AMHERST PLANNING BOARD
Wednesday, March 4, 2020, 7:00 PM
Town Room, Town Hall
AGENDA

I. MINUTES

II. PUBLIC COMMENT PERIOD

III. PUBLIC HEARINGS – SITE PLAN REVIEWS & SPECIAL PERMITS

7:05 PM SPR 2020-05 – 462 Main Street LLC – 462 Main St – Center East Commons
(Continued from January 15, 2020 and February 5, 2020)
Request to modify previously issued Site Plan Review approval SPR 2020-01, to change the unit configuration on a mixed-use building to add more one-bedroom and studio apartments, to increase the number of units from 16 to 24, to increase the building footprint by approximately 800 square feet and the building size by a total of approximately 2,700 square feet, to adjust the location of certain site improvements, to rebuild the back section of the existing office building, and to request waivers of the parking requirements; modifications requested so as to be in compliance with Conditions 1 & 7 of decision for SPR 2020-01 (B-N Zoning District, Map 14B, Parcel 68)

7:15 PM SPP 2020-03 – John & Jessica Brown – 389 Bay Road
Request a Special Permit under Section 7.722 of the Zoning Bylaw to allow a common driveway longer than 400 feet and an individual driveway longer than 1,200 feet as specified in Section 7.713 of the Zoning Bylaw and to allow a section of driveway to exceed 10% grade as required by Section 7.715 of the Zoning Bylaw (Map 26A, Parcel 37, R-O & R-LD zoning district)

IV. ZONING BYLAW UPDATE & REWRITE

A. Rob Morra, Building Commissioner – Presentation and recommendations on plan for updating and rewriting the Zoning Bylaw

B. Discussion of Proposed Draft Zoning Bylaw Amendment Process

V. MASTER PLAN UPDATE

Christine Brestrup, Planning Director – progress on the Master Plan Update
VI. PLANNING & ZONING
   A. ZSC Report
   B. Public Comment about ZSC Report
   C. Other

VII. OLD BUSINESS
   A. Decision Signing
   B. Topics not reasonably anticipated 48 hours prior to the meeting

VIII. NEW BUSINESS
   A. Discussion and potential vote to move Planning Board meetings to 6:30 p.m.
   B. 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 – David Levenstein
    Design Review Board – Michael Birtwistle
    Zoning Subcommittee – Maria Chao, Janet McGowan and Christine Gray-Mullen

XIII. REPORT OF THE CHAIR

XIV. REPORT OF STAFF

XV. ADJOURNMENT