



TOWN HALL
4 Boltwood Avenue
Amherst, MA 01002-2351

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

**AGENDA
ZONING BOARD OF APPEALS**

The Amherst Zoning Board of Appeals will meet on **Thursday, May 23, at 6:00 P.M. in the Town Room, Town Hall, 4 Boltwood Avenue**, to conduct the following business:

PUBLIC MEETING

ZBA FY1972-19 – Cooley Dickinson Heath Care – Request an amendment to the 1972 approval to construct a new driveway from Northampton Road to the existing parking lot, located at **170 University Drive**, (Map 13D/Parcel 49), Office Park (OP) Zoning District.

ZBA FY2018-20 – Young Min Moon – Request an amendment to the approved Management Plan in relation to onsite parking on the driveway to four spaces, and the storage of garbage and recycling; and a determination of a De minimus change to the site plan for increased driveway size and the interior building layout, in relation to converting the garage to living space, under Article 2, Section 1 of the Zoning Board of Appeals Rules and Regulations, located at **100 Fearing Street** (Map 11C/Parcel 318), General Residence (RG) Zoning District.

PUBLIC HEARING:

ZBA 2019-16 – John R. & Jessica H. Brown c/o Thomas Reidy, Esq. – Request a Special Permit to allow the creation of one flag lot (389 Bay Road) not part of a definitive subdivision plan, under 6.3 and 10.38 of the Zoning Bylaw, located at **389 & 391 Bay Road**, (Map/Parcels 26A/ 37, 38), Low Density Residence (R-LD) and Outlying Residence (R-O) Zoning Districts.

(Continuation from May 9, 2019)

ZBA 2019-09 – Dave Wasenda - Request a Special Permit to construct a solar energy system on 27.3± acres of a 150± acre parcel with the panels and racking equipment being divided into a western array and an eastern array as a way to maintain buffers to wetland resource areas at the site, and producing 5.24± MW (AC), as identified under Section 3.22; 3.340.0; and 10.38 of the Zoning Bylaw, located at **191 West Pomeroy Lane** (Map 19D/Parcel 10), Flood Prone Conservancy (FPC); Neighborhood Residence (R-N); and Outlying Residence (R-O) Zoning Districts.

(Continuation from May 9, 2019)

ZBA 2019-13 – Herbology Group – Request a Special Permit for the use of a Recreational Marijuana Retailer, under Section 3.363.2, of the Zoning Bylaw, co-located with a proposed Off Site Medical Marijuana Dispensary, located at **422 Amity Street** (Map 13B/Parcel 18), Limited Business (B-L) Zoning District, Research and Development (RD) Overlay District.

(Continuation from May 9, 2019)

ZBA 2019-14 – Herbology Group – Request a Special Permit for the use of an Off-Site Medical Marijuana Dispensary, under Section 3.363.1, of the Zoning Bylaw, co-located with a proposed Recreational Marijuana Retailer, located at **422 Amity Street** (Map 13B/Parcel 18), Limited Business (B-L) Zoning District, Research and Development (RD) Overlay District.

NEW BUSINESS:

Mullin Rule

OTHER BUSINESS NOT ANTICIPATED

MARK PARENT, CHAIR
AMHERST ZONING BOARD OF APPEALS