

**AMHERST PLANNING BOARD**  
**Wednesday, April 3, 2019, 7:00 PM**  
**Town Room, Town Hall**  
**MINUTES**

**PRESENT:** Michael Birtwistle, Acting Chair, Maria Chao, David Levenstein, Pari Riahi

**ABSENT:** Christine Gray-Mullen, Jack Jemsek, Greg Stutsman, Chair

**STAFF:** Christine Brestrup, Planning Director  
Pamela Field-Sadler, Administrative Assistant

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**7:05 pm:** Mr. Birtwistle opened the meeting and announced that in the absence of Mr. Stutsman he would serve as the Acting Chair.

**I. MINUTES**

The Minutes of March 20, 2019 were available for review; however, due to the absence of meeting participants, the Minutes were deferred to the April 17, 2019 Planning Board meeting.

**II. PUBLIC COMMENT PERIOD – None**

**III. PLANNING & ZONING**

- A. ZSC Report – None.
- B. Public Comment about ZSC Report – None
- C. Other – None

**IV. OLD BUSINESS**

- A. Signing of Decision – SPR 2019-03 – The Emily Dickinson Museum  
20 Triangle St. and 280 Main St.

Ms. Chao and Mr. Levenstein signed the Decision for SPR 2019-03 – The Emily Dickinson Museum – 20 Triangle St. and 280 Main St. Ms. Brestrup will ask Ms. Gray-Mullen, Mr. Jemsek and Mr. Stutsman to sign the Decision as well.

- B. SPR-C 2018-10 – Paul Cole – Apple Brook Cluster Subdivision – 1194 West St. (now Vista Terrace) – review change to footprint of house on Lot 5, in accordance with Condition #2 of Decision

Attorney Tom Reidy explained that Lot 5, located at the back portion of the site, is close to being under contract. Contractor Russ Wilson outlined changes for the single-family home footprint to be built on Lot 5. In order to meet the needs of the potential buyer, the proposal is to move the driveway from the east side of the

building to the western side, and positioning the master bedroom on the east side of the building which is more private. There is no change in the lot size.

Mr. Birtwistle explained the Board is unable to vote on the proposed changes due to a lack of the required number of voting Board members for approval of changes to a Site Plan Review (5). The Board will continue this discussion at their meeting scheduled for April 17, 2019.

- C. SPR2018-11 – Off University Dr. (now 70 University Dr.) – UDrive LLC – Mixed-use building – review changes to façade and color scheme, in accordance with Condition #7 of Decision

Attorney Tom Reidy explained the proposed changes to the building. He noted that the approved exterior colors are no longer available. The applicant currently proposes a slate blue and cream gray color scheme for the exterior. Additionally, the black window trim is unavailable and will be changed to white. The building trim will also be white.

Attorney Reidy explained that based primarily on cost and lack of practical space created, the applicant proposes to eliminate the bump-out over the westerly door. The area will remain a stairwell with a minimal decrease in square footage; however, the adjoining units will gain bedroom square footage. The originally approved sliding doors/windows on the upper floors are proposed to be changed to windows, and the railings have been removed. Attorney Reidy will determine if these windows are operable.

The Board agreed the color scheme and design originally proposed compositionally articulates the ground floor more clearly, as well as creates a visual sense of a lower building. The Board recommended that the applicant explore a color design that grounds the building better.

The Board was unable to vote on the proposed changes due to a lack of the required number of voting Board members for approval of changes to a Site Plan Review (5). The Board agreed to continue this discussion at their meeting scheduled for April 17, 2019.

- D. Topics not reasonably anticipated 48 hours prior to the meeting. - None

**V. NEW BUSINESS**

- A. Topics not reasonably anticipated 48 hours prior to the meeting. - None

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

ANR 2019-07 – 1194 West St.

The Board reviewed ANR 2019-07 – 1194 West St. proposing to move the lot lines for Lots 1 - 6. Ms. Brestrup completed a thorough analysis and has determined the lots meet the dimensional requirements of the Zoning Bylaws for a buildable lot.

Ms. Riahi moved to authorize Mr. Stutsman to sign ANR 2019-07 relating to property at 1194 West St. as presented. Ms. Chao seconded.

**VOTE:** 4-0-0 to approve

**VII. UPCOMING ZBA APPLICATIONS**

Ms. Brestrup reported the proposed revised plans for Aspen Heights on Northampton Rd. were received. The applicant currently proposes a two-story building, as opposed to the original three or four story building, with 88 units versus 115 units as previously proposed. Ms. Brestrup explained the site plan is essentially the same, and the parking remains the same in order to accommodate for guests and to minimize overflow parking on Greenleaves Dr. The Board requested to see a presentation on the proposed revised plan before the applicant goes before the Zoning Board of Appeals.

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

Ms. Brestrup reported we have not received any new applications.

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

Pioneer Valley Planning Commission - Jack Jemsek and Christine Gray-Mullen – No Report  
Community Preservation Act Committee (CPAC) – Mr. Birtwistle reported CPAC has been meeting intensely to review applications. Mr. Birtwistle provided an overview of the project and funding recommendations CPAC expects to forward to the Town Council for review and approval.

Agricultural Commission – Ms. Brestrup reported Ms. Riahi should hear about her appointment very soon. Ms. Riahi shared that she plans to attend the Agricultural Commission meeting scheduled for May.

Design Review Board – Mr. Birtwistle reported that the Design Review Board has met to review various signage proposals, as well as the new door for the Jones Library.

Amherst Municipal Affordable Housing Trust - Mr. Stutsman – No Report

Zoning Subcommittee – Maria Chao, David Levenstein, Greg Stutsman – No Report

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

Downtown Parking Working Group - Christine Gray-Mullen – No Report

**X. REPORT OF THE CHAIR - No Report**

**XI. REPORT OF STAFF** – Ms. Brestrup invited the Board to attend a presentation regarding Smart Growth and 40R Districts. The presentation will be at Crocker Farms Elementary School beginning at 7:00 PM on April 4, 2019.

**XII. ADJOURNMENT**

The meeting adjourned at 7:40 PM.

Respectfully submitted:

Approved:

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Pamela Field-Sadler  
Administrative Asst.

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Michael Birtwistle  
Acting Chair

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