland tax roll)
- Any increase to taxes due to renovations
- Water District Taxes
- Build to suit costs

3 We cannot walk to 112 Amherst Rd., Sunderland. Due to it being on the highway. What can we do about it?

We are working to determine if MassDOT or the Town of Sunderland are currently working to add sidewalks to this area.

4 Is there enough parking? Is this location on a bus route?

This location is on an existing fixed bus route thru PVTa. The SCSC also offers transportation. The PVTa also offers on demand services. Valley Neighbors is also a wonderful resource for transportation.

5 We have concerns about traffic and speed along RTE 116 by the building. What can we do about it?

We are working with the Sunderland Police Department to pursue traffic calming measures thru FRCOG and MassDOT.

6 Holy Family Parish has a new priest. Has a return to this space be considered?

The church hall was only available for 12 hours per week. The space did not adequately meet the needs of the SCSC as it only allowed for one event at a time. Privacy was also an issue for meetings. It still requires us to lease 22 Amherst Rd., Sunderland and host events at multiple locations.

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- 7 The Tilton Library is now in its new space. Why can't the SCSC go into the renovated space at the former Deerfield Congregational Church?
- The Congregational Church would be a lateral space move. It is similar to where we are now. It is not large enough to host multiple events at one time. The sanctuary is not renovated and need extensive repairs to be used. There is not adequate parking. Rent plus maintenance would be paid by the Towns in addition to operations costs.

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- 8 If one town votes against this project, will the project move forward?
- Unfortunately, no. If one town votes against this project at Annual Town Meeting, this project will not move forward. The opportunity to lease 112 Amherst Rd., Sunderland ends with this Annual Town Meeting Cycle.

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- 9 What are the next steps to make this a reality?
- To support a new SCSC, please attend your finance committee & selectboard meetings. It does not matter which town you live in or if the SCSC is on the agenda. You can attend and share during public comment. Most meetings are also on Zoom too. You can also write letters to your town officials to share your opinion. Please share the information with your neighbors.

Thank you for attending our Community Forum. We invite you to attend our other Community Forums and upcoming Tours for 112 Amherst Road in Sunderland. Please see other handouts for all dates/times.
