



TOWN HALL  
4 Boltwood Avenue  
Amherst, MA 01002-2351

ZONING BOARD OF APPEALS  
(413) 259-3040  
(413) 259-2410 [Fax]  
[planning@amherstma.gov](mailto:planning@amherstma.gov)

**AGENDA  
ZONING BOARD OF APPEALS**

The Amherst Zoning Board of Appeals will meet on **Thursday, November 1, 2018, at 6:00 P.M. in the Lower Meeting Room of the Bangs Community Center, 70 Boltwood Walk**, to conduct the following business:

**PUBLIC MEETING:**

**ZBA 2017-00007 - BC North Square LLC.** - Request for a determination under 760 CMR 56.05(11) that the proposed temporary marketing trailer located within the front setback and otherwise permitted under section 5.0162 of the Zoning Bylaw, along with temporary parking and a temporary fence, is an insubstantial or substantial change of the Comprehensive Permit approved with conditions by the ZBA on February 6, 2017, at 134 Montague Road (Map/Parcel 5A-42, 139), Commercial (COM) Zoning District.

**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 2019-07 – Alex Phakos & Lisa Minter** – Request a Special Permit for a flag lot under Section 6.3 of the Zoning Bylaw, located **adjacent to 47 Red Gate Lane, Lot 1A** (Map 11D/Parcel 280), Neighborhood Residential (RN) Zoning District.

**ZBA 2019-01 – Richard Hanks** – Request a Special Permit for the creation of a flag lot under Section 6.3 of the Zoning Bylaw and for the use of a non-owner occupied duplex each with two bedrooms, 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.

STEVE JUDGE, ACTING CHAIR  
AMHERST ZONING BOARD OF APPEALS