

**AMHERST PLANNING BOARD**  
**Wednesday, January 19, 2005 – 7:00 PM**  
**Town Room, Town Hall**  
**MINUTES**

**PRESENT:** Paul Bobrowski, Chair; Adrian Fabos, Carl Mailler, Chris Boyd, Mary Scipioni, Aaron Hayden, Pam Rooney

**ABSENT:** Liz Hyman, David Kastor

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

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Mr. Bobrowski opened the meeting at 7:01 PM.

**I. MINUTES – Meeting of December 15, 2004**

Ms. Rooney MOVED: to submit the Minutes as submitted. Mr. Fabos seconded, and the Motion passed 6-0 (Bobrowski abstained).

**II. PUBLIC HEARING – SITE PLAN REVIEW APPLICATION**

**SPR 2005-00006 – Dancing Possum Woodworking, 170 Pine Street – Jamey Bidwell**

Mr. Bobrowski opened the public hearing for this request to convert a garage into a woodworking shop operating as a nonprofit educational program for children (Section 3.330) (Map 5A/Parcel 48; R-N District).

Mr. Jamey Bidwell told the Board that he was acquainted with previous owner of the program, Mr. Richard Hooke. Since Mr. Hooke's passing, Mr. Bidwell said that he inherited and is ready to re-start the business and take Mr. Hooke's place. He commented that the proposal was very well described in the staff report and said that he would be happy to answer any questions from the Board.

Mr. Bobrowski reviewed the Development Application Report. Mr. la Cour noted that there are several large boulders on the property along Pine Street which will need to be removed from the right-of-way. The applicant indicated that he would do this. Parking was discussed with concerns expressed that cars not be allowed to back onto Pine Street and that cars not be stacked on Pine Street waiting to enter the site. It was suggested that an existing turnaround should be sufficient to handle pick-up/drop-off traffic.

The applicant presented a sketch of the proposed sign.

Mr. Bobrowski noted that the Board had received a letter from the applicant requesting a waiver of the application fee. Additional waivers requested were the Traffic Impact Statement, Landscaping Plan, Soil Erosion Plan and Parking Requirements.

The Board's discussion turned back to parking and traffic circulation. Mr. Bobrowski recommended that Mr. Bidwell include specific parking/traffic circulation instructions in the management plan and include these instructions in the educational materials distributed to parents. The management plan should be brought back to the Board for approval.

There was no public comment.

Mr. Hayden MOVED: to close the public hearing. Ms. Rooney seconded, and the Motion passed 7-0.

Mr. Hayden MOVED: that the Board approve SPR 2005-00006, 170 Pine Street, subject to the following waivers and conditions:

Conditions

- 1) A revised Management Plan, including specific parking instructions with a diagram for distribution to parents, shall be approved by the Planning Board.
- 2) The boulders shall be moved out of the right-of-way by May 2005.
- 3) The landscaping as shown on the plans shall be continuously maintained.
- 4) Four (4) copies of the final plans shall be submitted to the Planning Department.
- 5) This permit will expire in two (2) years if substantial construction/activity has not begun.

Waivers

- 1) Traffic Impact Statement
- 2) Landscaping Plan
- 3) Soil Erosion Plan
- 4) Parking Requirements

Ms. Rooney seconded, and the Motion passed unanimously, 7-0.

Ms. Rooney MOVED: to waive the \$300 application fee for SPR 2005-00006. Mr. Hayden seconded, and the Motion passed 7-0.

**III. PUBLIC HEARING – SCENIC ROADS/PUBLIC SHADE TREES**

**910 South East Street – Request of Shaul Perry**

Mr. Bobrowski opened the joint public hearing for this request to remove one 12” oak tree on the right side of the driveway. Mr. Stanley Ziomek, Tree Warden, and Mr. Jim Ellis, Chair of the Shade Tree Committee were present.

Mr. Perry presented his request and described the site and the tree, a large oak. He said that the tree blocks the view for drivers entering the driveway, making it hazardous. He has had many complaints, especially from truck drivers of large trucks, he told the Board. Mr. Perry said that there are other trees around the one he is proposing to remove.

Mr. Ellis said that the Shade Tree Committee met earlier and voted unanimously to recommend denying permission to cut the tree. The Shade Tree Committee found that the tree was a healthy oak and there was no overwhelming reason to remove it. It was the nicest tree in that location, and should stay, he said.

Based on the Shade Tree Committee’s vote, the Board discussed how to proceed. Mr. Ziomek noted that, if a public objection is made, according to State law the Select Board

becomes the deciding body. Many members felt they did not have enough information to make a recommendation. A plan or a site visit would be helpful, some suggested. Mr. Perry indicated a willingness to try other options perhaps thinning some of the brush around the tree. He said that he would work with the Tree Warden. The board decided to continue the hearing to April 6, 2005.

Mr. Hayden MOVED: to continue the Public Shade Tree hearing to April 6, 2005 at 7:30 PM. Ms. Rooney seconded, and the Motion passed unanimously, 7-0.

Since it was not yet time for the scheduled public hearing, the Chair moved ahead on the agenda.

## **V. NEW BUSINESS**

### **A. Lot Release Request – Lot 7, Moody Field Road – Snell Street LLC**

The Board received a request from Mr. Douglas Kohl for the release of the above lot and also a waiver for this single lot from the condition that all lots be pinned and the base course of pavement for the road installed prior to release of the lots for building and sale.

Mr. la Cour advised the Board that since this would be the first lot released, it would be reasonable to grant the request. Because Lot 7 has frontage on Snell Street and is not dependent upon the construction of Moody Field road for emergency vehicle access, Mr. la Cour said that the Board could waive the condition as requested. He recommended that the Board approve a partial release and condition the release on a requirement that a Certificate of Occupancy not be granted until the road is pinned and the base course of pavement is installed.

Ms. Rooney MOVED: that the Board release Lot 7, Moody Field Road, for sale and building only, with the stipulation that a Certificate of Occupancy not be issued until the base course of the road is installed. Mr. Fabos seconded, and the Motion passed 6-0 (Scipioni abstained).

The Board signed the Certificate of Performance.

## **IV. PUBLIC HEARING – SPECIAL PERMIT APPLICATION**

### **SPP 2005-00002 - Sunwood Pines, Pine Street – Sunwood Development**

Request a Special Permit for construction of a 20-unit residential development under the Open Space Community Development bylaw (Section 4.5). (Map 05B/Parcel 164; R-N District) [continued from November 17 & December 15, 2004]

Mr. Bobrowski noted that the Board received a request from the developer that the hearing be continued to February 16<sup>th</sup>.

Ms. Rooney MOVED: that the Board continue the hearing to February 16, 2005 at 7:05 PM. Mr. Fabos seconded, and the Motion passed 7-0.

**V. NEW BUSINESS (continued)**

- B. Correspondence – South Amherst Common** – The Board received correspondence in the packet. Mr. Bobrowski gave a brief summary.
- C. Joint Training Session with ZBA – Special Permits** – Mr. la Cour announced that Town Counsel will provide a training session on Special Permits on February 10, 2005 at 5:30 PM in the Town Room, Town Hall. Members are encouraged to attend. A reminder will be sent.
- D. Other** – The Board was asked to keep the materials in their packets for Sunwood Pines and bring them to the February 16<sup>th</sup> meeting.

**VI. OLD BUSINESS**

- A. Signing of Decision – SPR 2005-00005, Cows Building Supply** – The Board signed the Decision as submitted.
- B. Other** – Mr. la Cour said that a discussion with the Shade Tree Committee and Tanglewood Road neighbors will be scheduled for February 2<sup>nd</sup>.

Ms. Krzanowski asked the Board to keep their materials for the Sunwood Pines public hearing and bring them on February 16<sup>th</sup>.

**VII. FROM A (ANR) SUBDIVISION PLANS** – None

**VIII. UPCOMING ZBA APPLICATIONS**

The Board decided not to review the following:

ZBA2005-00013, 315 Potwine Lane, Michael Gold  
ZBA2005-00014, 58 Woodside Avenue, Amherst College Trustees  
ZBA2005-00015, 40 Pomeroy Court, Nancy Gontor Weld

**IX. UPCOMING SPC/SPP/SPR/SUB APPLICATIONS** – None

**XI. PLANNING BOARD SUBCOMMITTEE REPORTS**

- A. Zoning** – Mr. Fabos reported that the Subcommittee is working on affordable housing issues and density zoning opportunities. Mr. Bobrowski added that the Subcommittee is also working on changes to the dimensional regulations, inclusionary zoning and possible changes to the OSCD.
- B. Atkins Working Group** – No report

**XI. 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 will find out if Ms. Scipioni was ever formally appointed as the Board's representative. Mr. Hayden said that the Committee wants to increase its size and add diversity.

**XII. REPORT OF THE CHAIR** – No Report

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

**XIV. ADJOURNMENT**

Mr. Boyd MOVED: to adjourn this meeting at 8:40 PM. Ms. Scipioni seconded, and the Motion passed 7-0.

Respectfully submitted:

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Sue Krzanowski, Management Assistant

Approved:

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Paul G. Bobrowski, Chair

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