

AMHERST PLANNING BOARD
Wednesday, June 7, 2006 – 5:10 PM
Town Room, Town Hall
MINUTES

PRESENT: Aaron Hayden, Chair; Chris Boyd, Adrian Fabos, Mary Scipioni, Carl Mailler, Paul Bobrowski, Leandro Rivera (6:10 PM)

ABSENT: Rod Francis

STAFF: Jonathan Tucker, Director; Niels la Cour, Senior Planner; Sue Krzanowski, Management Assistant

Mr. Hayden opened the meeting at 5:13 PM.

Mr. Hayden said that the Simmons Definitive Subdivision (SUB2006-00006) plans were ready to be signed. The Board signed the plans.

I. MINUTES

Meeting of April 19, 2006

Mr. Bobrowski MOVED: to approve the Minutes as submitted. Mr. Mailler seconded, and the Board voted 3-0-3 (Fabos, Boyd, Scipioni abstained).

Meeting of May 3, 2006

Mr. Boyd MOVED: to approve the Minutes as submitted. Mr. Mailler seconded, and the Motion passed 5-0-1).

Meeting of May 17, 2006

Ms. Krzanowski noted Mr. Wolnik's statement on page 2 was reflected incorrectly and recommended it be changed to say "Mr. Wolnik said that it's important for village centers to be pedestrian friendly".

Mr. Boyd MOVED: to approve the Minutes as amended. Mr. Bobrowski seconded, and the Motion passed 5-0-1 (Fabos abstained).

II. PUBLIC HEARING – SITE PLAN REVIEW APPLICATION

SPR2006-00007 – 37 North Pleasant Street – Knights of Columbus

Mr. Hayden read the preamble and opened the hearing for this request for approval to construct a one-story building on a vacant portion of a lot adjacent to an existing building. (Map 14A/Parcel 49; B-G zone)

Appearing before the Board were Ms. Aelan Tierney and Mr. Derek Nobel of Kuhn Riddle Architects; Mr. Bill Canon, Landscape Architect; Mr. Richard Johnson and Mr. William Hutchinson, from the Knights of Columbus.

Ms. Tierney described the proposal for the new addition which would be a one-story structure with a clerestory and mezzanine that would give it the height and appearance of a two-story building. The building would serve as a function hall and include a kitchen and bathrooms, storage and office space. The main entry will be from the garage area out back, she said. The outdoor lighting will all be mounted on the building, she said.

Ms. Tierney said that a landscaped area is being proposed in order to meet coverage requirements. However, if the fire hydrant is moved, the applicant will have to come back in with a new landscape plan.

The first part of the discussion was about waste management on-site, with the applicants indicating those facilities would be sited between the new and old buildings. Then the Board discussed the full brick wall, kitchen ventilation and lighting, and related building code issues.

Mr. Hayden reviewed the elements of the Development Application Report. The Board was generally supportive of the request to waive the Traffic Impact Study. Ms. Tierney provided copies of proposed lighting fixtures. Mr. Canon described the proposed landscaped area.

Mr. Tucker said that the Design Review Board reviewed the proposal at their last meeting and the recommendations were included in the Development Application Report. He said that the DRB expressed concern that the "little garden" area at the northeast corner of the property didn't seem appropriate to the urban setting and it would be better if the landscape planting areas were spread out in a number of different locations on the property. Mr. Tucker explained that there is a long-term intent to establish a 'pedestrian street' on the west side of the garage, just as there was on the south side, but it's not clear how fair it is to ask the applicant to change their plans to accommodate this desire at this point. Mr. Tucker noted that there are more easements scattered across the property than just the sewer easement along the east edge. The number of easements limited what was possible with the property.

Ms. Scipioni commented that it seems ridiculous to require the applicant to put in the kind of landscaping proposed, to meet coverage requirements in this urban setting.

Mr. Tucker said the applicant could apply for a Special Permit to modify the coverage requirements instead. Mr. Tucker and Ms. Scipioni made recommendations concerning the potential locations for landscape plantings.

Mr. Richard Johnson, president of the Knights of Columbus Home Association, said that the logical step would be for the Knights to apply for an exemption on coverage and then come back to the Board in a month or so with revised landscape plans as discussed. Mr. Tucker suggested that the Planning Board could include a condition to have the applicant return to the Board for approval of the final landscape plan.

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Mr. Hayden turned back to the Development Application Report and asked about the Building Commissioner's comments. Mr. la Cour said that the Commissioner's concerns were mostly code issues but that the Board might want to address HVAC-related issues such as noise.

Mr. Johnson said that the Knights would allow someone on-site to photograph any interesting materials removed during the basement excavation.

Ms. Scipioni MOVED: to close the public hearing. Mr. Fabos seconded, and the Motion passed 6-0.

Mr. Bobrowski MOVED: to approve SPR2006-00007 – 37 North Pleasant Street, Knights of Columbus, subject to the following waivers and condition:

Waiver

Traffic Impact Study

Conditions

- 1) The final sign plan shall be approved by the Planning Board.
- 2) The final revised plans shall be approved by the Fire Department.
- 3) The final revised plans shall be approved by the Town Engineer.
- 4) An observer shall be allowed on-site to take pictures which may have historical interest.
- 5) The final landscape plan shall be approved by the Planning Board.
- 6) Lighting shall meet Town standards.
- 7) Four (4) copies of the final revised plans shall be submitted to the Planning Department.
- 8) All landscaping shall be installed and continuously maintained.
- 9) This approval will expire in two (2) years if substantial construction has not begun.

Mr. Mailler seconded, and the Motion passed 6-0-1 (Rivera abstained).

III. NEW BUSINESS

A. Correspondence – Request to Extend Review for Haskins View, LLC

The Board reviewed a request from Mr. William Garrity for a 90-day extension.

Mr. Bobrowski MOVED: that the Board grant a 90-day extension of the review process for the Haskins View subdivision. Mr. Fabos seconded, and the Motion passed 7-0.

B. “A Regional Forum on Public-Private Partnerships for Smarter Growth” – brochure in packet

C. Seminar – The Development Approval Process in Massachusetts – brochure in packet

- D. **Other** – The Board received a request from Amherst Building Company for approval to withdraw its recent ANR application without prejudice. Mr. la Cour explained that there are environmental issues which need to be addressed first.

IV. OLD BUSINESS

- A. **ACTV – Update** – Mr. Tucker said that he had spoken with Town Counsel about possible legal implications if the Board’s meetings are televised—i.e., would televising meetings increase the Board’s exposure to lawsuit. Town Counsel had offered the opinion that televising the meetings was not likely to cause additional legal complications.
- B. **Town Meeting Issues** – Mr. Tucker noted that support for funding the Comprehensive Plan would be appreciated at Monday night’s meeting. Article 19, Drive-Through Facilities, will come at the end of Town Meeting. Mr. Bobrowski noted that there may be motions to reconsider Articles 21 and/or 23.

Mr. Tucker and Mr. Bobrowski left the meeting at 6:27 PM.

V. FORM A (ANR) SUBDIVISION APPLICATIONS – None

VI. UPCOMING ZBA APPLICATIONS

The Board decided not to review the following:

ZBA2006-00044, 321 Main Street – Mohamed Nagooradumai
ZBA2006-00045, Leverett Road – Amherst Building Company
ZBA2006-00046, 318 Lincoln Avenue – Priscilla White
ZBA2006-00047, 65 North Prospect Street – Howard Ewert
ZBA2006-00048, 321 Main Street – Mary Moore Cathcart & Ariana Inglese
ZBA2006-00049, 65 North Prospect Street – Howard Ewert

VII. UPCOMING SPC/SPP/SPR/SUB APPLICATIONS – None

VIII. PLANING BOARD SUBCOMMITTEE REPORTS

- A. **Zoning** – No Report
- B. **Atkins Working Group** – No Report

IX. PLANNING BOARD COMMITTEE REPORTS

- A. **Pioneer Valley Planning Commission** – No Report
- B. **Community Preservation Act Committee** – No Report
- C. **Farm Committee** – No Report
- D. **Comprehensive Planning Committee** – Mr. Hayden said that the Committee is looking forward to the consultant beginning work.

X. REPORT OF THE CHAIR – No Report

XI. REPORT OF THE PLANNING DIRECTOR - No Report

XII. ADJOURNMENT

Mr. Boyd MOVED: to adjourn this meeting at 6:35 PM. Mr. Fabos seconded, and the Motion passed 6-0.

Respectfully submitted:

Sue Krzanowski, Management Assistant

Approved:

Aaron A. Hayden, Chair

DATE: _____