



TOWN HALL  
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ZONING BOARD OF APPEALS  
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**AGENDA  
ZONING BOARD OF APPEALS**

The Amherst Zoning Board of Appeals will meet on **\*Thursday, October 11, 2018\***, at **6:00 P.M. in the Town Room, Town Hall**, to conduct the following business:

**REVIEW AND APPROVE MINUTES:**

ZBA Meeting of September 13, 2018

**PUBLIC MEETING:**

**ZBA 2019-04 – Ray Mann, Dickinson Meadow Homes** – To review an updated management plan as per Condition # 5 of the approved ZBA 2019-04 Special Permit, and a revised landscaping plan requested by the Zoning Board of Appeals, located at **974-982 East Pleasant Street**, Map 5D/Parcel 303-304, 313-315 Neighborhood Residence (RN) Zoning District.

**PUBLIC HEARING:**

**ZBA 2019-01 – Richard Hanks** – Request a Special Permit for the creation of a non-owner occupied duplex each with two bedrooms on an existing flag lot, under Section 3.211 of the Zoning Bylaw, located on Lot 3, south of **421 North East Street** (Map 12A/Parcel 6), Outlying Residence (RO) Zoning District.

**ZBA 2019-05 – Dwight C. Scott** – Request a Special Permit for the relocation of FTL Labs Corp, classified as a Research/Development or testing facility under Section 3.372.0, of the Zoning Bylaw, to an approximate space of 4,120 Square Feet on the second floor of the South Town Commons Building at **479 West Street** (Map 19D/Parcel 286), Village Center Business (BVC) Zoning District.

**ZBA 2019-06 – Jake’s Eggs Inc. dba Jakes at the Mill** – Request a Special permit to conduct a Class II Restaurant in order to obtain a full liquor license, under Section 3.352.1 of the Zoning Bylaw, located at **68 Cows Road** (Map 5A/Parcel 108), Commercial (COM) Zoning District.

**ZBA 2019-07 – Alex Phakos & Lisa Minter** – Request a Special Permit for the modification of ZBA 2016-00025, under Section 10.33 of the Zoning Bylaw, to adjust the location of the building circle, building location, drainage improvements and update tree removal plan, located **adjacent to 47 Red Gate Lane, Lot 1A** (Map 11D/Parcel 280), Neighborhood Residential (RN) Zoning District.

**ZBA 2019-08 – WD Cows, Inc.** – Special Permit for the creation of an outdoor recreational use, under Section 3.315 of the Zoning Bylaw, consisting of a playground and a sandbox, and the increase in lot coverage for a nonconforming lot under Section 9.22 of the Zoning Bylaw, located at **134 Montague Road**, (Map 5A/Parcel 139) Commercial (COM) Zoning District.

STEVE JUDGE, ACTING CHAIR  
AMHERST ZONING BOARD OF APPEALS