



**every
one**

deserves a decent
place to live.



Pioneer Valley

Habitat for Humanity[®]

Serving Hampshire and Franklin Counties in Massachusetts

Meeting Agenda

- Brief Habitat intro
- Design considerations for Cadwell Street
- Project updates
- Overview of common questions
- Discussion

Your local Habitat for Humanity

Working with our many partners, Pioneer Valley Habitat for Humanity builds strength, stability and self-reliance through affordable homeownership in Hampshire and Franklin Counties. We are an affiliate of Habitat for Humanity International, an ecumenical organization that envisions a world where everyone has a decent place to live. <https://pvhabitat.org/>



Helping families put down roots

Habitat homes are an investment in the future.

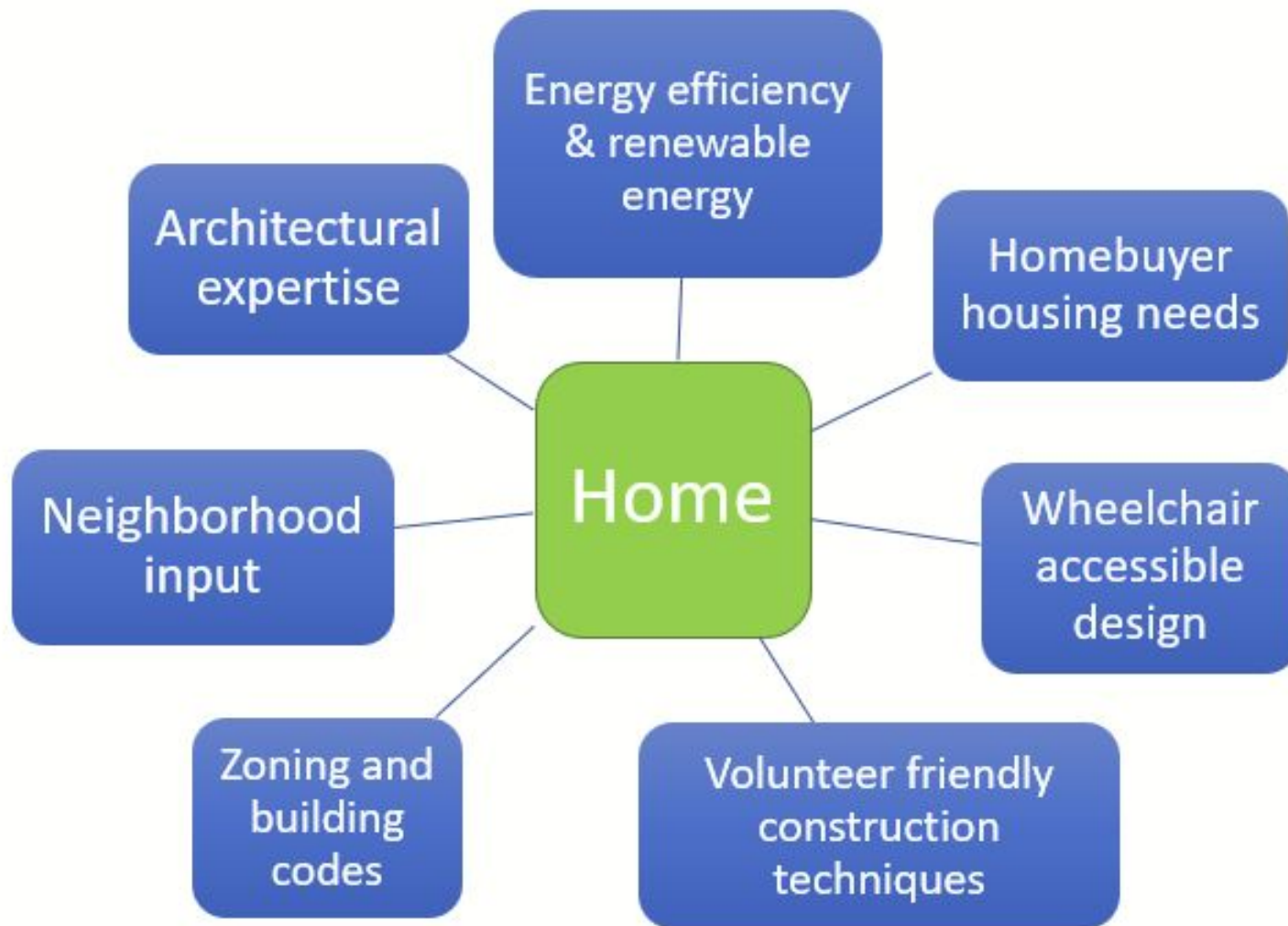
- Eligible families are selected in a lottery before purchasing their homes
- Long-term housing affordability is preserved with a deed restriction that limits the resale price of the home and limits equity from capital improvements
- When Habitat homes are sold, they are sold to another income eligible family
- Habitat homeowners rarely move - they put down roots and stay



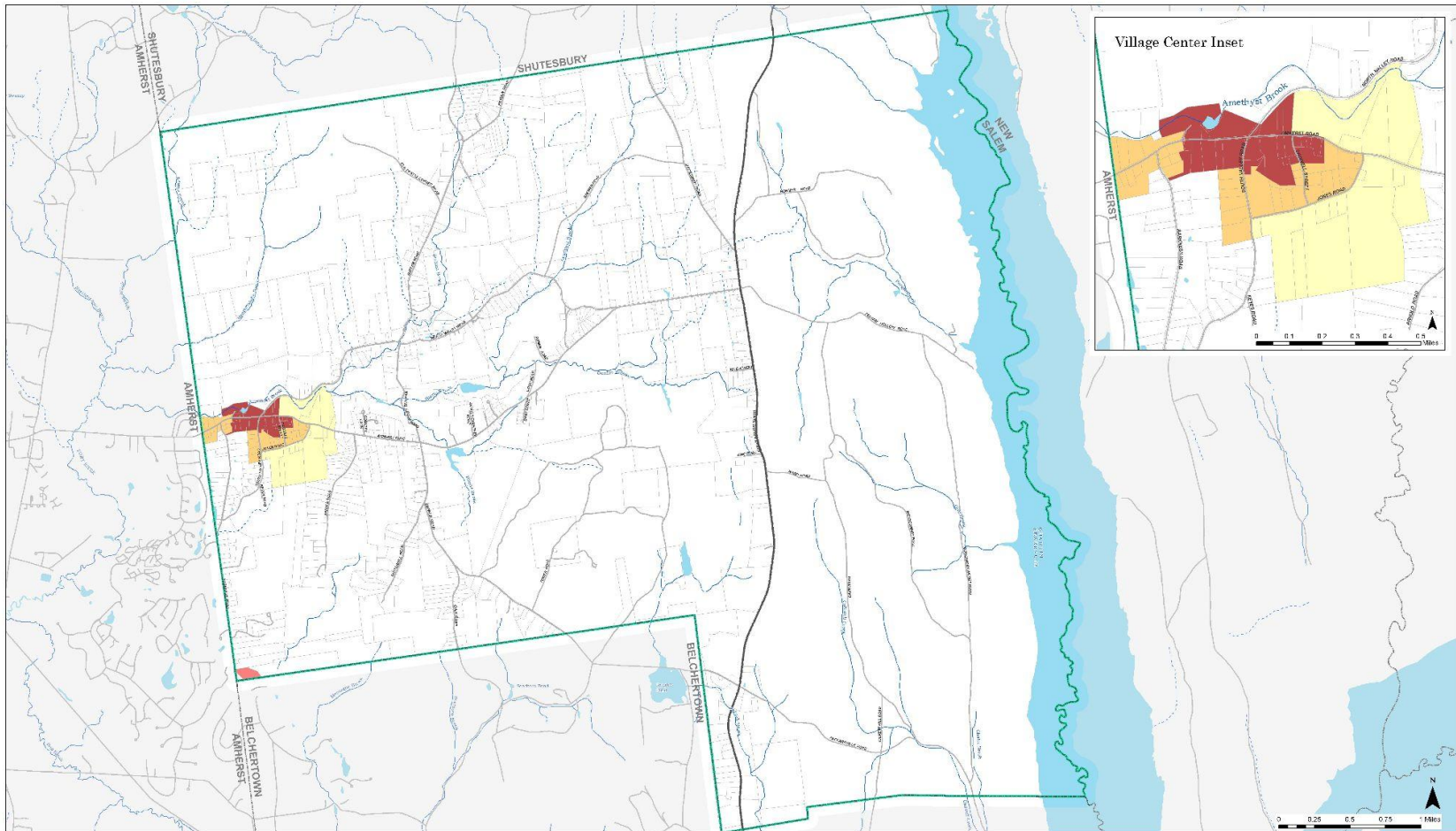
A collection of paintbrushes with dark bristles and light-colored handles, some showing signs of use and paint residue, are stored in a white bucket. A blue circle is overlaid on the left side of the image, containing the text "Design Considerations".

Design Considerations

Home design inputs



Village Center Mixed Use Zoning District



2018 ZONING MAP
OF THE
TOWN OF PELHAM

THIS ZONING MAP IS FOR GENERAL INFORMATION PURPOSES. IN THE EVENT OF ANY DISCREPANCY, THE VOTED BY-LAW PROVIDING THE ESTABLISHING RESOLUTIONS, BOUNDARIES AND THE TEXT OF THE BY-LAW CONTROLS.

DESIGNED BY: PIONEER VALLEY PLANNING & CONSULTING, INC.
DATE: 10/15/18
SCALE: AS SHOWN
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN



Zoning Districts

- (R) Residential
- (VC-RE) Village Center Rural Edge
- (VC-N) Village Center Neighborhood
- (VC-MU) Village Center Mixed Use
- (LB) Limited Business
- Water Supply Protection Overlay District Boundaries (All land in Pelham)

- Town Boundaries
- Tax Parcel Boundaries
- U.S. Highway
- Local Road
- Open Water
- Stream
- Intermittent Stream



Pelham Village Center Zoning

Design guidelines* reference the following housing types for the village center:

- Cottage
- Rambling Farmhouse
- Barn
- Mansion
- General Store

** single family homes are exempt from design guideline review.*



Actual Village Center Mixed Use District Homes





Project Updates



Color rendering from the street

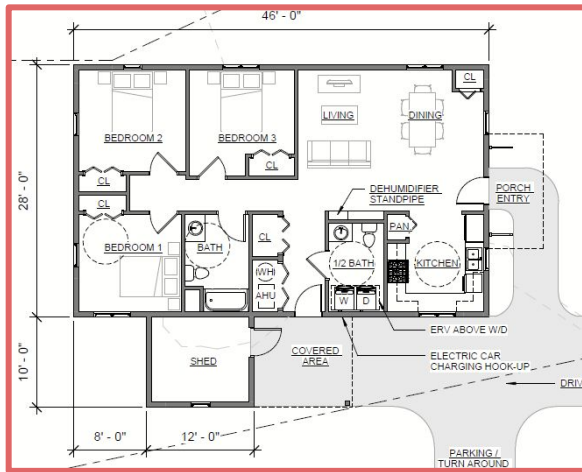


RENDERED STREET VIEW

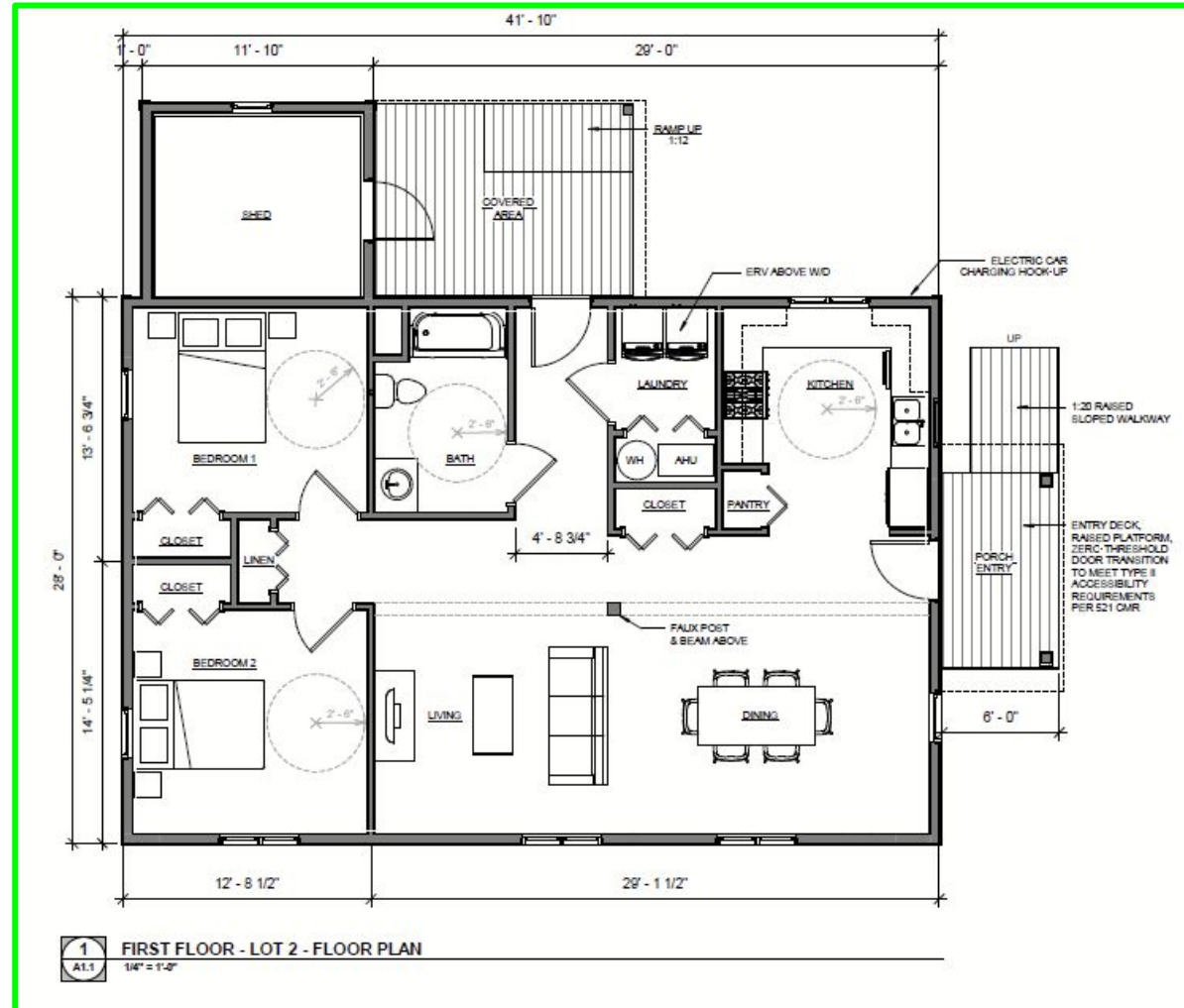
Habitat - Cadwell St.

05/05/2026

One-story home, now 2 bedrooms



- Reduced building length to under 42'
- Reduced total conditioned square footage to 1,176
- Reduced from 3 bedroom to 2 bedroom



One story home - updated front facade

- Added gable eave window
- Added columns to front porch
- Added additional trim
- Centered front door



Two story home, exterior changes

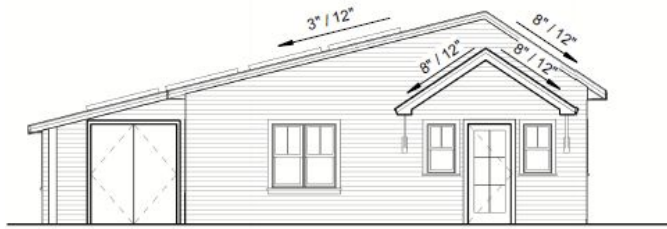


- Added columns to front porch
- Added additional trim details
- Clarified ramped entry for accessibility
- Clarified solar PV layout
- Adjusted side covered entry



March 2026 Construction Team Process

Design iterations considered but **NOT** selected:



1 LOT 2 - EAST ELEVATION - OPTION A
1/8" = 1'-0"



2 LOT 3 - SOUTH ELEVATION - OPTION B
1/8" = 1'-0"

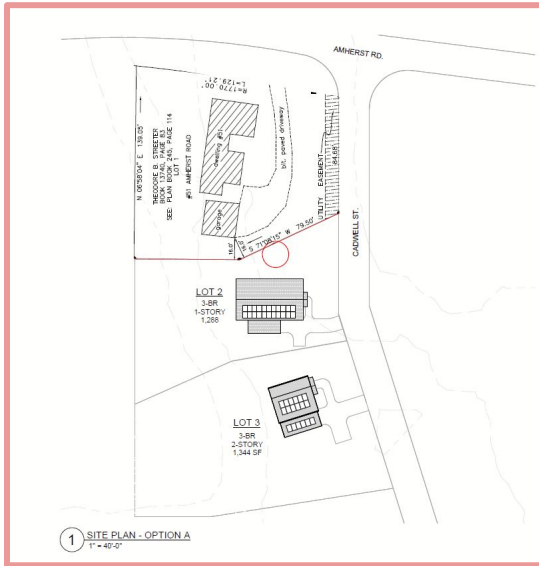


1 LOT 2 - EAST ELEVATION - OPTION B
1/8" = 1'-0"

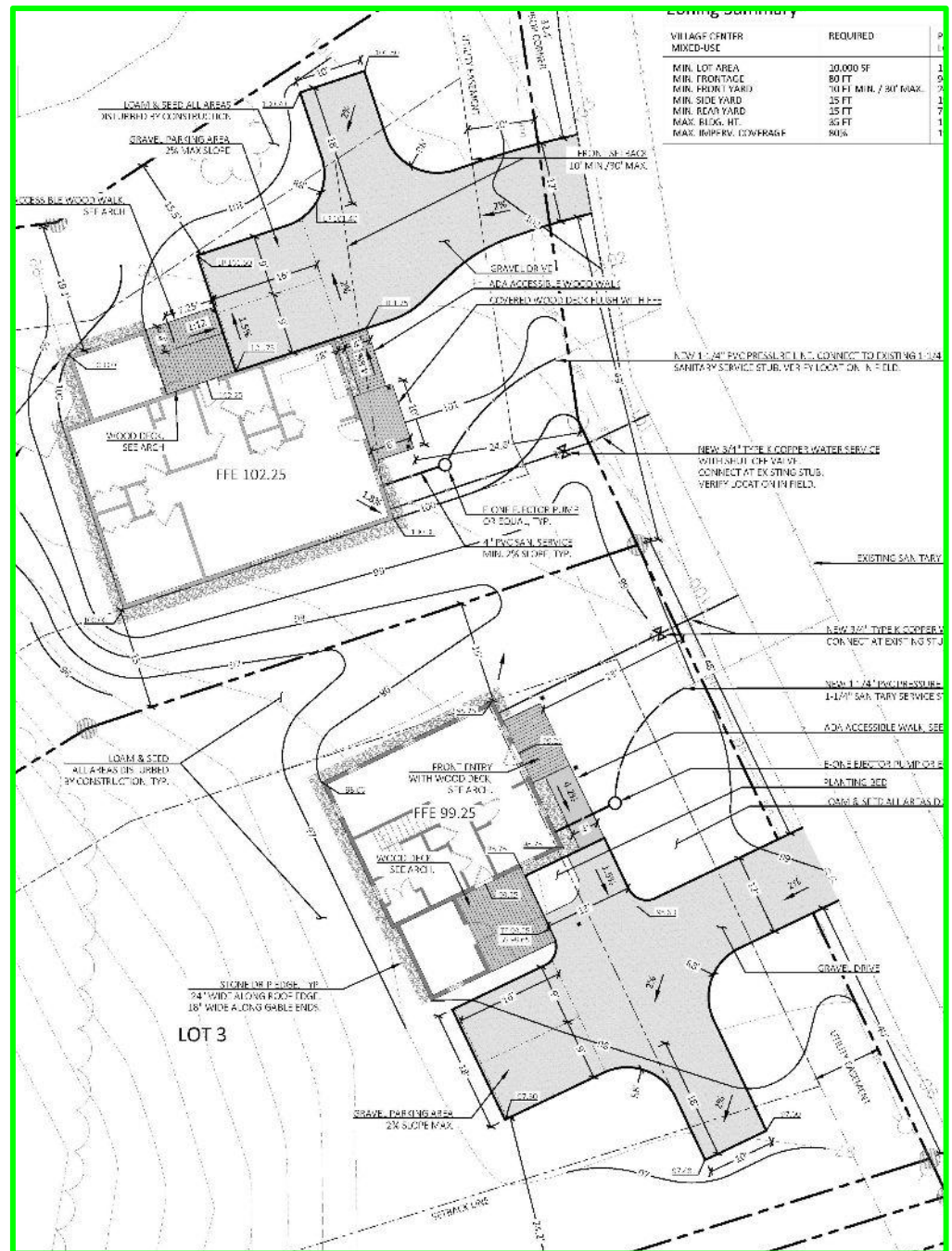


4 LOT 3 - EAST ELEVATION - OPTION B
1/8" = 1'-0"

Updated site plan



- Utility sewer and water connections shown
- Grading for water management shown
- Driveway and parking adjusted to meet Pelham zoning requirements
- Required moving home locations slightly



Project Timeline

- April 2026 - Building Permit
 - June 2026 - Sitework begins
 - July/August 2026 - Framing of house begins
 - Summer 2027 - Project complete
-
- Homebuyer application deadline to be announced this summer. Will be open for at least 60 days.
 - Volunteers welcome anytime. Sign up at pvhabitat.org



Common Questions



How big will the Habitat houses on Cadwell Street be?



Lot # 3

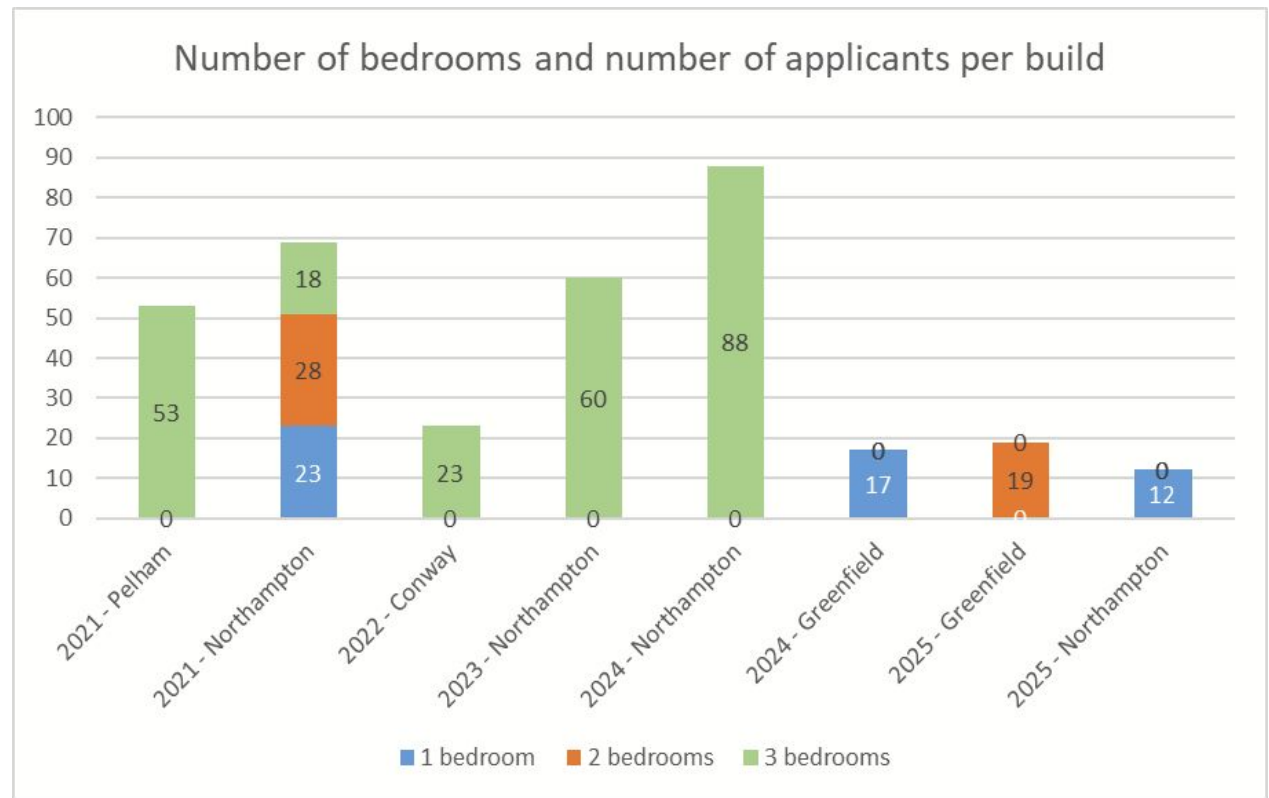
- 3 bedroom
- 1.5 bathrooms
- 1,344 square feet
- 2 stories tall
- ~25 feet tall to highest point of roof

Lot # 2

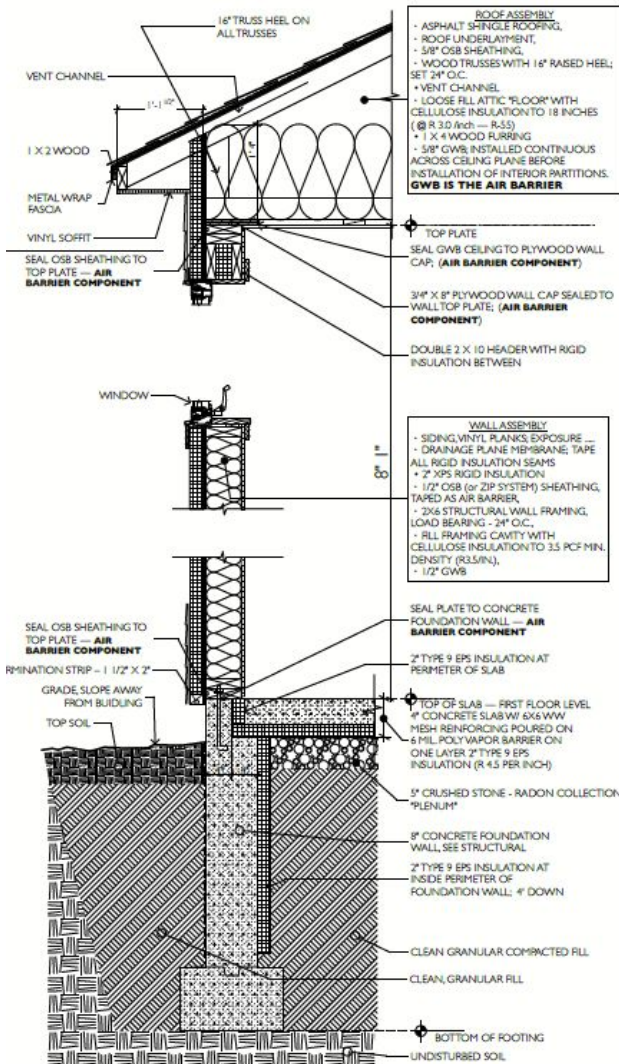
- 2 bedrooms
- 1 bathroom
- 1,176 square feet
- 1 story tall
- ~19 feet tall to highest point of roof

Why is a 3 bedroom home important?

- There is high demand for 3-bedroom homes whenever Habitat builds them.
- The location within walking distance of the school and library is a desirable location for families.
- Habitat serves households of all types, but the most frequent household grouping for our homeowners is a single parent household with 2 children.
- Homeowners with modest income do not have the economic mobility to move or put additions on their home easily



Why can't you build a 1.5 story house?

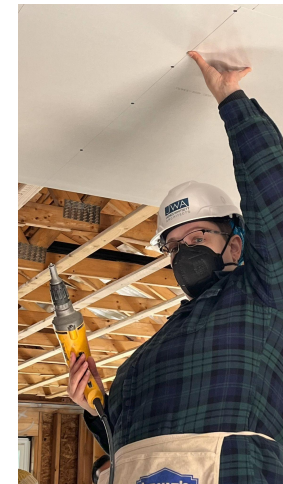


TYPICAL WALL SECTION

Some architectural styles have second floors where the ceiling is sloped and the insulation follows the roof line. This can make for a cute cottage or Cape Cod home.

Our local Habitat has chosen to use a simpler ceiling/roof/insulation option for our homes, where all the ceilings are flat.

This allows for easier installation of insulation in the attic and air sealing to avoid drafts. It helps us achieve both our energy efficiency and volunteer-friendly construction goals.



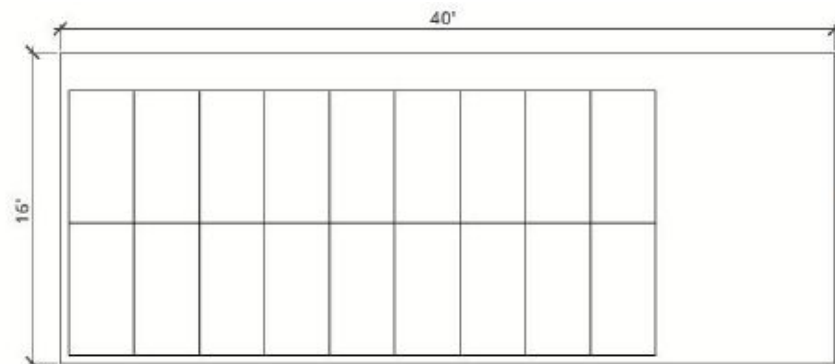
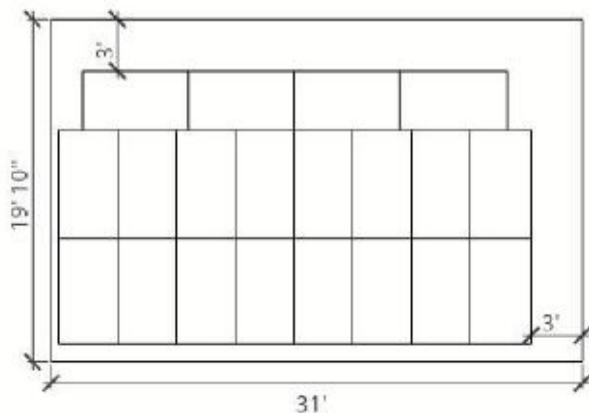
Why can't the homes be further back from the road?

- Village Center Mixed Use zoning has a maximum 30' front setback
- Keeping houses by the road encourages village connectivity
- The site slopes off significantly at the rear
- Lot 2 has an hourglass shape, making it narrow in the middle - the driveway and house can't both fit in the narrow spot
- Pushing the houses back adds significantly to the sitework costs: longer driveways, longer trenches for utilities, more concrete for the foundation, risk of hitting ledge and rock, additional fill needed, potential need for extra electric pole, etc.
- Pushing the houses back towards the forested area creates shading on solar panels, reducing solar energy production and/or requiring additional tree clearing
- To even attempt a change in the house locations would cost tens of thousands of dollars and months of time.

How is the roof design impacted by solar?

- Habitat homes are all-electric and adding solar panels helps with long-term affordability for the future homeowners.
- One story homes with their longer roofs have more room for solar panels
- Two story homes have a much smaller footprint and therefore also a smaller roof, making creative solutions (like an asymmetric roof) necessary to provide adequate space for solar production
- Building code changes in the last few years now require a 3 ft walking path along the ridge and one side of the roof for firefighters, limiting space for solar panels

PV MODULE INSTALLATION AREA
(approximate scale)



What color will the homes be?

- Habitat offers the homebuyer the option to choose the final home color from a limited palette of stock colors.
- The colors tend to be neutral light and medium tones.

See image to the right for current options from our standard siding vendor.



Stock D4" Colors

Almond

Classic Linen

Clay

Gray

Khaki

Prairie Wheat

Sage

Sand

Sandstone

Slate

Slate Blue

Tan

White



Thank you!



Pioneer Valley

Habitat for Humanity®

Discussion

GROUP AGREEMENTS

TAKE SPACE, MAKE SPACE

If you have been quiet, please share! If you have talked a lot, create space for others.

BE PRESENT

Participate, be on camera if possible, avoid multitasking.

ASSUME BEST INTENTIONS

We all have the same goal (to care about our community) but may see the way there differently. That's also ok!

PRACTICE RESPECTFUL DISAGREEMENT

It is ok not to agree, regardless of experience or expertise.

SPEAK FROM THE "I"

Talk about your own experiences, don't generalize the experiences of others.

ONE MIC

Don't talk over others.



WWW.RINDANDREASON.COM



Thank you!



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