

AMHERST PLANNING BOARD
Wednesday, May 15, 2013 – 5:00 PM
Town Room, Town Hall
MINUTES

PRESENT: David Webber, Chair, Jonathan O’Keeffe, Rob Crowner, Stephen Schreiber, Connie Kruger and Richard Roznoy

ABSENT: Sandra Anderson, Bruce Carson and Kathleen Ford

STAFF: Jonathan Tucker, Planning Director
Christine Brestrup, Senior Planner

Mr. Webber opened the meeting at 5:03 PM.

I. MINUTES

Mr. O’Keeffe MOVED to approve the Minutes of May 1, 2013. Mr. Roznoy seconded and the vote was 6-0.

II. PUBLIC HEARINGS – SITE PLAN REVIEWS

SPR2013-00011/M17940, 62 Boltwood Avenue (Garman House) – Trustees of Amherst College

Request Site Plan Review Approval for construction of an accessible entrance while an emergency mechanical renovation is undertaken, including exterior mechanical equipment (Map 14A/Parcel 273; R-G, TCDR Zoning District)

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

Peter Root, Assistant Director of Facilities for Operations at Amherst College, Tom Hartman, Coldham and Hartman Architects and Mike Liu of The Berkshire Design Group, presented the application.

The property is located at the intersection of Boltwood Avenue and College Street. The building is a dormitory with 23 student rooms, built in 1916. It has not been significantly altered since it was built. The mechanical system is failing and needs replacement in time for students to return in the fall. In addition to installing a new heating system, an air conditioning system will also be added. A chiller will be placed on the north side of the building.

In addition to the mechanical work, the first floor of the building will be made handicapped accessible. The building doesn’t have a true back entrance since all sides of the building are exposed to view. A handicapped accessible entrance will be created on the north side of the building.

The applicant plans to convert two existing parking spaces near the northeast corner of the building into one van-accessible handicapped parking space with an 8’ to 9’ wide access aisle. From there a walkway will be built to move people from the parking area to the new handicapped entrance. The new handicapped entrance will be on the porch on the northeast corner of the building.

The handicapped entrance is proposed to be served by a lift rather than a ramp. The vertical elevation change is 6.3’. A ramp of 75’ to 80’ would be needed to accommodate this vertical rise. Therefore a lift is the best solution. The lift will be installed under the cover of the porch. The stoop of the doorway will be extended out to meet the lift.

A chiller will be installed at the northeast corner of the building. It will be enclosed by a wall that will be about 5' high. The wall will be constructed of similar materials to the building – a red brick wall with a capstone. The chiller is expected to be 6' x 4' x 4'.

Plantings similar to those existing around the building will be planted along the walkway and near the chiller.

The property does not provide the number of parking spaces required in the Zoning Bylaw. A waiver from the parking requirement is being requested. Students generally park in the lots on the east side of the railroad tracks. There are some spaces available on this property, both formal and informal. These spaces are available on a “first come, first served” basis.

The site is sufficiently well-lit. A lighting plan has been submitted which shows existing lighting as well as three new exterior lights, including two LED wall-pack style lights proposed to be mounted on the chiller enclosure to light the new walkway and a replacement light for the broken light fixture at the northeast corner of the building. The replacement light will be “Dark Sky” compliant.

The applicant has requested a waiver from the requirement to submit an Erosion Control Plan. There will be no significant excavation or filling on the site.

A Management Plan has been submitted, stating that the property is under management by Amherst College.

The Fire Department has submitted written approval of the project. The building is already sprinklered.

The Town Engineer has not yet submitted written comments. However, he expressed no concerns in a recent telephone call with the architect.

The building is architecturally significant. The College will be applying for a variance from the AAB from the requirement to install an elevator. The variance will be applied for on the basis of the architectural significance of the building. It is possible that an elevator will be required.

The applicant has appeared before the Historical Commission, the Design Review Board and the Disability Access Advisory Committee. All have stated their support for the variance and are willing to write a letter to the AAB indicating their support if needed.

A mature Maple tree on the north side of the building will be removed to allow construction of the walkway and chiller. Bob Shay, Amherst College's Director of Grounds, deems this tree to be “compromised”. In addition, its limbs hang over the building.

The windows will be dual glazed with “Bi-glass”. The skylights on the roof will be replaced but will not be visible from the ground.

A bike rack will be incorporated into the site plan.

Mr. Webber reviewed the Site Visit Report. Many of the questions in the report were answered during the applicant's presentation. Others were answered as follows:

- There is currently no plan to alter or eliminate the informal parking spaces along the east side of the driveway.
- The grade of the proposed walkway will be about 3%.

Mr. Webber noted that the Planning Board would like to see a more thorough presentation about Amherst College's campus-wide parking scheme at a future date. It is difficult for the Board members to understand the overall College parking scheme when looked at property

by property.

There was discussion about alternative accessible routes to the proposed handicapped entrance from the public way and from other points on the property. The proposed route was deemed to be acceptable.

Mr. Root noted that the entrance that most people currently use is located on the east side of the building. The area around this entrance is paved.

Mr. Webber reviewed the Development Application Report. He read the list of requested waivers, including:

- Lighting Plan
- Landscape Plan
- Sign Plan
- Soil Erosion Plan
- Traffic Impact Statement
- Waiver from parking requirements (Section 7.001) under Section 7.90 of the Zoning Bylaw

Mr. Webber noted that the Board had been presented with a rudimentary lighting plan and that there were no changes proposed to the signs on the property. He asked if there were any problems with parking on the site.

Mr. Root stated that the campus has a “distributed parking plan” throughout the campus. Some dormitories have parking available on-site. The parking lot on this site is available on a “first come, first served” basis. Students who cannot be accommodated on this site can park in the lot to the east of the railroad tracks. The campus police patrol and ticket cars parked in the wrong place. There are no parking problems.

Ms. Kruger stated that the Planning Board has seen several renovation projects proposed by Amherst College. She noted that some buildings have staff as well as students associated with their use. Staff often like to park near where they work. She asked if the lack of on-site parking for some of the Amherst College buildings was pushing cars into the downtown parking spaces.

Ms. Kruger noted that the Planning Board does not know how the Amherst College parking plan works, especially for staff parking.

Mr. Root stated that the College has a campus-wide plan that is updated annually. The plan accommodates staff, faculty and students. The campus has an overall excess of parking. No one has an assigned parking spot.

Ms. Kruger asked that the College explain its parking system to the Planning Board comprehensively at some future date.

Mr. Liu stated that the handicapped parking space will be van-accessible and will be about 18 feet wide, including a 9 foot space and a 9 foot access aisle. This is because two parking spaces are being combined to create the handicapped space. The walkway from the HC parking space to the lift will be 4 ½ feet wide along the straight section. At the curve and as it approaches the lift it will widen to about 5 ½ feet.

Mr. Webber noted that the Board had received the Management Plan and that it addressed the relevant issues.

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, with the exception of the parking requirement; parking requirements will be waived under Section 7.9 of the Zoning Bylaw;
- 11.2401 – Town amenities and abutting properties will be protected because detrimental or offensive actions are not planned for this site;
- 11.2402 – Abutting properties will be protected from detrimental site characteristics resulting from the proposed use to the extent possible during and after construction; a condition of the decision will require screening of the chiller, lighting will be Dark Sky compliant and the lift will be architecturally unobtrusive;
- 11.2403 – N/A
- 11.2410 – Unique or important natural, historic or scenic features will be protected; the placement of the lift is respectful of the integrity of the existing historic building and the chiller enclosure will be of the same material as the building;
- 11.2411 – Proposed methods of refuse disposal are described in the Management Plan; they are considered to be adequate;
- 11.2412 – The ability of the proposed sewage disposal and water supply systems to serve the proposed use is considered to be adequate; the property is connected to the town sewer and water systems; no change is proposed; the Town Engineer has not expressed concerns with the proposal regarding these issues;
- 11.2413 – The ability of the proposed drainage system within and adjacent to the site to handle any increased runoff resulting from the development is considered to be adequate; the Town Engineer has not expressed concerns with the proposed system;
- 11.2414 – Provision of adequate landscaping, including screening of adjacent uses, has been discussed; the applicant proposes to remove one mature Maple tree that is reported to be compromised; the applicant proposes to update the plantings around the new walkway and lift area;
- 11.2415 – The Soil Erosion Plan requirement will be waived; there is very little excavation or filling proposed for this project;
- 11.2416 – Adjacent properties will be protected from the intrusion of various types of nuisances, including pollution and noise; no actions are planned that would cause or increase these types of intrusions;
- 11.2417 – Protection of adjacent properties by minimizing the intrusion of lighting has been discussed; a lighting plan showing existing and proposed lights has been submitted but no lumen plan will be required; all new exterior lighting will be downcast and will not shine onto adjacent properties; new fixtures will be dark-sky compliant;
- 11.2418 – N/A
- 11.2419 – N/A
- 11.2420 – The Design Review Board and the Historical Commission reviewed the proposed project on May 14, 2013, and recommended approval;
- 11.2421 – The development is consistent with respect to setbacks, placement of parking, landscaping and entrances and exits with surrounding buildings and development;
- 11.2422 – N/A
- 11.2423 – N/A
- 11.2424 – Screening will be provided for storage areas and other utility areas; screening will be provided for the chiller on the north side of the building in the form of a wall to match the building in terms of materials and colors;
- 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 new handicapped accessible parking space, walkway and lift will be

suitable to serve handicapped people for access to the first floor and the existing walks and entryways are adequate to serve the needs of everyone else;

11.2431 – N/A;

11.2432 – The location and design of parking spaces, bicycle racks and drive aisles will be provided in a safe manner; a waiver from the parking space requirement has been requested and will be granted; a bike rack will be provided in the vicinity of the existing parking spaces on the east side of the driveway;

11.2433 – N/A

11.2434 – N/A

11.2435 – N/A

11.2436 – The requirement for a Traffic Impact Statement will be waived; the Board members agreed by consensus to waive this requirement;

11.2437 – N/A

Mr. Crowner MOVED to close the public hearing. Mr. Schreiber seconded and the vote was 6-0.

Ms. Kruger suggested that the Planning Board could support the applicant's request for a variance from the AAB by writing a letter to the AAB in support of the applicant's attempt to both provide handicapped accessibility and to preserve the historical integrity of the building. The statement would be that the Planning Board supports the request for a variance.

Mr. Webber expressed his support for a variance. He stated his appreciation of the applicant's attention to detail and to historical integrity. He stated that he would sign such a letter if it would be useful.

Mr. Hartman clarified that the applicant is requesting a variance from the requirement for an elevator. A letter from the Planning Board may be useful.

The Board authorized staff to work with the applicant and the architect on the language to be included in such a letter, if it is requested by the applicant. The Board's authorization would apply to both Garman House and College Hall and Morgan Hall projects. Board members agreed by consensus.

Board members discussed waivers and conditions.

Waivers

- Lighting Plan
- Landscape Plan
- Sign Plan
- Soil Erosion Plan
- Traffic Impact Statement
- Waiver from parking requirements (Section 7.001) under Section 7.90 of the Zoning Bylaw

Conditions

1. All new exterior lighting shall be dark sky compliant. New exterior lighting shall be downcast, shielded and shall not shine onto adjacent properties or streets.
2. Landscaping shall be installed in accordance with the description given at the public hearing and, once installed, shall be continually maintained.
3. One copy of the final revised plans shall be submitted to the Planning Department.

Mr. Crowner MOVED to approve the Site Plan as described with the waivers as requested and with the standard conditions. Mr. Schreiber seconded and the vote was 6-0.

SPR2013-00012/M17941, 155 South Pleasant Street (College Hall and Morgan Hall) – Trustees of Amherst College

Request Site Plan Review Approval to add an accessible entrance while an emergency mechanical renovation is undertaken, including exterior mechanical equipment and an accessible parking space (Map 14A/Parcel 190; R-G, TCDR Zoning District)

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

Peter Root, Assistant Director of Facilities for Operations at Amherst College, Tom Hartman, Coldham and Hartman Architects and Mike Liu of The Berkshire Design Group, presented the application.

The property is located at 155 South Pleasant Street, at the intersection of Route 9 (Northampton Road) and South Pleasant Street. It contains three buildings, College Hall, Morgan Hall and the President's House. The first two buildings are part of this application. The President's House is not affected by this project.

The project is being generated by the need to renovate the mechanical systems in College Hall and Morgan Hall. The pipes are leaking in College Hall. The boiler for both buildings is located in Morgan Hall. There is a problem with the underground pipes that connect the two buildings.

College Hall contains a print shop, the career center and the Treasurer's Office. Morgan Hall contains offices and a planetarium along with storage space.

College Hall will be made fully accessible as part of this project, including a three-story elevator. The west entry will be made handicapped accessible. The applicant will apply for a variance from the AAB for the requirement to make the east entrance accessible because of the historic nature of the façade and portico.

There will be a new sidewalk created across Amherst College property to connect the west entrance of College Hall with the public sidewalk along Northampton Road. The driveway and parking lot are steep in this area. The plan includes flattening out a portion of the driveway and parking lot to provide handicapped accessible parking. One existing parking space will be lost to create a van-accessible parking space with an access aisle of appropriate width.

The new walkway will be separated from the steep section of the driveway by a retaining wall or curb. The van-accessible parking space will be connected to the west entrance via a striped crosswalk. The entryway will have a canopy constructed above the door, to mark the entry and to protect the doorway from the weather.

All existing air conditioning units, both in the windows and on the ground, will be removed and replaced with one large chiller that will be located at the northeast corner of the building. Two evergreen trees will be removed on the north side of the building to allow for construction of the new walkway and the installation of the chiller. The chiller will be screened.

Morgan Hall will be made accessible on the first floor, by constructing an extended landing at the front door, by installing a ramp and by providing a handicapped accessible parking space at the northeast corner of the building.

In Morgan Hall the third floor is currently used for storage. Amherst College plans to create three faculty offices in this third floor space. These offices will not be handicapped accessible.

The College will install plantings in front of the ramp. There will be a ground-mounted air-conditioning unit between the ramp and the front of the building. It is unlikely to need screening since it will be behind the ramp and will not be seen from the road.

Mr. Liu described the site improvements for handicapped access to both College and Morgan Halls.

At the west door of College Hall there will be a new landing. The walkway leading from the public sidewalk will be less than 5%, and thus a railing will not be needed. The beginning of the walkway will be farther from the intersection than shown on the plans submitted with the application. This will permit the walk to be installed with less grading.

The Barberry shrubs at the northwest corner of College Hall will be removed because they are invasive. A 24" to 30" high wall will be constructed along the walkway to take up the grade change between the walkway and the driveway. Where the driveway flattens out there will be a curb between the walk and driveway. The material of the wall will match the architecture of the building. It will not be a concrete block segmented wall. It will match the materials of the building. It may be a granite veneer wall with a granite top, which would match the material of the base of the portico and the foundation of the building.

The parking lot currently has about 5 unmarked spaces. Two of these spaces will be taken to create one van-accessible parking space with a total width of 16 feet, 8 feet for the space and 8 feet for the access aisle. The result will be 3 standard parking spaces and 1 van-accessible space.

The parking lot will be flattened out where the parking spaces, particularly the handicapped space, and the crosswalk will be located. The grade of the parking lot will be around 2% in both directions. This will involve steepening the driveway as it enters the parking lot.

There is currently a paved swale leading from the parking lot to the street. The paved swale will be removed. A gap will be left in the curb. Water from the parking lot will exit through the gap in the curb. It will flow into a stone-lined channel that will act to slow the flow of the stormwater and encourage infiltration. The stone-lined swale will act as an energy dissipater for stormwater runoff.

Mr. Hartman stated that the College was requesting a waiver from the requirement for on-site parking. The Zoning Bylaw would require in excess of 40 parking spaces for College Hall alone. Currently there are 5 standard spaces in the parking lot to the west of College Hall and about 9 informal parking spaces around the ellipse between College Hall and Morgan Hall. After the project is complete the parking area to the west of College Hall will contain 4 parking spaces (including one van-accessible space) and the area around the ellipse will continue to have 9 informal spaces.

There is an administrative parking lot on South Prospect Street, behind the Mayo-Smith dormitory, where people can park if they are not able to park on the College Hall/Morgan Hall site.

Mr. Hartman described the lighting at College and Morgan Halls.

There will be a light above the west entrance door at College Hall, on the underside of the new canopy. The existing light in that location will be replaced. (The canopy will be constructed of painted black steel to match the fire escapes.) There are existing LED lights at the northwest and southwest corners of College Hall which will remain. There are three existing historic pendant light fixtures in the portico of College Hall.

At Morgan Hall there is an existing pole light at the rear of the building, lighting the driveway that leads to the President's House. There is an existing historic pendant light fixture at the front entry. Both of these lights will remain.

Mr. Hartman stated that the College is applying for waivers from the requirements for an Erosion Control Plan and a Traffic Impact Statement. The College has also applied for a waiver from the requirement for a Sign Plan. However, there may be a need for a college-standard sign at the west entrance to College Hall, to identify it clearly as an entry to College Hall.

Mr. Hartman noted that a Management Plan had been provided addressing all of the required information.

The Fire Department has responded that it has no concerns about the project and is very supportive of the plan to sprinker College Hall.

A response has not yet been received from the Town Engineer. However, the architect has sent information on utilities, including a new water line connection, to the Town Engineer for his review. The water connection will be on Route 116 and will be brought around the north side of the building, to avoid disruption of the existing paving around the building.

Mr. Hartman described the architectural and historical significance of the buildings.

College Hall was built in 1827 and was acquired by the College in the 1860's. In 1905 McKim, Mead and White added the portico. It would be very difficult to make the east entrance accessible. There is a 12 to 13 foot rise from the ground level to the floor level. The College does not want to install a lift in the granite plinth at the east side of the building because of the architectural and historical significance of the building. In addition, it is a long distance from the handicapped parking space to the east entrance. It is also difficult for a person with mobility impairments to get to the portico from the main part of campus. The College is applying for a variance from the AAB so a lift at the east entrance will not be required. The Historical Commission, the Disability Access Advisory Committee and the Design Review Board all support the variance application. With the exception of the east entrance, College Hall will be made fully accessible.

Mr. Hartman noted that the College intends to install a bike rack, but is not yet sure of the location.

With regard to Morgan Hall, the building was originally built as a library. It later became a planetarium. There are currently faculty offices on the first and second floor. The proposal would add three faculty offices on the third floor and a public toilet on the first floor. The ramp and extended landing, along with the accessible parking space, will provide access to the first floor. There will be one new air-conditioning unit installed on the north side of the building. No new lighting is proposed for Morgan Hall. Landscaping will be in the form of low plantings in the vicinity of the ramp. Existing overgrown and damaged Rhododendrons will be removed.

Mr. Webber reviewed the Site Visit Report. He asked about the material for the enclosure around the chiller at College Hall.

Mr. Hartman stated that the enclosure would likely be constructed of material that is similar to the materials used in College Hall. The cap on the wall will likely be reset granite blocks.

After discussion, Mr. Root assured the Board that the College would find a place for a bike rack on this site.

The railings along the ramp at Morgan Hall will be constructed to match or be compatible with the ornate second floor balcony railing, in profile, color and style. It will be custom-fabricated.

Mr. Webber asked about the informal parking spaces around the ellipse, particularly if there were any problems with these spaces. Mr. Root stated that there are no problems with these spaces. Mr. Liu noted that there is about 80 feet between markings on the ground. This length will accommodate between 4 and 5 parked cars, depending on the length of the cars.

Ms. Kruger asked about signs at College Hall. She noted that there are many miscellaneous signs that have been posted on the building over time, seemingly without a plan. Mr. Root assured the Planning Board that the College intends to clean up the sign clutter at College Hall.

Ms. Kruger stated that she was pleased with the proposed improvement to the drainage issue at the parking lot to the west of College Hall. However she was concerned about sheet flow down the driveway and asked if a trench drain could be considered at the base of the driveway, to prevent water from flowing onto the sidewalk and into the street. Mr. Liu stated that he would investigate the possibility of installing a trench drain in this location.

There was discussion about the relationship between assessed value of College properties and the requirement to make the buildings handicapped accessible. Ms. Kruger noted that the valuations of some College properties appear to be low. The College does not pay taxes, so this low valuation is not important for generating tax revenue. However it comes into play when figuring out when handicapped accessibility is required. If proposed improvements amount to more than 30% of the value of a building, the entire building is required to be made handicapped accessible. Ms. Kruger suggested that the Assessor be asked to assess the College properties at their current value.

The Board discussed issues related to drainage and the effect of drainage on the adjacent sidewalk and roadway. Mr. Liu noted that Northampton Road is a state highway and that it would be difficult to make drainage improvements in the road for this reason. He agreed to study the issue of drainage as it approaches Northampton Road. The Board decided not to include drainage issues in its list of conditions.

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, with the exception of the parking requirement; parking requirements will be waived under Section 7.9 of the Zoning Bylaw;
- 11.2401 – Town amenities and abutting properties will be protected because detrimental or offensive actions are not planned for this site;
- 11.2402 – Abutting properties will be protected from detrimental site characteristics resulting from the proposed use to the extent possible during and after construction; the chiller will be screened; all new exterior lighting will be Dark Sky compliant;
- 11.2403 – N/A
- 11.2410 – Unique or important natural, historic or scenic features will be protected; the proposed site improvements are in harmony with the historic nature of the property and suitable to the site;
- 11.2411 – Proposed methods of refuse disposal are described in the Management Plan; they are considered to be adequate;
- 11.2412 – The ability of the proposed sewage disposal and water supply systems to serve the proposed use is considered to be adequate; the property is connected to the town sewer and water systems; a new water connection to the town system will be made

- for this project; the Town Engineer has not expressed concerns with the proposal regarding these issues;
- 11.2413 – The ability of the proposed drainage system within and adjacent to the site to handle any increased runoff resulting from the development is considered to be adequate; the Town Engineer has not expressed concerns with the proposed system; the Board discussed with the landscape architect some alternative methods of handling runoff from the site;
 - 11.2414 – Provision of adequate landscaping, including screening of adjacent uses, has been discussed; the applicant proposes to remove two mature evergreen trees on the north side of College Hall; the applicant proposes to update plantings along the new walkway to College Hall and along the ramp to Morgan Hall; the Board agreed by consensus to waive the requirement for a Landscape Plan;
 - 11.2415 – The requirement for a Soil Erosion Plan will be waived; excavation or filling for this project is expected to be minimal;
 - 11.2416 – Adjacent properties will be protected from the intrusion of various types of nuisances, including pollution and noise; no actions are planned that would cause or increase these types of intrusions;
 - 11.2417 – Protection of adjacent properties by minimizing the intrusion of lighting has been discussed; a lighting plan showing existing and proposed lights has been submitted but no lumen plan will be required; all new exterior lighting will be downcast and will not shine onto adjacent properties; new fixtures will be Dark Sky compliant;
 - 11.2418 – N/A
 - 11.2419 – N/A
 - 11.2420 – The Design Review Board and the Historical Commission reviewed the proposed project on May 14, 2013, and recommended approval;
 - 11.2421 – The development is consistent with respect to setbacks, placement of parking, landscaping and entrances and exits with surrounding buildings and development;
 - 11.2422 – N/A
 - 11.2423 – N/A; no change proposed;
 - 11.2424 – Screening will be provided for storage areas and other utility areas; screening will be provided for the chiller on the north side of the building in the form of a wall to match the building in terms of materials and colors; screening will be provided for the air conditioner on the east side of Morgan Hall by the ramp;
 - 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 new handicapped accessible parking space, walkway and ramp will be suitable to serve handicapped people for access to the west entrance to College Hall and the east entrance to Morgan Hall;
 - 11.2431 – N/A;
 - 11.2432 – The location and design of parking spaces, bicycle racks and drive aisles will be provided in a safe manner; a waiver from the parking space requirement has been requested and will be granted; a bike rack will be provided in a location to be determined;
 - 11.2433 – N/A
 - 11.2434 – N/A
 - 11.2435 – N/A
 - 11.2436 – The requirement for a Traffic Impact Statement will be waived; the Board members agreed by consensus to waive this requirement;
 - 11.2437 – N/A

Mr. O’Keeffe MOVED to close the public hearing. Ms. Kruger seconded and the vote was 6-0.

Mr. Liu confirmed that the proposed walkway and ramp are at least 4 feet in width.

Board members discussed waivers and conditions.

Waivers

- Lighting Plan
- Landscape Plan
- Sign Plan
- Soil Erosion Plan
- Traffic Impact Statement
- Waiver from parking requirements (Section 7.001) under Section 7.90 of the Zoning Bylaw

Conditions

1. All new exterior lighting shall be Dark Sky compliant. New exterior lighting shall be downcast, shielded and shall not shine onto adjacent properties or streets.
2. Landscaping shall be installed in accordance with the description given at the public hearing and, once installed, shall be continually maintained.
3. One copy of the final revised plans shall be submitted to the Planning Department.

Ms. Kruger MOVED to approve the Site Plan as described with the waivers as requested and with the standard conditions. Mr. O’Keeffe seconded and the vote was 6-0.

III. TOWN MEETING

A. Zoning Amendments – Last Minute Issues

The Board discussed the order of the zoning articles to be taken up by Town Meeting. Board members decided by consensus to keep the order of the zoning articles as they appear in the Warrant. Mr. O’Keeffe plans to give a short explanation of Article 30. Mr. Webber will give an introduction to Articles 31, 32 and 35, articles related to mixed-use centers.

The Board discussed whether to propose splitting Article 32 into five separate motions and decided not to propose splitting the Article at this time.

B. Topics not reasonably anticipated 48 hours prior to the meeting – none

IV. OLD BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting – none

V. NEW BUSINESS

A. Planning Board schedule – no discussion

B. Topics not reasonably anticipated 48 hours prior to the meeting – none

VI. FORM A (ANR) SUBDIVISION APPLICATIONS

The Board signed plans for ANR2013-00013 – William Gerace – 66 Flat Hills Road.

VII. UPCOMING ZBA APPLICATIONS – none

VIII. UPCOMING SPP/SPR/SUB APPLICATIONS

The Planning Board declined to request a presentation on the proposed press box at Gooding Field, on the Amherst College campus. Plans for the press box had been submitted by Coldham and Hartman as required by Section 3.211 of the Zoning Bylaw. The property is in

the ED zoning district.

IX. PLANNING BOARD COMMITTEE & LIAISON REPORTS – none

X. REPORT OF THE CHAIR – none

XI. REPORT OF STAFF – none

XII. ADJOURNMENT

The meeting was adjourned at 6:35 PM.

Respectfully submitted:

Approved:

Christine M. Brestrup
Senior Planner

David Webber, Chair

DATE: _____