

**Wednesday, April 17, 2019, 7:00 PM**  
**Town Room, Town Hall**  
**AGENDA**

**I. MINUTES**

**II. PUBLIC COMMENT PERIOD**

**III. SCENIC ROADS – JOINT PUBLIC HEARING WITH TREE WARDEN**

**7:05 PM Scenic Road tree removal – for construction of a mixed-use building and site improvements in the town Right-of-Way – 133 – 143 South East Street (Map 15C, Parcels 3 & 4)**

Public Shade Trees impacted by this project include the following trees (Sizes indicate “diameter at breast height” – DBH):

6 – 18’ Arborvitae on northern property line

1 – 42” Catalpa

1 – 24” Spruce

1 – 22” Spruce (dead)

1 – 14” Crabapple

1 – 6” Hickory or Elm

1 – Swamp White Oak (to be transplanted by the town)

Several large Oaks & a Red Maple on southern edge that might have impact to roots as a result of grading

**IV. PUBLIC HEARING – PLANNING BOARD RULES AND REGULATIONS**

**7:15 PM PBR-1-19 Planning Board Rules & Regulations (Planning Board)**

To review, update and amend the Planning Board Rules and Regulations to bring them into conformance with the Amherst Home Rule Charter, as adopted March 27, 2018

**V. ZBA APPLICATION – REVIEW AND RECOMMENDATIONS**

**7:20 PM ZBA FY2019-17– Breck Group Amherst Massachusetts LP (Aspen Heights Residential Community)**

Request a Special Permit to modify the previously approved Special Permit ZBA FY2017-00024, for the reduction in height and density of the project, along with the amendments of other applicable conditions of approval, and for the modification of fencing to exceed six feet in height, under section 10.33, 10.38 and 6.24 and 6.29 of the Zoning Bylaw, at 408 Northampton Road (Map/Parcel 13D/51), Professional and Research Park (PRP) Zone.

**VI. PLANNING & ZONING**

- A. ZSC Report
- B. Public Comment about ZSC Report
- C. Other

**VII. OLD BUSINESS**

- A. SPR-C 2018-10 – Paul Cole – Apple Brook Cluster Subdivision – 1194 West Street (now Vista Terrace) – review change to footprint of house on Lot 5, in accordance with Condition #2 of Decision (*discussion continued from April 3, 2019*)
- B. SPR2018-11 – Off University Drive (now 70 University Drive) – UDrive LLC – Mixed-use building – review changes to façade and color scheme, in accordance with Condition #7 of Decision (*discussion continued from April 3, 2019*)
- C. Topics not reasonably anticipated 48 hours prior to the meeting

**VIII. NEW BUSINESS**

Topics not reasonably anticipated 48 hours prior to the meeting

**IX. FORM A (ANR) SUBDIVISION APPLICATIONS**

**X. UPCOMING ZBA APPLICATIONS**

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

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

Pioneer Valley Planning Commission – Jack Jemsek and Christine Gray-Mullen

Community Preservation Act Committee – Michael Birtwistle

Agricultural Commission – vacant – Pari Riahi nominated, awaiting appointment

Design Review Board – Michael Birtwistle

Amherst Municipal Affordable Housing Trust – Greg Stutsman

Zoning Subcommittee – Greg Stutsman, Maria Chao and David Levenstein

UTAC (University and Town of Amherst Collaborative) – Greg Stutsman and Christine Gray-Mullen

Downtown Parking Working Group – Christine Gray-Mullen

**XIII. REPORT OF THE CHAIR**

**XIV. REPORT OF STAFF**

**XV. ADJOURNMENT**