

AMHERST PLANNING BOARD
Wednesday, November 16, 2005 – 5:00 PM
Home Economics Room – Amherst Regional Middle School
MINUTES

PRESENT: Paul Bobrowski, Chair; Adrian Fabos, Rod Francis, Chris Boyd, Mary Scipioni, Carl Mailler

ABSENT: Leandro Rivera, David Kastor, Aaron Hayden

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

Mr. Bobrowski opened the meeting at 5:10 PM.

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

III. NEW BUSINESS

- A. Town of Amherst Streetlight Policy** – in packet
- B. Other** – “What An Agricultural Commission Can Do For Your Town” & “Regional Reporter” were distributed to the Board.

VI. UPCOMING ZBA APPLICATIONS

The Board decided not to review the following:

ZBA2006-00022, 325 Sunderland Road – Western Mass. Electric Co.

VII. UPCOMING SPC/SPP/SPR/SUB APPLICATIONS

Mr. la Cour said that three preliminary Subdivision Applications have been filed, North Amherst Business Park, by W.D. Cows, Inc. and Amherst Enterprise Park (2 applications under different zoning districts) by Leigh Andrews & Donald LaVerdiere. The properties are all on Meadow Street. The Board scheduled site visits for Tuesday, November 29th at 8:30 AM.

A Site Plan Review Application was filed for expansion of Amherst Shopping Center. The Board decided that a site visit was not necessary.

I. PUBLIC HEARING – DEFINITIVE SUBDIVISION APPLICATION

SUB 2006-00002, “Lawrence Circle” E. Pleasant St. & Owen Dr. – Constructive Enterprises, LLP

Mr. Bobrowski opened the public hearing for this request for a 6-lot, single-family subdivision, west of East Pleasant Street on Owen Drive (Map 5D/Parcel 4; R-N District)

Mr. Bill Garrity, Landscape Architect, presented the plans for Constructive Enterprises along with applicants Mr. Paul Jones and Ms. Cinda Jones. Throughout the presentation the Board

and applicants discussed drainage, sidewalks, street trees and easements for planting of street trees, preserving existing trees and vegetation, a 25 foot wooded area between the new houses and the existing houses on Owen Drive, plantings for the cul de sac, fire truck access, connection(s) to the proposed North Amherst Community Farm, and proximity to former gravel pit.

Ms. Scipioni expressed concern that some of the existing vegetation (white pines) could be dangerous if too thinned out and said she did not like the proposed planting plan for the cul de sac.

Abutters who spoke at the hearing included: Mr. David Leith, 39 Owen Drive; Doski, 32 Owen Drive; Ms. Kathy Luna, 43 Owen Drive; Ms. Tina Clarke, 329 Pine Street; and Ms. Sue McCutcheon, 35 Owen Drive. Particular concerns noted were drainage, buffer, preserving existing trees and vegetation and that more effort should have been made to notify abutters and/or potential abutters.

Mr. Francis MOVED: to close the public hearing. Mr. Fabos seconded, and the Motion passed 6-0.

Mr. Bobrowski MOVED: to approve SUB 2006-00002, Lawrence Circle subject to the following conditions:

Waivers: None

Conditions:

- 1) An option for a 10' wide pedestrian access easement located within the side setbacks between lots 2 and 3 shall be granted to the Town. When/if the Town decides to exercise this option, none of the costs for improvement of the pedestrian way shall be bourn by the property owners.
- 2) An easement for the planting of street trees within the front setbacks of the properties around the cul-de-sac shall be granted to the Town.
- 3) Final engineering, utility and stormwater management plans, and related details shall be subject to the approval of the Town Engineer.
- 4) Final grading plans shall be subject to the review and approval of the Planning Director. Any changes in grading beyond that shown on approved plans, and any proposed cut or fill exceeding 5,000 cu.ft. shall require the review and approval of the Planning Board at a business meeting.
- 5) The locations and specifications of fire hydrants shall be approved by the Fire Chief.
- 6) Street lights and associated wiring shall be approved by the Superintendent of Public Works.
- 7) Landscaping and planting plans, including proposed street trees, shall be submitted to the Planning Department. Following review by the Tree Warden, the plans shall be approved by the Planning Director.
- 8) Four (4) copies and a mylar of final revised Definitive Subdivision plans shall be submitted to the Planning Department for endorsement by the Planning Board.
- 9) Prior to release of lots, the following conditions shall be met:
 - a. Covenants shall be granted, or adequate security shall be posted in an amount approved by the Planning Director and Town Engineer, to cover the cost of public improvements.
 - b. Lots shall be pinned and the base pavement course for the road installed.
 - c. All inspection fees shall be paid to the Town.

- d. Water mains & hydrants shall be installed and working.
- e. All public instruments of ownership – easements (access, sewer, water, conservation, etc.) or preservation restrictions (conservation, agricultural, affordable housing, or historical) shall be conveyed to the Town and recorded at the Hampshire County Registry of Deeds.
- f. Prior to release of the final lot, or a security sufficient to cover the cost of their production four (4) copies of final record drawings/as-built plans shall be submitted to the Planning Department.

Under Article 14 of the Zoning Bylaw, this project is subject to the Phased Growth Bylaw. The Planning Board awarded a point total of 13, which modified the development schedule to allow the construction of 55% (3) of the units within the first year, with December 2005 as the eligible date for the first building permit.

The street name shall be Lawrence Circle.

Mr. Francis seconded the Motion, and it passed 6-0.

II. APPEARANCE – CRES DEVELOPMENT CORPORATION

Sign Approval

Mr. David Stone, of CRES Development Corporation, presented plans for four proposed new businesses at the Amherst Shopping Center, 175 University Drive. The signs are for: 1) Quiznos Sub, 2) SuperCuts, 3) Planet Beach and 4) Plato's Closet.

Mr. la Cour told the Board that one of the conditions of the original Site Plan Review approval was that the Board approve all new signs.

Mr. Boyd MOVED: that the Board approve the four signs as presented. Mr. Francis seconded, and the Motion passed 6-0.

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

The Chair endorsed the following:

ANR2006-00012, 70 Red Gate Lane – Naomi Elliott

Mr. Fabos MOVED: to establish December 2005 as the date that the new lot will be eligible for a building permit. Mr. Francis seconded, and the Motion passed 6-0.

IV. OLD BUSINESS

A. Town Meeting – Mr. Bobrowski said that he wanted to discuss the FPC articles and the process. He said working together with the Select Board should achieve the best end result. He also suggested that it would be beneficial to both boards to meet once or twice a year on an on-going basis to facilitate the process for zoning changes and keep the lines of communication open between the boards.

XII. ADJOURNMENT

Mr. Fabos MOVED: to adjourn this meeting at 7:35 PM. Mr. Boyd seconded, and the Motion passed 6-0.

Respectfully submitted:

Sue Krzanowski, Management Assistant

Approved:

Paul G. Bobrowski, Chair

DATE: _____