

AMHERST PLANNING BOARD
Wednesday, November 9, 2005 – 5:00 PM
Amherst Regional Middle School
MINUTES

PRESENT: Aaron Hayden, Acting Chair; Chris Boyd, Adrian Fabos, Carl Mailler, Rod Francis, Mary Scipioni,

ABSENT: Leandro Rivera, David Kastor, Paul Bobrowski

STAFF: Jonathan Tucker, Interim Director; Sue Krzanowski, Management Assistant

Mr. Hayden, who was acting as Chair in Mr. Bobrowski's absence, opened the meeting at 5:05 PM.

I. APPEARANCE

ZBA2006-00018, 893 Belchertown Road – Tofino Associates, Inc.

Request for a Special Permit to create 2 new flag lots, to change lot lines of 2 previously-approved flag lots, to create an access strip longer than 400 feet on 1 new flag lot and 2 previously-approved flag lots and to create a common drive longer than 400 feet for 3 flag lots.

Ms. Scipioni recused herself, citing a conflict, stepped down from the Board and left the room.

While waiting for the applicant, Mr. Tucker and the Board began to review the plans.

Mr. Doug Kohl & Ms. Gloria McPherson, Tofino Associates, arrived and presented revised plans to the Board. Mr. Kohl said that he expected the ZBA hearing to be continued because he would be submitting the revised plans tomorrow (the day of the hearing). Specific issues addressed were location of the driveway, minimizing impact on wetlands, and location of the detention basin on a lot.

The Board decided not to make a recommendation to the ZBA.

IV. FORM A (ANR) SUBDIVISION PLANS

Since there was a Form A application submitted for the above Special Permit application, the Board chose to endorse that proposal at this time:

ANR2006-00010, Belchertown Road & Linden Ridge Road, Tofino Associates, Inc.

The ZBA will assign the authorization date(s) for this application.

I. APPEARANCE (continued)

Ms. Scipioni returned to the Board at 5:35 PM.

ZBA2006-00016, 20-40 Ball Lane – Shaul Perry dba Sunwood Builders

Request for a Special Permit to create a flag lot under Section 6.3 and to fill land under Section 5.10 of the Zoning Bylaw. This application refers to three proposed lots (2 frontage lots, 1 flag lot) carved out of a parcel (Map 5A/Parcel 56) that has addresses with frontage on Hoyt Ball Lane, but also has frontage on Summer Street, Montague Road and Pulpit Hill Road. The new lots (if approved) will have frontage on Summer Street.

Mr. Shaul Perry, applicant, and Mr. Donald Miner, Harold Eaton Associates, appeared before the Board to present the proposal. Mr. Miner said that the grade will be raised approximately 5 feet. The plans were filed with the Conservation Commission yesterday, he said. Although a portion of the property is zoned R-LD/FC, Mr. Miner noted that the property is not a prime piece of farmland.

Mr. Tucker said that the land preserved following creation of these lots would expand a large abutting piece of reserved open space to the east. The Farm Committee is asking the ZBA to continue the hearing so that the Farm Committee can review the plans. One of the major issues the ZBA will be considering is the amount of fill which will be needed, Mr. Tucker said.

Mr. Perry explained how to determine the minimum amount of fill that would be required.

Ms. Scipioni commented that the proposal is becoming very controversial and suggested that Mr. Perry should do as much environmental improvement on the site as possible, such as planting wetland species.

Mr. Tucker suggested trying to make an agreement with abutting property owners to make use of the contiguous open space parcels available to the neighborhood.

The Board also discussed how raising the grade 5 feet would affect drainage on-site and on abutting parcels.

The Board decided to provide a list of issues/concerns which it would recommend the ZBA consider.

After discussion, Mr. Francis moved the following for the consideration of the Zoning Board of Appeals:

It is clear that this proposal will have a significant impact on the land. Areas of particular concern include:

1. The physical continuity of the existing land use (farmland/open space) needs to be considered. This includes the retention of existing farmable soils on those portions of this property which will not be altered or built upon, and their relationship to farmable soils in adjacent preserved open space. The future use of the proposed open space area on this property should be regulated in a manner consistent with the open space parcels immediately to the east, and the possibility for their shared use should not be foreclosed.

2. Drainage is a critical issue because of the proposed changes in topography and the extent of wetlands on the property. To assess the impacts of these changes, accurate information on the drainage characteristics (including topography) of immediately adjacent property is needed, particularly for properties east of the site.
3. A detailed landscape planting plan is needed. Appropriate plantings will help ameliorate the impact of the new landforms. This applies in particular to those new slopes immediately adjacent to the wetland buffer. The inclusion of native wetland species should be considered.
4. Qualified structural engineering analysis of the extensive amounts of new soils proposed to underlie the houses is needed to assure their stability over time.

Mr. Boyd seconded, and the motion passed unanimously, 6-0.

II. NEW BUSINESS

- A. **Planning Commissioners Journal** – in packet
- B. **Other** – None

III. OLD BUSINESS

- A. **Town Meeting** – No
- B. **Other** – None

IV. FORM A (ANR) SUBDIVISION PLANS (continued)

The Chair endorsed the following:

ANR2006-00011, 730 West Street & 49 Potwine Lane – Phyllis Heronemus

Mr. Boyd MOVED: to establish December 2005 as the date the three new building lots will be eligible for building permits. Mr. Fabos seconded, and the Motion passed 6-0.

V. UPCOMING ZBA APPLICATIONS - None

VII. PLANNING BOARD SUBCOMMITTEE REPORTS – None

VIII. PLANNING BOARD COMMITTEE REPORTS

- A. **Pioneer Valley Planning Commission** – Mr. Hayden said that in his role as PVPC representative for Amherst he will be expected to seek resources and funding for the master plan effort.
- B. **Community Preservation Act Committee** – Mr. Francis said that he had been told by Mr. Kusner that the Select Board intended to appoint him to CPAC tonight.
- C. **Farm Committee** – Mr. Tucker said that Mr. Kastor, the Board's representative to the Farm Committee, is considering taking a leave of absence from the Board until June. Mr. Boyd volunteered to represent the Planning Board during his leave.

Mr. Francis MOVED: to recommend Mr. Boyd as Mr. Kastor's replacement to the Farm Committee. Mr. Fabos seconded, and the Motion passed 6-0.

XI. 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, Acting Chair

DATE: _____