

AMHERST PLANNING BOARD
Wednesday, May 15, 2019, 7:00 PM
Town Room, Town Hall
MINUTES

PRESENT: Michael Birtwistle, Maria Chao, Christine Gray-Mullen, Jack Jemsek, David Levenstein, Pari Riahi, Greg Stutsman, Chair
ABSENT: None
STAFF: Christine Brestrup, Planning Director
Pamela Field-Sadler, Administrative Assistant

7:00 pm: Mr. Stutsman opened the meeting.

I. MINUTES

Mr. Levenstein inquired about the status of the tree removal application for 133 – 143 South East Street (Map 15C, Parcels 3 & 4) which the Planning Board (Board) was not able to act on after receiving a letter opposing the removal of the trees at the joint Public Hearing with the Tree Warden. Ms. Brestrup reported she is waiting for a response from the Town Attorney to clarify to whom the decision should be referred. Mr. Jemsek moved to approve the Minutes of April 17, 2019 as amended.

Ms. Gray-Mullen seconded. **VOTE:** 6-0-1 to approve **ABSTAIN:** Chao

Mr. Birtwistle moved to approve the Minutes of May 1, 2019 as amended.

Ms. Gray-Mullen seconded. **VOTE:** 7-0-0 to approve

II. PUBLIC COMMENT PERIOD – None

III. PLANNING & ZONING

A. ZSC Report

Mr. Stutsman reported that the ZSC and the Community Resources Committee (CRC) met jointly. Mr. Stutsman reported the discussion was productive and topics included the Zoning Priority Chart and draft articles. Mr. Levenstein added that during the meeting Mr. Stutsman provided an outstanding presentation of the complex materials discussed. The ZSC is scheduled to meet on May 29, 2019.

B. Public Comment about ZSC Report – None

C. Other – None

IV. OLD BUSINESS

A. Signing of Decision – SPR 2019-05 – I YA TOO, LLC d/b/a IYA Sushi and Noodle Kitchen – One East Pleasant Street
Board members signed the decision for SPR 2019-05 – I YA TOO, LLC d/b/a IYA Sushi and Noodle Kitchen – One East Pleasant Street.

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

V. NEW BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting:

- A. Ms. Brestrup reported that Town Council is preparing to act upon the Board's recommendations regarding the Zoning Bylaw. The Board had held a public hearing in December and had recommended changes as proposed by the Bylaw Review Committee; however, the 90-day action period has lapsed. Town Council will refer this matter to the Board to hold a new Public Hearing. Ms. Brestrup will prompt the Town Attorney for his response regarding the voting requirements.
- B. Ms. Brestrup explained when the Flood Maps arrive, the recommendation is for the Board and the Conservation Commission to hold a joint public meeting to view the maps and provide the public an opportunity to ask questions or share comments.

VI. FORM A (ANR) SUBDIVISION APPLICATIONS – None

VII. UPCOMING ZBA APPLICATIONS

Ms. Field-Sadler provided a review of the following applications:

- A. Cooley Dickinson Health Care - proposes to construct an additional driveway from Northampton Road to the existing parking lot
- B. Dave Wasenda – proposes to construct a solar energy system on 27.3± acres located at 191 West Pomeroy Lane.
- C. Herbology Group – proposes to operate a Recreational Marijuana Retail and Off Site Medical Marijuana Dispensary located at 422 Amity St.
- D. Joel Greenbaum – proposes to construct a non-owner occupied duplex located at 7 Pease Place.
- E. Heather Sheldon proposes to reduce the building circle from the required 120' to 105' at the property identified as Aubinwood (Map15D/Parcel 93).

VIII. UPCOMING SPP/SPR/SUB APPLICATIONS – None

IX. PLANNING BOARD COMMITTEE & LIAISON REPORTS

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

Mr. Jemsek reminded the Board that the PVPC Annual Meeting is planned for June 13, 2019. Kenneth Kimmell, President of the Union of Concerned Scientists, will provide the keynote address.

Community Preservation Act Committee - Mr. Birtwistle - No Report

Agricultural Commission - Pari Riahi - No report

Design Review Board - Mr. Birtwistle shared there has not been a meeting since his last report.

Amherst Municipal Affordable Housing Trust - Mr. Stutsman reported the AMAHT continues to work on a draft Housing Policy. Mr. Stutsman added it is likely to come before the Board in the next month for review.

Zoning Subcommittee – Maria Chao, David Levenstein, Greg Stutsman – Report provided earlier in the meeting.

UTAC (University and Town of Amherst Collaborative) - Christine Gray-Mullen and Greg Stutsman – Mr. Stutsman explained his understanding is that UTAC is no longer meeting.

Downtown Parking Working Group - Ms. Gray-Mullen shared the next meeting is Monday, May 20th.

X. REPORT OF THE CHAIR - No Report

XI. REPORT OF STAFF

Ms. Brestrup shared that the second Smart Growth Community Meeting is scheduled for June 4, 2019 at the Jones Library beginning at 6:00 p.m. The presentation will include Amherst sites identified as possible 40R Smart Growth Districts. The architect will also be available to discuss massing and the number of units which could fit on the sites.

XII. ADJOURNMENT

The meeting adjourned at 7:30 pm.

Respectfully submitted:

Approved:

Pamela Field-Sadler
Administrative Asst.

Greg Stutsman, Chair

DATE: _____