

**AMHERST PLANNING BOARD**  
**Wednesday, December 6, 2006 – 7:00 PM**  
**Town Room, Town Hall**  
**MINUTES**

**PRESENT:** Aaron Hayden, Chair; Susan Pynchon, Rod Francis, Kathleen Anderson, Richard Howland, Mary Scipioni, Carl Mailler (7:06 PM), Eduardo Suarez (7:10 PM)

**ABSENT:** No One

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

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

**I. MINUTES – October 18, 2006**

Mr. Howland MOVED: to accept the Minutes of October 18, 2006 as submitted. Ms. Anderson seconded, and the Motion passed 6-0-1 (Pynchon abstained).

The Board did not take action on the November 15 minutes because they need to be redone. They will be resubmitted at the December 20<sup>th</sup> meeting.

**III. NEW BUSINESS**

**A. Signing of Decision – SPR2007-00003, Cooley Dickinson Hospital – signed**

**II. PUBLIC HEARING – DEFINITIVE SUBDIVISION APPLICATION**

**SUB2006-00006 – Haskins View, East Leverett Road – Barry Roberts**

Mr. Hayden noted that this was a continued hearing for 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 07/12, 08/02, 09/06, 10/04; no testimony was taken on any of the dates]

Noting the large number of people attending the meeting, Mr. Hayden outlined the procedure for the public hearing and requested that people be concise in their statements in order to allow everyone to speak.

On behalf of Haskins View, LLC, Attorney Peter MacConnell introduced Mr. Barry Roberts, Mr. Bill Garrity, Mr. Chuck Dauchy, and Mr. Ray Talkington.

Mr. MacConnell began the presentation and noted that the Planning Board approved a Preliminary Subdivision Plan in September 2005. The definitive plans address the recommendations of the Board, he said, and all of the lots meet the zoning requirements.

Mr. Bill Garrity, landscape architect, reviewed the Preliminary Subdivision Approval and presented the definitive plans to the Board. During this process, Mr. Garrity addressed the

Town Engineer's comments, explained the waiver (4) requests, and noted that the applicant will be meeting with the Conservation Commission next Wednesday.

Mr. Chuck Dauchy, described the wood turtle habitat on the site and said that this issue will be addressed through the Conservation Commission and Natural Heritage Foundation. They are working out appropriate mitigation, he said.

Mr. Howland expressed concern about the impact on the site from a large development, and expressed concern about the slope and potential trouble for septics and wells in the area.

Mr. Garrity responded that the homes will have individual septic systems. The site where houses will be built is much more level than what can be seen from the road, he said, and has mostly sandy, gravelly soils.

Ms. Scipioni asked the applicant to clarify whether he intends to build houses or just sell the lots. She also asked if it was guaranteed that every lot would have a perc test and a well.

Mr. MacConnell said they cannot offer a guarantee but confirmed that lots will not be built on if they don't pass Board of Health perc and well tests. Mr. Roberts may build one or two houses, he added, but mostly will be selling the lots. Mr. Dauchy added that Title V will provide adequate protection for the septic systems.

After additional questions and discussion from the Board, Mr. Hayden began accepting public comment. Several people expressed concerns focusing on the water supply and water quality, traffic, incline of the slope, a major fault line on the site, toxic materials from the former Leverett dump, burden on the Amherst school system from the number of children, density, dislodging of a wood turtle habitat on one of the lots, sidewalks, septic system failures, possible failure of wells, and potential future expenses if the septics and/or wells fail.

The people speaking to these issues included: David Powicki, Leverett; Sheila Seaman, Leverett; Derek Dassatti, 270 East Leverett Road; Georgana Foster, Leverett; Evelyn Tyler, Leverett; Eileen Simmons; Nathan Salwen, High Street; Chet Kramer, Leverett; Alan Root, Kellogg Avenue; Van Kaynor, Market Hill Road; Jim Lyons, Teawaddle Hill Road; Mike Williams; and Stacey Leonard, Teawaddle Hill Road.

These concerns were also provided in handouts to the Board in "A Discussion of Problems Associated with the Proposed Haskins View Subdivision, A Summary Prepared by Shiela Seaman for Amherst and Leverett Citizens Opposed to the Haskins View Subdivision" dated November 29, 2006 and a letter addressed to the Amherst Planning Board, from Glen A Ayers, dated December 3, 2006.

Mr. MacConnell responded to the concerns raised and commented that the hydrology comments are not part of subdivision review. Mr. MacConnell urged the Board to review the waiver requests, and to focus on the Subdivision Regulations. The Board should approve the proposal as submitted, he said.

Members of the Board asked additional questions about the entrance road, environmental impacts, traffic, number of wells, water supply and possible contaminants. Ms. Scipioni

noted that if the Subdivision Regulations are met, being what they are, she said, the board has no choice but to approve the application. Some of the issues raised are not under the Board's jurisdiction, she said.

There was no additional public comment.

Mr. Suarez MOVED: to continue the hearing to January 17, 2007 at 7:05 PM. Mr. Mailler seconded, and the Motion passed 7-1 (Francis opposed).

Mr. Howland stepped down from the Board at 9:55 PM.

**V. FORM A (ANR) SUBDIVISION APPLICATIONS**

The Chair endorsed the following:

ANR2007-00015, 410 West Street – William T. Nanartonis

Mr. Mailler MOVED: to set a Development Authorization Date of January 2007. Mr. Suarez seconded, and the Motion passed 6-0-1 (Scipioni abstained).

**VII. UPCOMING SPP/SPR/SUB APPLICATIONS**

Mr. la Cour noted that a Site Plan Review application was filed by Amherst College for changes to the athletic fields on Northampton Road. A joint Site Plan Review/Special Permit application was filed by the Bank of Western Massachusetts. The Board set site visits for these proposals for Monday December 18, 2006 at 8:00 and 8:30 AM respectively.

**VIII. PLANNING BOARD SUBCOMMITTEE REPORTS – No Reports**

Mr. Francis stepped down from the Board at 10:10 PM.

**IX. PLANNING BOARD COMMITTEE REPORTS**

**A. Pioneer Valley Planning Commission – No Report**

**B. Community Preservation Act Committee – No Report**

**C. Farm Committee – No Report.** Election of representative to be placed on agenda.

**D. Comprehensive Planning Committee – Mr. Hayden noted that the Board needs to discuss procedures related to Master Plan acceptance. Mr. la Cour said an approval process needs to be structured. This will be put on a future agenda.**

**X. REPORT OF THE CHAIR - No Report**

**XI. REPORT OF THE DIRECTOR - No Report**

**XII. ADJOURNMENT**

Ms. Scipioni MOVED: to adjourn this meeting at 10:15 PM. Mr. Mailler seconded, and the Motion passed 6-0.

Respectfully submitted:

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Sue Krzanowski, Management Assistant

Approved:

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Aaron A. Hayden, Chair

DATE: \_\_\_\_\_