

**AMHERST PLANNING BOARD**  
**Tuesday, August 27, 2019, 6:00 PM**  
**Town Room, Town Hall**  
**AGENDA**

*Revised August 22, 2019; August 26, 2019*

**I. MINUTES**

**II. PUBLIC COMMENT PERIOD**

**III. PUBLIC HEARINGS – SITE PLAN REVIEW AND SPECIAL PERMIT**

**6:00 PM      SPR 2020-01 & SPP 2020-01 – 462 Main Street LLC – Center East Commons**  
*Continued from July 24, 2019*

Joint public hearing to request Site Plan Review approval to construct a mixed-use building on the easterly side of the property, containing 16 dwelling units & one professional office space, including site improvements, under Section 3.325 to be co-located with the existing commercial building containing 7 office spaces, under Section 3.358 and in accordance with Section 3.01 & demolition of the existing accessory building. Request Special Permit to extinguish Special Permits ZBA FY2018-08, ZBA FY2005-18, ZBA FY2004-00034, ZBA FY1998-00024, ZBA FY1980-00071 & any other Special Permits currently or previously associated with the site (B-N Zoning District, Map 14B, Parcel 68)

**IV. PUBLIC HEARING – SCENIC ROADS – JOINT HEARING W/ 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

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**V. PUBLIC HEARINGS – SITE PLAN REVIEW AND SPECIAL PERMIT**

**7:15 PM SPR 2019-07 & SPP 2019-04 – Amir Mikhchi – South East Street Court Housing – 133 & 143 South East Street – *continued from July 24, 2019***

Joint public hearing to request Site Plan Review approval to construct a new 3-story mixed-use building with 62 apartment units, 1358 sq. ft. of retail space and associated site improvements and work in the town right of way, under Section 3.325 of the Zoning Bylaw & request a Special Permit to modify the front and side setback requirements under Footnote “a” of Table 3, Section 6 of the Zoning Bylaw (B-VC Zoning District, Map 15C, Parcels 3 & 4)

**VI. PLANNING & ZONING**

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

**VII. OLD BUSINESS**

- A. SPR2018-16 & SPP2018-04 – Archipelago Investments LLC – 26 Spring Street  
Review and approval of submittals to meet conditions of Site Plan Review decision, required prior to issuance of Building Permit:  
Condition #3 – detailed plans and information about site improvements  
Condition #12 – complete Lighting Plan, Photometric Plan and details  
Condition 14 – new location of streetlight that is to be relocated
- B. SPR2017-13 – Craig’s Doors, A Home Association, Inc., 434 North Pleasant Street –  
Condition #1 – Landscape Plan for area behind trailer at First Baptist Church
- C. Topics not reasonably anticipated 48 hours prior to the meeting

**VIII. NEW BUSINESS**

- A. Signing of Decision – SPR2019-06 & SPP2019-03 – Town of Amherst Dog Park – 95 Old Belchertown Road
- B. Downtown Planning – brief discussion about restarting the conversation
- C. 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 – Pari Riahi

Design Review Board – Michael Birtwistle

Amherst Municipal Affordable Housing Trust – vacant

Zoning Subcommittee – Maria Chao and David Levenstein

Downtown Parking Working Group – Christine Gray-Mullen

**XIII. REPORT OF THE CHAIR**

**XIV. REPORT OF STAFF**

**XV. ADJOURNMENT**