

AMHERST PLANNING BOARD
Wednesday, February 2, 2005 – 7:00 PM
Town Room, Town Hall
MINUTES

PRESENT: Paul Bobrowski, Chair; Carl Mailler, Chris Boyd, Aaron Hayden, Pam Rooney, Mary Scipioni, David Kastor

ABSENT: Adrian Fabos

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

Mr. Bobrowski opened the meeting at 7:00 PM.

I. MINUTES – Meeting of January 19, 2005

Ms. Scipioni noted that Mr. Hooke's name was misspelled.

Ms. Rooney MOVED: to approve the Minutes of January 19, 2005 with the correction(s) noted. Mr. Hayden seconded, and the Motion passed 6-0 (Kastor abstained).

While waiting for the applicant for the Management Plan Review, the Chair moved ahead on the agenda.

III. NEW BUSINESS

A. Land Use Summit Task Force – Update

Mr. la Cour noted that the materials were provided by Mr. Bob Grose, the Board's representative to the Land Use Summit Task Force. Mr. Bobrowski expressed particular interest in agenda item #4 ... zoning bylaws for ridgeline/hillside protection... .

B. Removal from Chapter 61A – Property located westerly of Route 116 and easterly of Eastman Brook – Joseph M. Mitchell

The Board discussed the above notice and generally agreed that they would like the property to remain agricultural, but the purchase price was probably well out of the Town's reach. Ms. Rooney suggested that the Conservation Commission should put the property on their list to be kept as farmland.

Mr. Hayden MOVED: that the Board recommends that the Select Board make every effort to utilize the Town's option so as to keep the land as farmland, either outright or by some other means. Ms. Rooney seconded.

The Board discussed the feasibility of the Town being able to come up with the \$1.8 M purchase price which most agreed would be unlikely. Potential uses for the site were also discussed and it was noted that if apartments are proposed, a

rezoning would be needed. Mr. Kastor suggested that since a rezoning would be very unlikely, the issue might just go away. He said that he knows of another APR parcel in Town which is for sale and wondered about the two competing with each other. Issues discussed were how to access the parcel, lack of utilities, what the Conservation Commission's recommendation would be, buildable acreage, information from the purchase and sale agreement, how much time the Town has to consider the purchase, etc. Mr. Mailler said that too much information was lacking for the Board to make a recommendation.

Mr. Hayden Withdrew the Motion.

Mr. la Cour said that he would provide additional information for the Board's next meeting.

Mr. Kastor recused himself and left the room while the Board considered the next item.

II. REVIEW MANAGEMENT PLAN

SPR 2005-00006 – Dancing Possum Woodworking, 170 Pine Street – James Bidwell – Review/Approval of Management Plan

The Board reviewed the Management Plan and Letter with Parking Instructions. Mr. Bidwell said that the letter is handed out to each child and sent to the home to ensure that parents receive it.

Mr. Bobrowski said that the parking instructions should be in bold print in the letter.

Mr. Hayden MOVED: that the Board approve the Management Plan with the amendment suggested. Ms. Rooney seconded, and the Motion passed 6-0.

The Board signed the Decision.

Mr. Kastor returned to the room.

C. Correspondence – Proposed Regulations – The Smart Growth Zoning Overlay District Program – MGL c. 40R – Public hearing notice in packet. Mr. la Cour noted that Mr. Tucker plans on attending the hearing. Amherst is ahead of other towns, he said, and is already doing a lot of smart growth. Mr. Hayden said that he would look forward to feedback from Mr. Tucker after the hearing.

D. Comprehensive Planning Committee Representative – Mary Scipioni

Mr. la Cour told the Board that Ms. Scipioni joined the Comprehensive Planning Committee as an at-large member before she was appointed to the Planning Board. The Board is down to one representative (Mr. Hayden) and by appointing Ms. Scipioni as an official representative an at-large slot would be freed up for someone else. Previously, the Board had as many as four representatives on the Committee.

Mr. Kastor MOVED: that the Board appoint Ms. Scipioni as its representative to the Comprehensive Planning Committee. Ms. Rooney seconded, and the Motion passed 6-0 (Scipioni abstained).

E. ZBA/Planning Board Joint Training Session – February 10, 2005

Several members said that they were planning on attending.

F. Other – A copy of the upcoming Citizen Planner Training Collaborative Fourth Annual Conference was in the packet. Unfortunately, there isn't any training money but members may attend on their own if they wish, said Mr. la Cour.

The Board also received an invitation to the 2005 Postal Customer Council Member Appreciation Breakfast to be held on March 2.

IV. OLD BUSINESS – None

V. FORM A SUBDIVISION PLANS – None

VI. UPCOMING ZBA APPLICATIONS

The Board decided not to review the following:

ZBA 2005-00016, 320 North Pleasant Street – Robert Brown

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

VIII. PLANNING BOARD SUBCOMMITTEE REPORTS

A. Zoning – Mr. Mailler and Mr. Bobrowski reported that the Subcommittee reviewed possible affordable housing changes, 1) footnote “m”, 2) inclusionary zoning which would mandate an affordability requirement, 3) supplemental apartments, 4) changing dimensional regulations for affordable units, 5) rezoning of Olympia Drive.

B. Atkins Working Group – Mr. la Cour said that he expressed to Mr. Mooring the Board's desire to be informed about what's going on.

IV. PLANNING BOARD COMMITTEE REPORTS

A. Pioneer Valley Planning Commission - No Report

B. Community Preservation Act Committee – Ms. Rooney said that the Committee has met with representatives and will continue meeting with committee representatives.

- C. **Farm Committee** – Mr. Kastor noted that he has not been informed of any meetings. Mr. la Cour said that he will check with the Conservation Director to make sure that Mr. Kastor is on the mailing list.
- D. **Comprehensive Planning Committee** – Ms. Scipioni said that Mr. la Cour is finalizing the RFP for a consultant. A subcommittee to review proposals will be elected. Then the Committee will prepare to report to Town Meeting.

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

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

XII. **ADJOURNMENT**

Mr. Hayden MOVED: to adjourn this meeting at 8:10 PM. Mr. Kastor seconded, and the Motion passed unanimously, 7-0.

Respectfully submitted:

Sue Krzanowski, Management Assistant

Approved:

Paul G. Bobrowski, Chair

DATE: _____