

**AMHERST PLANNING BOARD**  
**Wednesday, June 20, 2018, 7:00 PM**  
**Town Room, Town Hall**  
**MINUTES**

**PRESENT:** Stephen Schreiber, Chair, Robert Crouner, Greg Stutsman, Jack Jemsek, Christine Gray-Mullen, David Levenstein and Maria Chao

**ABSENT:** Michael Birtwistle and Pari Riahi

**STAFF:** Christine Brestrup, Planning Director

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Mr. Schreiber opened the meeting at 7:00 PM.

**I. MINUTES**

Mr. Stutsman MOVED to approve the Minutes of June 6, 2018. Mr. Jemsek seconded and the vote was 4-0-3 (Levenstein, Gray-Mullen and Chao abstained)

**II. PLANNING & ZONING**

- A. ZSC Report – There was no report.
- B. Public Comment – none
- C. Other – none

**III. TOWN MEETING**

- A. Acknowledge signing Attorney General Forms

Ms. Brestrup reported that the Attorney General Forms for zoning amendments that had been adopted by Town Meeting this spring were signed by Planning Board members and forwarded to the Town Clerk. Documentation needs to be sent to the Attorney General within 30 days of the close of Town Meeting and the Town Clerk needs time to package the documentation. Planning Board members came in to sign individually and not at a public meeting, as is usually done, because of the time deadline. The Board members acknowledged signing the forms.

- B. Topics not reasonably anticipated 48 hours prior to the meeting – none

**IV. OLD BUSINESS**

- A. Acknowledge added note on Amended Definitive Subdivision Plan for Echo Woods II

Ms. Brestrup explained that there had been an issue with recording the Amended Definitive Subdivision Plan for Echo Woods II at the Registry, related to Elsie Fetterman's requested amendment to the Definitive Subdivision Plan because the plan was missing a note stating "That such modification, amendment or rescission does not affect any lot or rights appurtenant thereto in such subdivision which lot was conveyed or mortgaged in good faith and for valuable consideration subsequent to the approval of the subdivision plan".

The amendment to the plan was approved by the Planning Board on April 18, 2018. The amendment involved the removal of a restriction on Elsie Fetterman's property (Lot 18) that was imposed by the Planning Board when the Definitive Subdivision Plan was originally approved. The restriction would have allowed the town to have future access to the landfill on the north side of Belchertown Road (the "new" landfill) from Logtown

Road, if it were ever needed. Since the landfill is now closed the Town no longer has the potential for a need to access it from Logtown Road.

The Planning Department staff has added the note to the Plan and is requesting the Board to sign a new copy of the plan. The Board signed the plan.

- B.** Topics not reasonably anticipated 48 hours prior to the meeting – none

**V. NEW BUSINESS**

- A.** Chapter 61 Release Request – W.D. Cows, Land off Leverett Road – Notice to Sell Map 3C-13

Ms. Brestrup explained that W.D. Cows has agreed to sell a small portion of its property to an adjacent landowner because her well is on the property of W.D. Cows. The Planning Board signed an ANR plan carving off this little piece of property a while ago. W.D. Cows recently realized that this property is in Chapter 61, Forestland, and that it needs to be removed from Chapter 61 in order for the sale to go through.

The Planning Board needs to make a recommendation to the Select Board as to whether the Town should step in and exercise its right of first refusal to purchase the property or to let the sale of the property to the adjacent landowner proceed as planned.

Mr. Stutsman MOVED that the Planning Board recommend to the Select Board that the Town not exercise its right of first refusal to purchase this property. Mr. Levenstein seconded and the vote was 7-0-0.

- B.** Chapter 61 Release Request – W.D. Cows, Land off Montague Road and Pulpit Hill Road – Notice to Convert (for solar use)  
Map 2D-1  
Map 2D-14  
Map 2B-3  
Map 2B-4  
Map 2B-5  
Map 2A-18

Ms. Brestrup explained that this request and the following one are Notices to Convert rather than a Notices to Sell the land in question. W.D. Cows would like to lease the properties to a company to install solar arrays. In order to do so W.D. Cows needs to file a Notice to Convert the use of the land. W.D. Cows plans to continue to do forestry and farming activities in areas that are not being used for the solar panels. The southern portion of the properties are being converted for a driveway to access the solar arrays.

Mr. Stutsman MOVED to recommend to the Select Board that the Town not exercise its right of first refusal for the properties listed in the above list or in the following list, under paragraph C. Ms. Gray-Mullen seconded and the vote was 7-0-0.

- C.** Chapter 61A Release Request – W.D. Cows, Land off Montague Road and Pulpit Hill Road – Notice to Convert (for solar use)  
Map 2D-1  
Map 2B-5  
Map 2A-18

See vote in paragraph B above.

**D.** Topics not reasonably anticipated 48 hours prior to the meeting

Ms. Brestrup reported that the Design Review Board would be conducting a preliminary review of a proposed project for the property between the former Bertucci's building and Pray Street. The meeting will occur on July 17. Some Planning Board members indicated an interest in attending the DRB meeting to learn about the project. Ms. Brestrup offered to send materials about the proposed project to the Planning Board members.

**VI. FORM A (ANR) SUBDIVISION APPLICATIONS – none**

**VII. UPCOMING ZBA APPLICATIONS – none**

**VIII. UPCOMING SPP/SPR/SUB APPLICATIONS**

26 Spring Street – Ms. Brestrup reported that there has been a submittal for a revision to the proposed mixed-use project at 26 Spring Street. The previously approved project had included 38 apartments and something less than 1,000 square feet of retail space. The revised project includes 58 apartments and about 1,000 square feet of retail space. The units are mostly studios and one-bedrooms and no parking is included in the proposal.

Groff Park – Ms. Brestrup reported that there has been a submittal by the Town for improvements to Groff Park, including a new playground and a new splash pad, to be paid for with money from CPAC and a PARC grant. There is a working group made up of staff and citizens that has been working with Berkshire Design on this project.

Simple Gifts Farm – Ms. Brestrup reported that Simple Gifts Farm would like to install an oversized sign on the property to let people know about the farm stand on the property.

Bertucci's Property – Ms. Brestrup reported that the owners of the property between Bertucci's old building and Pray Street have plans to develop the property. They will be coming before the Design Review Board with preliminary plans on July 17. The proposed project consists of two buildings, five stories each, with parking behind, with potentially a one-story building back towards the rear of the property. There was discussion about whether Planning Board members would like to attend the DRB meeting to learn about the project. If a quorum of Planning Board members plans to attend the meeting it should be noticed as a Planning Board meeting. Ms. Brestrup offered to send materials about the proposed project to the Planning Board members.

**IX. PLANNING BOARD COMMITTEE & LIAISON REPORTS**

Pioneer Valley Planning Commission – Jack Jemsek and Christine Gray-Mullen – no report – Mr. Schreiber commented on the launching of the Valley Bike Share project that would be celebrating its grand opening on June 28. This was a joint effort of 5 towns and PVPC to create a regional bike share system.

Community Preservation Act Committee – Pari Riahi – no report

Agricultural Commission – Stephen Schreiber – no report

Design Review Board – Michael Birtwistle – Ms. Brestrup reported about a sign for a laundromat on Pray Street that had been revised and improved as a result of DRB recommendations.

Amherst Municipal Affordable Housing Trust – Greg Stutsman reported that the AMAHT had met last week. They discussed the Town Meeting article that gave the future Town Council the ability to convey the East Street School to the Trust, if certain conditions were met. The Trust is working through the findings from a recent wetlands delineation on the East Street School property and is also working on

guidelines for awarding funds to applicants. DHCD recently awarded the Town \$40,000 for a consultant to look into creating a Chapter 40R district and to look at areas of town that could be developed for affordable housing.

Zoning Subcommittee – Rob Crowner, Greg Stutsman and Maria Chao – no report

UTAC (University and Town of Amherst Collaborative) – Greg Stutsman and Christine Gray-Mullen – no report

Downtown Parking Working Group – Christine Gray-Mullen reported that the DPWG had sent a memo to the Town Manager regarding four action items that the Group encouraged him to consider with regard to parking downtown. The DPWG is working on an RFP to hire a parking consultant to begin work in the fall.

**X. REPORT OF THE CHAIR** – Mr. Schreiber reported that a former ZBA member had given him files going back to the 1970's regarding ZBA work in which he had been involved while on the ZBA. It was very interesting reading these documents and realizing that we are still wrestling with some of the same issues.

**XI. REPORT OF STAFF** – no report

**XII. ADJOURNMENT**

The meeting was adjourned at 7:28 PM.

Respectfully submitted:

Approved:

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Christine Brestrup  
Planning Director

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Stephen Schreiber, Chair

DATE: \_\_\_\_\_