



AGENDA
ZONING BOARD OF APPEALS

The Amherst Zoning Board of Appeals will meet on **Thursday, January 23, 2020 at 6:00PM in the Town Room, Town Hall, 4 Boltwood Avenue**, to conduct the following business:

PUBLIC MEETING:

None

PUBLIC HEARING:

ZBA FY2020-09 – Thomas Mitchell - Request a Special Permit to modify the previously approved Special Permit ZBA FY2005-06 in order to remove condition 3 which requires the permit to expire upon change of ownership or management and replace it with a condition that requires a new owner to submit a new Management Plan for the ZBA review and approval at a public meeting, located at **44 Belchertown Road** (Map 15C/Parcel 63), Commercial (COM) Zoning District. **CONTINUED FROM NOVEMBER 14, 2019**

ZBA FY2020-13 – You-Pan Tzeng - Request a Special Permit to modify the previously approved Special Permit ZBA FY1996-39 and ZBA FY1993-62 in order to remove the condition that requires the premises to be owner occupied, located at **321 Lincoln Avenue** (Map 11C/Parcel 93), General Residence (R-G) Zoning District. **CONTINUED FROM DECEMBER 12, 2019**

ZBA FY2020-17– Cooley Dickinson Heath Care – Request a Special Permit to modify the previously approved Special Permit ZBA FY1972-19; ZBA FY1972-53; and ZBA FY2011-12 in order to construct a new curb cut, driveway, and landscaped area from Northampton Road to the existing parking lot and to modify the proposed free standing sign's size area and height allowed under Section 8.230.2 of the Zoning Bylaw, as identified under Section 8.5 and 10.38 of the Zoning Bylaw, located at **170 University Drive**, (Map 13D/Parcel 49), Office Park (OP) Zoning District. **CONTINUED FROM DECEMBER 12, 2019**

ZBA FY2020-24 – Alan St Hilaire - Request a Special Permit in order to allow a pre-existing non-conforming lot to be further reduced in area from 39,331± square feet to 37,131± square feet under Sections 9.11, 9.22 and 10.38 of the Zoning Bylaw, located at **27 Newell Court** (Map/Parcel 14B/8), General Residence (R-G) Zone.

ZBA FY2020-25 – Amherst Rental Properties, LLC - Request a Special Permit to allow a non-owner occupied duplex under Sections 3.3211 and 10.38 of the Zoning Bylaw, located at **598 South Pleasant Street** (Map 17C/Parcel 6), Neighborhood Residence (R-N) Zoning District.

ZBA 2020-26 – UDrive South, LLC - Request a Special Permit in order to allow an extension/alteration/change of a pre-existing, non-conforming residential use to another residential use; for a Mixed-Use Building, including 72 residential units including 9 affordable units, by constructing a 13,120± square foot, four story building, a Medical Office; with 51 parking spaces; modification of the parking regulations; and for the modification to the maximum building height and maximum floors, under Sections 10.38, 9.22, 3.325, 3.360.0, 7.9, and Dimensional Regulations Footnote “A” under the Zoning Bylaw, located at 348 Northampton Road (Map 13D/Lot 19); and properties identified as University Drive South (Map 13D/Lots 56 & 57) and Snell Street (Map 13D/ Lot 55), Professional and Research Park (PRP) and Neighborhood Residential (RN) Zoning Districts.

PUBLIC COMMENT PERIOD:

OTHER BUSINESS NOT ANTICIPATED WITHIN 48 HOURS:

MARK PARENT, CHAIR
AMHERST ZONING BOARD OF APPEALS