



AMHERST PLANNING BOARD
Wednesday, June 1, 2022, 6:30 PM

Pursuant to Chapter 20 of the Acts of 2021, and extended by Chapter 22 of the Acts of 2022, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via Zoom or by telephone. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. A hyperlink to the hearing will be posted on the Town's online calendar.

VIRTUAL MEETING: <https://amherstma.zoom.us/j/89658653621>

I. MINUTES

II. PUBLIC COMMENT PERIOD

III. PUBLIC HEARING – DEFINITIVE SUBDIVISION PLAN

6:35 PM SUB 2022-07 – John Wroblewski – 446 and 462 Main Street

(continued from April 6, 2022 and May 4, 2022)

Request approval for a 3 lot Definitive Subdivision Plan, Center East Way under MGL Chapter 41, Sections 81L, O, R, T, U & V, including one street with a total length of 100.89 ft. to center of cul-de-sac (Map 14B, Parcel 66 and 68, B-N zoning district)

IV. ZONING BYLAW PUBLIC HEARINGS

6:45 PM Zoning Bylaw – Article 2, Zoning Districts, Article 3, Use Regulations and Article 16, FEMA Floodplain Overlay District

To see if the Town will vote to add Article 16, FEMA Floodplain Overlay District, to the Zoning Bylaw, & amend Article 2, Zoning Districts, to add FEMA Floodplain Overlay District & amend related sections of Article 3, Use Regulations, to regulate activities in the 100 year floodplain as shown on the Flood Insurance Rate (FIRM) Maps, issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program; FIRM maps indicate areas that have a 1% chance of flooding in a given year; the purpose of the floodplain management regulations is to protect the public health, safety & general welfare & to minimize the harmful impacts of flooding upon the community.

7:00 PM Zoning Bylaw – Official Zoning Map – FEMA Floodplain Overlay District

To see if the Town will vote to amend the Official Zoning Map to add the FEMA Floodplain Overlay District, for the purpose of regulating activities as described in Article 16, FEMA Floodplain Overlay District

V. PUBLIC HEARING – SITE PLAN REVIEW AND SPECIAL PERMITS

7:15 PM SPR 2022-13 – UMass Five College Credit Union – 398 – 406 Northampton Road *(continued from May 18, 2022)*

Request Site Plan Review approval, under Sections 3.358.0 and 5.0431 and 8.5 of the Zoning Bylaw, to redevelop 398 and 406 Northampton Road into a credit union branch including drive through facilities. Project includes 34 parking spaces, bike racks, wall signs, landscaping and an oversized monument sign. (Map 13D, Parcel 47 and 48, B-L zoning district)

7:20 PM SPR 2022-10 – Amherst Office Park, LLC – 463 West Street

Request Site Plan Review approval to rebuild retaining wall, deck, and walkways on south of the building, resulting in increased lot coverage. Project also includes new plantings and new pole mounted site lights at the front of the property. (Map 19D, Parcel 3, B-VC Zoning District).

7:20 PM SPP 2022-04 – Amherst Office Park, LLC – 463 West Street

Request Special Permit to extinguish previous Special Permits ZBA FY84-00085 and ZBA FY85-00094 as zoning has changed and mixed-use building is currently permitted by Site Plan Review. (Map 19D, Parcel 3, B-VC Zoning District).

VI. OLD BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting

VII. NEW BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting

VIII. FORM A (ANR) SUBDIVISION APPLICATIONS

IX. UPCOMING ZBA APPLICATIONS

X. UPCOMING SPP/SPR/SUB APPLICATIONS

XI. PLANNING BOARD COMMITTEE & LIAISON REPORTS

Pioneer Valley Planning Commission – Jack Jemsek and Alternate

Community Preservation Act Committee – Andrew MacDougall

Design Review Board – Thom Long

Solar Bylaw Working Group – Janet McGowan

Community Resources Committee – Christine Brestrup

XII. REPORT OF THE CHAIR

XIII. REPORT OF STAFF

XIV. ADJOURNMENT