

AMHERST PLANNING BOARD
Wednesday, September 20, 2006 – 7:00 PM
Town Room, Town Hall
MINUTES

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

ABSENT: No One

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

Mr. Hayden opened the meeting at 7:03 PM.

II. NEW BUSINESS

A. Citizen Planner Training Collaborative – Fall 2006 Workshops

An announcement of the upcoming workshops was included in the packet. Board members were encouraged to attend at least one of the workshops.

B. Other – none

III. OLD BUSINESS

A. Representative – Farm Committee – tabled. Mr. la Cour explained what the Farm Committee does and Ms. Anderson volunteered to attend the next Farm Committee meeting to observe.

I. PUBLIC HEARINGS – SITE PLAN REVIEW APPLICATIONS

SPR 2007-00001, 165 Main Street – First Congregational Church

Mr. Hayden read the preamble and opened the hearing for this request for approval for construction of a memorial garden and handicap parking (Map 14B/Parcel 32; R-G zoning district)

Mr. la Cour that staff recommend that the proposed handicapped parking spaces (two) be deleted from the plans because the parking area is adjacent to a sidewalk and not a road. And because there are no curb cuts, cars would have to mount the curbs and cross the sidewalk to reach the parking spaces

Lesley Smith, representing First Congregational Church, said that they would put the handicap parking issue on hold and would like to proceed with the garden.

Mr. Rod Gisick, designer for the garden, described the garden proposal for the Board.

There was no public comment.

Mr. Francis MOVED: to close the public hearing. Ms. Scipioni seconded, and the Motion passed 8-0.

Mr. Hayden reviewed the Development Application Report.

Mr. Francis MOVED: to approve SPR2007-00001, The First Congregational Church, subject to the following waivers and conditions:

Waivers

- 1) Traffic Impact Statement
- 2) Lighting Plan
- 3) Grading and Soil Erosion Plan
- 4) Sign Plan
- 5) Site Management Plan

Conditions

- 1) The proposed handicapped parking spaces shall be eliminated from the final plans.
- 2) All proposed landscaping shall be installed and maintained.
- 3) Four (4) copies of the final revised plans shall be submitted to the Planning Department.
- 4) This approval shall expire in two (2) years if substantial construction has not begun.

Mr. Howland seconded, and the Motion passed 8-0.

SPR 2007-00002, 51 & 43 North Pleasant Street – I.A.T. LLP

Mr. Hayden read the preamble and opened the hearing for this request for approval to expand Judie's Restaurant into Barselotti's bar and driveway (Map 14A/Parcel 48).

Mr. Rivera disclosed that he is acquainted with Mr. Peter Jessop, construction manager/contractor, Integrity Development, and has used his services.

Mr. Francis disclosed that he serves on the Community Preservation Act Committee (CPAC) with Mr. Jessop.

Mr. Dave Williams, owner, introduced the rest of the contingent representing Judie's Restaurant: Judie Terapulsky and Kathy Egan, owners, Peter Jessop, Benjamin Goodell and Kyle Wilson, Integrity Development and Construction, and Bill Canon, landscape architect.

Mr. Williams distributed packets of information and drawings of the project and described the major pieces of the proposal to expand Judie's by covering the existing alley and renovating and expanding into Barselotti's. Mr. Williams said another entrance would be added in the rear to provide access from the parking garage. The area in the back which is currently used as a parking lot will be fenced in by a 5-6' screening fence. Mr. Williams said that they want to proceed slowly because they are not sure of future use of the space.

Mr. Suarez asked if the applicant had considered other materials for the fencing.

Mr. Hayden reviewed the Development Application Report.

Ms. Anderson suggested that the applicant consider moving the fence, adding more plantings and adding a bench or two.

Ms. Scipioni commented that this would be an opportunity to have a gardened plaza back there. She said that a landscape plan for that area should be submitted. The plan should have woody plants, shrubs and small trees, she added.

Mr. Williams said that he recalls a trash experiences some years ago when plantings which were put in by the Town were destroyed in a year. Furniture and trash have been dumped there at the end of the semester. No plants survive out there, he said. He would want some assurance from the Town that the owners of Judie's wouldn't have to police the Town's property. He told the Board that they would consider landscaping for the area, and get back to them.

Other issues discussed were deliveries, lighting, security, and then the Board returned back to the landscaping.

There was no public comment.

Mr. Mailler MOVED: to close the public hearing. Mr. Rivera seconded, and the Motion passed 8-0.

Mr. Mailler MOVED: to approve SPR2007-00002, Judie's Restaurant, subject to the following waivers and conditions:

Waivers

- 1) Traffic Impact Statement
- 2) Grading and Soil Erosion Plan

Conditions

- 1) A suitable landscaping plan shall be submitted for the Board's approval before a Certificate of Occupancy is issued.
- 2) All proposed landscaping shall be installed and maintained.
- 3) Four (4) copies of the final revised plans shall be submitted to the Planning Department.
- 4) This approval shall expire in two (2) years if substantial construction has not begun.

Mr. Howland seconded, and the Motion passed 8-0.

IV. FORM A (ANR) SUBDIVISION APPLICATIONS

The Chair endorsed the following:

ANR2007-00009, Owen Drive and East Pleasant Street – Constructive Enterprises, LLP

Mr. Mailler MOVED: to establish October 2006 as the date that two of the lots (50%) will be eligible for building permits under the Phased Growth Bylaw. Mr. Francis seconded, and the Motion passed 7-0-1 (Howland abstained).

Mr. Rivera left the meeting at 8:30 PM.

III. OLD BUSINESS (continued)

B. Other - Mr. Hayden said that the Zoning Subcommittee discussed a request from Mr. Vincent O'Connor regarding affordable housing issues, in which Mr. O'Connor is requesting that the Planning Board sponsor a warrant article for the Fall 2006 Town Meeting to amend Article 15 of the Zoning Bylaw.

Mr. Hayden noted that Mr. O'Connor had first gone to the Select Board with this request and the Select Board decided that it was too complicated to take up at this point. Mr. Hayden said that the Zoning Subcommittee recommends that the Planning Board refer the proposed amendment back to the Zoning Subcommittee for possible action at Spring Town Meeting at the earliest.

Mr. Mailler MOVED: that the Board refer Mr. O'Connor's request to the Zoning Subcommittee to be put on their work list for the coming months. Mr. Francis seconded.

Mr. Howland said that the proposal has too many ramifications and that it is the obligation of the applicant to present enough basic information to proceed. He suggested that the request be referred back to the applicant for further study.

Ms. Scipioni said that it's extremely complicated and the request is premature. Affordable housing will be addressed during the master planning process and then it could be discussed at Town Meeting, she said.

Mr. Mailler said that the request should be referred to the Zoning Subcommittee. He suggested the Board make a decision on whether or not to refer Mr. O'Connor's request to the Subcommittee.

Mr. Howland commented that the Board needs enough information to be able to ask the questions in order to proceed.

The Motion passed 7-0.

V. UPCOMING ZBA APPLICATIONS – None

VI. UPCOMING SPP/SPR/SUB APPLICATIONS – None

VII. PLANNING BOARD SUBCOMMITTEE REPORTS

A. Zoning – Mr. Mailler said that there will be a meeting about the 446 Main Street rezoning request next Wednesday at 5:00 PM. The Subcommittee recommends three proposals for the Town Meeting Warrant: 1) Removal of Wetlands District, 2) Farmland Conservation District, 3) Main and High Street Rezoning.

- B. Atkins Working Group** – Mr. la Cour said they will meet soon.

VII. 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. la Cour said that the Committee is working on the upcoming “idea gathering meetings”. He distributed flyers and urged everyone to attend a session.

IX. REPORT OF THE CHAIR – No Report

X. REPORT OF THE DIRECTOR – No Report

XI. ADJOURNMENT

Mr. Howland MOVED: to adjourn this meeting at 9:10 PM. Mr. Francis seconded, and the Motion passed 7-0.

Respectfully submitted:

Sue Krzanowski, Management Assistant

Approved:

Aaron A. Hayden, Chair

DATE: _____