

**AMHERST PLANNING BOARD**  
**Wednesday, September 15, 2010 – 7:00 PM**  
**Town Room, Town Hall**  
**MINUTES**

**PRESENT:** Jonathan Shefftz, Chair (7:14); Jonathan O’Keeffe, Bruce Carson, Richard Roznoy, Rob Crouner, Sandra Anderson and Stephen Schreiber

**ABSENT:** David Webber

**STAFF:** Jonathan Tucker, Planning Director, Christine Brestrup, Senior Planner and Jeffrey Bagg, Senior Planner

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Mr. O’Keeffe opened the meeting at 7:11 PM and announced that the meeting was being recorded by Planning Department staff and was being recorded and broadcast by ACTV.

**I. MINUTES** September 1, 2010

Mr. Schreiber MOVED to approve the Minutes of September 1, 2010. Mr. Carson seconded. Mr. Shefftz arrived (7:14) and the vote was 5-0-2 (Shefftz and Roznoy abstained).

**II. PUBLIC HEARING – ZONING AMENDMENT**

**A-01-11 Accessory Livestock & Poultry (Planning Board)**

To amend Section 5.014 and Article 12 of the Zoning Bylaw to regulate the raising and keeping of rabbits and selected fowl in the R-G, R-VC, and R-N Districts by right or through Special Permit as an accessory use, to create numerical limitations on such accessory uses according to species or breed and available lot size, and to create clarifying definitions.

Mr. Shefftz read the preamble and opened the public hearing.

Mr. O’Keeffe reported on the Zoning Subcommittee’s discussion about the proposed amendment. He summarized the existing Bylaw with respect to livestock or poultry. In the R-O and R-LD zoning districts the use is allowed by right. In the R-N and R-VC districts it is allowed by Special Permit. In other districts the use is not permitted.

This amendment springs from the local food movement and the desire for people to raise backyard chickens, he said.

The proposed amendment would allow people to keep rabbits and egg-laying hens in the R-G, R-VC and R-N zoning districts. There would be specific numerical thresholds. Up to 3 rabbits or hens would be allowed on property that is less than 12,000 square feet. From 12,000 square feet to 20,000 square feet the number would be 6 by right and more by Special Permit, up to a total of 14. On properties of over 20,000 square feet, the number would be 6 by right and more by Special Permit, up to a total of 15.

The Zoning Subcommittee is supportive of local agriculture, however some people do not agree with this amendment because of the potential for noise and smell. John Gerber, a citizen who owns chickens, would like this amendment to be more liberal. The Zoning Subcommittee would like to rely on the Board of Health to regulate the health aspects of this type of use. There is consensus that if it is well-managed, there would not be much impact. If it is poorly-managed, it could be problematic. The ZSC and Planning Board are relying on the Board of Health to set health standards so that specifics would not need to be included in the Zoning Bylaw. The Zoning Subcommittee is reluctant to move ahead without regulations from the Board of Health.

The ZSC made a preliminary decision to recommend referral back to the Planning Board, but the ZSC wants to leave open the possibility that the Board of Health will develop regulations this fall. The ZSC

voted 3-1 to recommend referral, but recommended that the Planning Board public hearing be continued to mid-October, pending action by the Board of Health. Mr. Crowner wanted to go ahead with the amendment. Mr. Roznoy wanted to have stricter limits and preferred that the numbers be reduced. Mr. Roznoy stated that he would like the amendment to allow 2 chickens as of right and to allow more by Special Permit.

During the ZSC meeting, there was substantial comment from Tom Ehrgood, a member of the Zoning Board of Appeals, who has experience with granting Special Permits for this use. He would like to keep the regulations as they are because the ZBA can consider issues of waste disposal, fences and keeping of food during the Special Permit process. The Special Permit process allows neighbors to be notified and gives them an opportunity to speak.

Mr. Crowner noted that a lot of people already keep chickens. This amendment would legalize an existing use.

Ms. Anderson questioned the proposed square footage requirement and whether a half acre is too small for the keeping of a large number of chickens. Mr. Roznoy agreed that half an acre is too small for 10 chickens.

Mr. Schreiber observed that the portion of the lot that is "free and clear" is what is important, not the actual size of the lot.

Mr. Tucker noted that there would not be much impact from 3 fowl or rabbits. He also noted that there is no consistency across the country in the regulations regarding the keeping of chickens and livestock. Northampton currently allows 3 rabbits or fowl as pets in any district. Easthampton is considering allowing up to 6 by right on 15,000 square feet or more. The Board of Health could address issues of waste, feed, etc. Regulations could be developed under which neighbors could have notification of and access to the Board of Health process for permitting poultry and livestock. The Board of Health would like to have a registration process for keeping track of this use. The Animal Control Officer also needs to be involved, to do inspections.

Mr. Carson noted that Amherst has many house lots that are odd sizes.

Ms. Anderson noted that people often feel more comfortable speaking at a public forum, rather than confronting their neighbors over problems. She suggested separating the regulations regarding chickens from those regarding rabbits.

Mr. O'Keeffe stated that he favored referral but would be happy to leave the door open for the Board of Health to take action between now and the start of Town Meeting.

Mr. Tucker noted that the butchering of animals for sale would require a Board of Health permit. Butchering solely for the use of the household would not. He cited the example of a household with hunters who bring home wild birds and mammals for consumption by the household. He also noted that many communities establish setbacks from property lines for keeping of animals.

Mr. Shefftz asked if the Board of Health were concerned with quality of life issues or just health related issues. He noted that the keeping of chickens is not a typical suburban activity. Mr. Tucker noted that there was not a consensus among citizens as to what suburban life should include.

Mr. Roznoy posited the existence of a household with 15 chickens that was not well-maintained and noted that this might lead to trouble.

Mary Streeter of Larkspur Drive (a Precinct 8 Town Meeting member) urged the Board to go ahead with the zoning amendment for Fall Town Meeting. She suggested that a meeting be scheduled with the Animal Control Officer and the Board of Health. The amendment has received "universal positive reaction", she said. She referred to the recent salmonella scare and the local food movement as reasons to go ahead.

Mr. Bagg asked if this is really a zoning issue and if the ZBA is the best body to deal with this via the Special Permit process. He urged the Board to continue to seek information from and have discussions with the Board of Health. A Special Permit application costs the applicant about \$225 which may discourage some people from applying.

Mr. O’Keeffe MOVED to close the public hearing. Mr. Carson seconded. Mr. O’Keeffe then withdrew his motion as an error. He said that he wished to keep the public hearing open.

Mr. Crowner recommended continuing the public hearing and including the amendment in the Town Meeting warrant review.

Mr. O’Keeffe MOVED to continue the public hearing to October 20<sup>th</sup> at 7:05 p.m. Mr. Crowner seconded.

Ms. Streeter noted that the Town Meeting Coordinating Committee’s warrant review is scheduled for October 21<sup>st</sup>.

The vote was 7-0 to continue the public hearing.

### III. PUBLIC HEARING – SITE PLAN REVIEW

#### **SPR2011-00003/M6685 – South Amherst School, 1001 South East Street – Ron Bohonowicz**

Request Site Plan Review approval to replace the existing front door with a handicapped accessible door and to create on-property parking. (Map 20D/Parcel 25; RN and ARP Zoning Districts).

Mr. Scheftz read the preamble and opened the public hearing. Ron Bohonowicz, Director of Facilities for the Town of Amherst, presented the application. The town has chosen to combine the operations of the East Street School with the South Amherst School. This will eliminate \$180,000 in costs for the town per year. The South Amherst School building needs internal improvements as well as site improvements.

As part of the work, Mr. Bohonowicz would like to replace the existing entry door on the new part of the building with a handicapped accessible entry door, greater than 30” in width. The existing doors will be replaced with a narrow, fixed panel and an operable door of 3’-0”.

The Design Review Board had recommended that Mr. Bohonowicz consider glass doors. He would like to incorporate glass in the doors and in the side lights, possibly using the diamond design pattern on the windows similar to those in the older part of the school building.

The other part of the work involves parking. Staff members and some students drive to the campus and park. Mr. Bohonowicz would like to move 4 parking spaces out of the backyard and put them on the north side of the building. This would allow more space for students to play. He would also like to add 7 spaces near the entry off South East Street. The new spaces will have a TRG (trap rock gravel) surface initially, for reasons of cost and drainage. Eventually the spaces will be paved, if the DPW is paving nearby, since the project would then be able to take advantage of a DPW paving contract to get a good price.

The Design Review Board recommended a painted crosswalk linking the parking area on the South Amherst Common with the school building. Guilford Mooring, Superintendent of Public Works, will petition the Select Board for permission to paint a crosswalk here. The location of the crosswalk will be on the north side of the entry drive.

Mr. Sheftz summarized the Site Visit Report, noting that the site contained an interesting old building, with a new annex. There are multiple utility lines coming in to the building at different locations. These could be consolidated. The building needs a new paint job. There is only one house nearby, at the northwest corner of the site. Other abutters are farther away.

Mr. Carson asked if the school could use more parking, so that staff and students don't have to park on the Common.

Mr. Bohonowicz stated that he would like to have more parking, however he wants to be careful to save the existing trees and he does not want to impose on the nearby neighbors. He would be willing to plant shrubs under the trees as a screen.

Mr. Bohonowicz noted that he would like to pave the parking area eventually. In response to comments about drainage, he stated that in his 4 years here he had never seen water in the basement of the school. The basement is 5 feet below grade.

Ms. Brestrup cautioned against locating additional parking spaces directly opposite the main building along the driveway on the north side of the school building, because there would not be enough room to back up and people might back into the building.

Ms. Anderson suggested that the existing parking lot on the Common might be improved to accommodate the school's parking needs, instead of putting parking in front of the school building. She expressed concern with how the proposed parking lot would look in front of the school building.

Mr. Shefftz noted that cars already park there, in front of the school, so the parking spaces wouldn't really be new.

Ms. Brestrup stated that the DPW has been studying ways to improve the South Amherst Common and there are a lot of opinions about how the Common could be improved. The suggestion to pave and improve the lot on the Common is likely to meet with resistance. In addition, Mr. Bohonowicz does not have jurisdiction over the lot on the Common. Relying on the parking lot on the Common to serve the needs of the school would not be realistic at this time.

Ms. Anderson noted that there is a requirement for a handicapped accessible parking space and that this space needs to be connected with the school by a paved pathway. She also noted that the school needs a better bus stop.

Mr. Bohonowicz stated that vans and school buses bring some students to the school.

Mr. Carson asked about adding a number of spaces to the north side of the driveway, without impacting the trees.

Mr. Schreiber noted that parking within the front setback on an unpaved surface is not allowed by the Zoning Bylaw.

Mr. Bohonowicz stated that the immediate need is for a new door. The parking can be installed in the future. The building has lacked attention. The decision has been made to stay in the building and the town has made a commitment to improve the building and the site.

Ms. Anderson MOVED to close the public hearing. Mr. Carson seconded and the vote was 7-0.

Mr. Shefftz reviewed the Development Application Report. He also referred to Mr. Tucker's email regarding the potential conflict between pedestrians and vehicles on the site.

The Board discussed conditions that they would impose if the application were approved.

Mr. Bohonowicz stated that he could install a rail along the front of the parking spaces to mark each space, since it is difficult to stripe a TRG surface. He also stated that students use the front door when arriving and leaving.

Mr. Shefftz noted that he had seen a bike locked at the rear of the building.

The Board discussed the possibility of separating vehicular and pedestrian traffic around the north side of the building and determined that there was not much room there and that students and staff generally use the front door, so there is not much foot traffic around the north side of the building.

The Board found under Section 11.24 of the Zoning Bylaw, Site Plan Review, as follows:

- 11.2400 – The project is in conformance with all appropriate provisions of the Zoning Bylaw and with the goals of the Master Plan;
- 11.2401 – Town amenities and abutting properties will be protected because detrimental or offensive actions will be minimized; a condition of the permit will require additional screening of the parking spaces in the northwest corner of the property;
- 11.2402 – Abutting properties will be protected from detrimental site characteristics resulting from the proposed use because additional landscape screening will be installed;
- 11.2403 – Adequate recreational facilities will be provided because the new parking spaces will permit the area behind the school to be used for recreation rather than parking;
- 11.2410 – Unique or important historical features will be preserved because no work is being proposed on the main historic portion of the building and the new glass doors on the newer part of the building will be in a style that is compatible with the windows and doors of the old building;
- 11.2411 – N/A
- 11.2412 – N/A
- 11.2413 – The proposed drainage system is adequate because the parking will have a permeable surface for the near future; if there is a proposal to pave the parking spaces the applicant will come back and discuss this proposal with the Board;
- 11.2414 – Adequate landscaping will be provided because the existing trees will be retained and there will be additional landscape screening installed at the northwest corner of the property to block the view of the cars;
- 11.2415 – N/A – The requirement for an Erosion Control Plan will be waived because no substantial filling or excavation is being proposed; the site plan does show proposed haybales along the edge of the new parking spaces;
- 11.2416 – N/A
- 11.2417 – The protection of adjacent properties by minimizing the intrusion of nuisances has been determined to be adequate by the Board; no new lighting is being proposed and there will be a waiver from the requirement for a Lighting Plan;
- 11.2418 – N/A
- 11.2419 – N/A
- 11.2420 – The building is in the R-N zoning district and the old South Amherst School building is a contributing structure in a National Historical Register District; the Design Review Board has reviewed the application and has recommended approval; the DRB has also recommended that the applicant consider using glass doors to replace the existing doors on the newer portion of the building; the applicant is considering using glass doors and/or glass panels beside the doors;
- 11.2421 – N/A – No changes are being proposed;
- 11.2422 – N/A;
- 11.2423 – There are two existing buildings on the site that are attached; they do not relate well to one another, however they are existing buildings and there is no plan to replace or demolish either one; they will continue to co-exist as they have for decades;
- 11.2424 – Screening will be provided for storage areas, loading docks and dumpsters because these items are located behind the building and are not visible from the street; no changes are being proposed to these items;
- 11.2430 – The site has been designed to provide for the convenience and safety of vehicular and pedestrian movement both within the site and in relation to adjoining ways and properties; the Board discussed these issues and determined that there is not a substantial amount of

pedestrian traffic passing by the north side of the building; most pedestrians arrive and enter the building through the front door; there is no room on the north side of the building to construct a walkway along with the existing driveway;

- 11.2431 – N/A – The number of curb cuts will not change as a result of this proposal;
- 11.2432 – The location and design of parking spaces, bicycle racks, and sidewalks has been discussed; there is provision for locking bikes at the rear of the property;
- 11.2433 – N/A
- 11.2434 – N/A
- 11.2435 – N/A
- 11.2436 – N/A; The requirement for a Traffic Impact Report will be waived;
- 11.2437 – N/A

The requirement for a Sign Plan, a Soil Erosion Plan and a Lighting Plan will be waived since no signs or lighting are proposed at this time and soil erosion devices are shown on the site plan.

Mr. Schreiber MOVED to approve the application, with waivers and conditions as noted. Mr. Carson seconded and the vote was 7-0.

#### Waivers

1. Traffic Impact Statement
2. Erosion Control Plan
3. Sign Plan
4. Lighting Plan

#### Conditions

1. The applicant shall consider installing glass doors at the entrance, in place of metal.
2. The applicant shall request of the Select Board and DPW that a crosswalk be painted on the road, to make the crossing from the South Amherst Common parking area to the school safer.
3. The new parking spaces shall have a surface of trap rock gravel, or similar permeable paving material; if the applicant wishes to provide permanent paving for the spaces in the future the applicant shall return to the Board for review and approval of that proposal.
4. There shall be one handicapped accessible (van accessible) parking space located closest to the entry to the building; the pathway from the space to the building shall have a surface that is acceptable under AAB and ADA regulations as a handicapped accessible surface. If and when that area is permanently paved, the path shall be appropriately painted and otherwise indicated.
5. Additional landscape screening shall be installed in front of the 4 parking spaces in the northwest corner of the property, sufficient to screen the parking spaces from the neighboring house.
6. A revised site plan shall be submitted to the Board for review and approval; the revised plan shall show the actual number of parking spaces that will be constructed, the location of the handicapped parking space and the accessible path to the entry, the railing to be located at the front of the parking spaces on which the space demarcation will be painted, and the species, size and location of plantings to be installed as landscape screening.
7. Landscaping shall be installed in accordance with the approved Landscape Plan and, once installed, shall be continually maintained.
8. Four copies of the final revised plans shall be submitted to the Planning Department.
9. This permit will expire in two (2) years if substantial construction has not begun.

**SPR20011-00004/M6686 – Bangs Community Center, 70 Boltwood Walk – Ron Bohonowicz**

Request Site Plan Approval to re-pave and re-landscape the pedestrian plaza at the west entrance. (Map 14A/Parcel 305; B-G Zoning District)

Mr. Schefftz read the preamble and opened the public hearing. Ron Bohonowicz, Director of Facilities for the Town of Amherst, presented the application. The Bangs Center and the property around the Bangs Center are the responsibility of Mr. Bohonowicz. The driveway in front of the Bangs Center is the responsibility of the Department of Public Works (DPW).

The pavement in the plaza in front of the Bangs Center has heaved. The roots of the trees have contributed to the heaving problem. There have been incidents of people tripping and falling. The DPW has prepared plans for the proposed site work. Mr. Bohonowicz met with the Bangs Center staff and seniors who use the building to discuss the design for the plaza. The biggest challenge is to maintain a 5% grade from the entry door to the roadway and to the crosswalk that leads to Rao's. The plaza has been designed to provide a maximum 5% slope in any travel direction. Garden areas have been incorporated into the plaza to help to take up the grade changes. The proposed plan calls for the removal of 8 Locust trees. This is necessary to allow the regrading of the area. The garden area will have a raised bed around it, but the low wall around the raised bed will be only about 12" high, less than seating height, to discourage people from sitting on the wall. The wall will be constructed of the same concrete interlocking blocks that have been used in the downtown area. There will be one level of blocks and one level of capping on the wall. A black iron rail will be installed on top of the wall to prevent people from cutting through the garden. The railing will be similar to that in the parking garage. The existing circular railing at the north end of the plaza will stay in place since people use it to navigate the sidewalk. The new walkway pavement will be poured concrete, similar to that in the Boltwood Garage area, with 16' x 16' scoring. The concrete will be tinted a "sandstone" color, similar to the lighter concrete paving blocks that currently exist at the Bangs Center. Benches will be placed close to the building. Mr. Bohonowicz showed the Board members the bench that he proposes to use. The proposed bench is similar to the benches in the downtown area. The new benches will be 6 to 8 feet wide with multiple handrails or armrests. Both of the existing bike racks will be placed on the north side of the entrance. The new benches can be bolted to the pavement rather than having their footings sunk into the ground. This will allow them to be added or moved after the concrete is poured. The brick pattern from the downtown area will be incorporated along the edges. The bricks will be set in concrete channels this time to prevent settling. A recessed planter of 11' x 11' is proposed for the south end of the plaza. One tree will be planted in this planter. Mr. Bohonowicz met with Jason Skeels, Town Engineer, to discuss the use of "engineered soil" or "structural soil". Mr. Bohonowicz also met with the Tree Warden, Alan Snow, to discuss the plans for the plaza. The Tree Warden would like to save more of the trees, but the regrading of the plaza is not possible without removing the trees, Mr. Bohonowicz said.

A space for loading and unloading vans is needed at the edge of the driveway. A wide curb ramp will be constructed there, with a nubby pavement strip at the end for visually-impaired people. The light pole will move to the north planting area.

Mr. Bohonowicz would like to install more lighting. The Design Review Board reviewed the site plan and the DRB agrees that more lighting should be installed. Two more historical sconces are proposed to be installed over the front entryway.

Mr. Snow offered comments and recommendations about the proposed plan. He stated that the plaza is not part of the public right-of-way and therefore is not under the jurisdiction of the Tree Warden or the Public Shade Tree Committee. However, he is an urban forester with experience dealing with this type of issue and he wanted to offer his recommendations. The Select Board has requested more updates from the Tree Warden on "greening" and "sustainability", so this project is related to that request. Mr. Snow described the benefits that trees provide to the environment. Trees take up storm water runoff, reduce carbon pollution and reduce other types of air pollution. They get better as they age, he said.

These trees are about 30 years old. They can live for another 80 to 100 years. The town should think about doing this work in a way that will save the trees.

The Bangs Center plaza was created with a permeable surface, bricks on a sand base. This allows an exchange of oxygen and carbon dioxide for the roots. The old infrastructure is settling and needs to be fixed. Mr. Snow believes that the project can be done without removing the trees and with recycling of the concrete pavers. This would avoid the costs of removal of the trees and disposal of the pavers, and it would avoid the cost for new concrete and new trees. The work could be done easily, in house.

Hope Crolius, Chair of the Public Shade Tree Committee, acknowledged that the committee had no jurisdiction over the Bangs Center property. She read a letter from the members of the Public Shade Tree Committee in support of an alternative approach to the design of the plaza, an approach which would save more of the existing trees. The recommended approach involves removing the existing pavers, using an Air Spade to excavate around the tree roots, pruning the offending tree roots and replacing the existing pavers in a way that would promote handicapped accessibility.

Mr. Shefftz summarized the Site Visit Report.

Mr. Bohonowicz responded to the concerns of Mr. Snow and Ms. Crolius. He emphasized the need to have the slope on the paved areas be less than 5% and stated that the intent is to replace the trees removed with two new trees. He also noted that the existing trees drop their leaves into the drains on the roof, causing maintenance problems. He stated that the maintenance crew has lost staff members due to budget cuts. He also noted that the project may not be able to be done for the same budget if the alternative design is used.

Ms. Anderson asked if there were a compromise plan that would improve the plaza and achieve the grading according to the required criteria. She suggested various alternatives, including moving the loading area for the buses.

Mr. Bohonowicz noted that the loading area needs to be wide and the buses unload towards the front, so the position of the loading area is critical. The pathways that people use to get from the Bangs Center door to the bus loading area and to the crosswalk leading to Rao's are the main pathways. Both of these paths need to be 5% or less in grade.

Mr. Snow asked if the grade of the road can be raised. Ms. Crolius asked if the project can be done while keeping the existing trees.

Mr. Schreiber noted that the area needs a "big idea" and he is concerned about putting parts of alternatives together and not having something that stands together as a whole.

Mr. O'Keeffe asked if the Town Engineer had considered the alternative proposed by Mr. Snow and Ms. Crolius. He expressed concern about the health of the existing trees, noting that the lower branches are dead.

Mr. Snow stated that the lower branches have been shaded. This will cause branches to die off. The trees can be pruned of their dead branches. They can also be reshaped to make them more ornamental. The trees are healthy, although they are competing for light. He noted that up to 20% of the roots can be pruned at one time. He recommended eliminating the roots that are interfering with the sidewalks.

Mr. Bohonowicz stated that he wanted to do the work on the plaza before snowfall. The budget for the project is \$25,000. The town will do the demolition. The estimate for the concrete work is \$20,000, but there is additional money in the Bangs Center maintenance budget. The engineering work was done for free by the DPW. A consultant would be an added cost and would need to go through the bidding process. Mr. Bohonowicz is concerned about the accident and liability issue related to the uneven walkways, especially as winter approaches. He agreed to go back and work with Mr. Snow and the Public Shade Tree Committee to find a solution to the problem. Once begun, the construction project will need to be done quickly because of the volume of people who use the Bangs Center. Mr.



Bohonowicz stated that whichever alternative is chosen, the concrete pavers would be removed and stored for reuse in some town project. He will save as many trees as he can but he doesn't want the trees to drive the project. Mr. Bohonowicz expressed concern that winter is approaching.

Mr. Shefftz noted that the change in the plaza will be in place for years to come.

Mr. Roznoy MOVED to continue the public hearing to October 20<sup>th</sup>, at 7:30 p.m. Mr. Schreiber seconded and the vote was 7-0.

**IV. OLD BUSINESS**

**A. Signing of decision**

SPR2011-00002/M6524, Community Field Comfort Station – Intersection of Triangle and Mattoon Streets – The Board signed the decision.

**V. NEW BUSINESS**

**A. Joint meeting with Amherst Redevelopment Authority to discuss Gateway Corridor Project ?**

The Board agreed to schedule a joint meeting with the Amherst Redevelopment Authority to discuss the Gateway Corridor Project on Wednesday, September 29<sup>th</sup>. Ms. Anderson and Mr. Carson will not be available that evening for the meeting. Mr. O'Keeffe noted that there are two public hearings scheduled for that night. Both are technical fixes to the Zoning Bylaw. One is about bringing the Zoning Bylaw into conformance with the new state law regarding farming. The other is about amending the Bylaw to be in conformance with DEP regulations about watershed protection.

**B. New Information – none**

**VI. FORM A (ANR) SUBDIVISION APPLICATIONS – none**

**VII. UPCOMING ZBA APPLICATIONS - none**

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

**SPR2011-00005/M6948 – 43-51 North Pleasant St. - Boltwood Place – Archipelago Investments, LLC**

Request to amend previously granted permit (SPR2010-00004/M3410) to alter 5<sup>th</sup> floor plan to allow for 3 smaller units rather than 2 larger penthouse units. (Map 14A/Parcel 48; B-G zoning district)

**IX. PLANNING BOARD SUBCOMMITTEE REPORTS**

Zoning – Mr. O'Keeffe reported on the ZSC meeting of September 15<sup>th</sup>. He had previously reported on the Accessory Livestock and Poultry amendment. In addition to that, the ZSC discussed the proposed Development Modification amendment. The ZSC may schedule an explicit forum to deal with Development Modification. Mr. Carson noted that it would be helpful to have examples of how this section of the Bylaw would be used. It would also be helpful to have visual aids.

Mr. Crowner noted that the Town Meeting Coordinating Committee had concerns about the Development Modification bylaw. The Planning Board needs to take an active role in educating Town Meeting members. A forum or a video would help as would a written document giving the argument in support of the amendment.

**X. PLANNING BOARD COMMITTEE REPORTS**

- A. Pioneer Valley Planning Commission – none
- B. Community Preservation Act Committee – Ms. Anderson has been appointed and sworn in but has not been able to attend a meeting yet. The next meeting is September 16<sup>th</sup>. She will not be able to attend that meeting, but plans to attend in the future. Meetings are scheduled for the 3<sup>rd</sup> Thursdays of the month, the night after second of the monthly Planning Board meetings.
- C. Agricultural Commission – none
- D. Save Our Stop Committee – none

Mr. Roznoy asked if a new section on the agenda should be set up for reports about transportation, since he will be meeting with the Public Transportation and Bicycle Committee and would like to have an opportunity to report to the Planning Board about this work. Ms. Brestrup recommended that, since there is no Transportation Subcommittee, Mr. Roznoy could present his reports under New Business for now. He agreed to notify staff when he would like to make a report, and staff will add the report on transportation to the agenda.

**XI. REPORT OF THE CHAIR – none**

**XII. REPORT OF STAFF – none**

**XIII. ADJOURNMENT**

The meeting was adjourned at 10:00 p.m.

Respectfully submitted:

\_\_\_\_\_  
Christine M. Brestrup, Senior Planner

Approved:

\_\_\_\_\_  
Jonathan Shefftz, Chair

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