

AMHERST PLANNING BOARD
Wednesday, January 17, 2007 – 7:00 PM
Town Room, Town Hall
MINUTES

PRESENT: Aaron Hayden, Chair; Richard Howland, Rod Francis, Kathleen Anderson, Carl Mailler, Mary Scipioni, Susan Pynchon, Eduardo Suarez

ABSENT: No One

STAFF: Niels la Cour, Associate Planner; Sue Krzanowski, Management Assistant

Mr. Hayden opened the meeting at 7:05 PM.

I. MINUTES – Meeting of December 20, 2006

Ms. Pynchon noted two errors on page two where a name was misspelled. Ms. Scipioni noted a typo on page four.

Mr. Howland MOVED: to approve the Minutes of December 20, 2006 as corrected. Ms. Pynchon seconded and the Motion passed 6-0-2 (Hayden & Pynchon abstained).

II. PUBLIC HEARING – DEFINITIVE SUBDIVISION APPLICATION

SUB 2006-00009 – Haskins View, East Leverett Road – Barry Roberts

Request approval for a 27 lot, single-family subdivision on East Leverett Road. (Map 3B/Parcels 20 & 80 and Map 3A/Parcel 78; R-O zone) [continued from 7/12, 08/02, 09/06, 10/04, 12/06]

The Board received a request to continue this hearing to February 21, 2007. Mr. Peter MacConnell, appearing on behalf of the applicant, told the Board that the Board of Health has scheduled a hearing on the matter on Tuesday, January 23, 2007. It makes sense to postpone the Planning Board hearing to give the Board of Health enough time to respond and, therefore, they are asking the Planning Board to continue their hearing to February 21, 2007.

Mr. Aaron noted that school vacation is that week and several members said that they would not be here. Therefore, it was agreed to move the hearing to March 7th.

Mr. Howland MOVED: to continue the public hearing to March 7, 2007 at 7:05 PM. Ms. Anderson seconded, and the Motion passed 8-0.

III. NEW BUSINESS

A. Chapter 61 Removal – Smith Property, Bay Road – postponed

B. Signing of Decision – SPR2007-00004, Amherst College, Athletic Fields – signed

C. Appointment to Flood Prone Conservancy Task Force - The Board discussed the role of the task force.

Mr. Mailler MOVED: to appoint Mr. Francis as the Board's second representative to the task force. Mr. Howland seconded, and the Motion passed 7-0-1 (Anderson abstained).

D. Other – An updated Address List was included in the packet.

IV. OLD BUSINESS

The Board discussed correspondence received from Brackett & Lucas regarding legal opinions on various issues related to the Haskins View Definitive Subdivision. Ms. Scipioni said that she had questions about water issues and subdivision which the letter did not address. Mr. Hayden said the Board needs clarity on its authority. The Board continued to discuss the letter and summarized issues which they asked Mr. la Cour to ask Brackett & Lucas for additional clarification on the following:

- 1) the last paragraph;
- 2) does the third paragraph on the first page conflict with the second paragraph on page 2;
- 3) under what terms does the Board grant a waiver(s), and how does that relate to alternative conditions as stated in Section VIII B;
- 4) whether Section VID a) means the Board could/should approve the subdivision knowing no lot can be built upon without Board of Health approval. How does this relate to whether Section V.I.b. is within the Planning Board's jurisdiction or not.

Mr. Mailler asked if someone from the Planning Board should attend the Board of Health hearing. Staff will ask if that would be appropriate and let the Board know.

Mr. Francis noted that a community group has submitted a proposal to the Community Preservation Act Committee to purchase the property. It came in fairly high on the priority list, he said.

V. FORM A (ANR) SUBDIVISION APPLICATIONS

The Chair endorsed the following:

ANR2007-00017, 104 Potwine Lane – Paul E. Brunelle

The new lot created is subject to the Phased Growth Bylaw.

Ms. Scipioni MOVED: to establish February 2007 as the date that the new lot which is subject to the Phased Growth Development bylaw would be eligible for a building permit. Mr. Mailler seconded, and the Motion passed 8-0.

VI. UPCOMING ZBA APPLICATIONS

The Board decided not to review the following:

ZBA2007-00017, 343 East Hadley Road – Janice Tidlund

VII. UPCOMING SPP/SPR/SUB/APPLICATIONS

Mr. la Cour noted that the following public hearings were scheduled for February 7th: South Middle Street Amended Definitive Subdivision and Site Plan Review for Hastings. The Board decided not to hold site visits.

The Board discussed who would be here for the February 21st meeting (school vacation week). Ms Anderson said she would be here. Mr. Howland, Ms. Scipioni, Mr. Hayden and Ms. Pynchon said they might be here (Mr. Hayden and Ms. Pynchon said it was likely they would be here. Mr. Francis, Mr. Suarez and Mr. Mailler said they would not be here. Therefore, it is not likely that public hearings will be scheduled for that meeting.

VIII. PLANNING BOARD SUBCOMMITTEE REPORTS

A. Zoning – Mr. Mailler said that the Subcommittee has decided that the Main Street rezoning (referred back from last Town Meeting) is too complicated to do right now and has moved it back on the priority list. A smaller proposal will be brought to Spring Town Meeting. The other items the Subcommittee is working on are Accessory Farm Stands, and Cluster Zoning and Affordable Housing (proposed by Mr. Vince O’Connor).

B. Atkins Working Group – No Report

IX. PLANNING BOARD COMMITTEE REPORTS

A. Pioneer Valley Planning Commission – No Report

B. Community Preservation Act Committee – Mr. Francis said that he attended the Conservation Commission meeting and the Commission supported land purchase proposals for both Haskins View and Strawberry Fields. The Commission also discussed the Kimball House and took it off the priority list. Also discussed at the CPAC meeting were proposals from the Historical Commission and the HP/FHC. Mr. Francis said that CPAC believes it should be able to fund many of the proposals because there is adequate funding due to the increased surcharge. They will hear from the committees again.

C. Agricultural Commission – No Report

D. Comprehensive Planning Committee – Mr. Hayden said that the first Work Group Workshop will be next Tuesday at 7:00 PM. Planning Board members participating are Ms. Anderson – Housing; Mr. Hayden and Ms. Scipioni – Land Use; and Mr. Mailler – Traffic/ Transportation.

Mr. la Cour told the Board that the “Master Plan Idea Machine” should be on the web site very soon.

Mr. Hayden added that there will be an open meeting on March 6 to unveil the objectives.

X. REPORT OF THE CHAIR – No Report

XI. REPORT OF THE DIRECTOR – No Report

XII. ADJOURNMENT -

Mr. Howland MOVED: to adjourn this meeting at 8:57 PM. Ms. Anderson seconded, and the Motion passed 8-0.

Respectfully submitted:

Sue Krzanowski, Management Assistant

Approved:

Aaron A. Hayden, Chair

DATE: _____