



TOWN HALL  
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# HERST

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PLANNING BOARD  
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**AMHERST PLANNING BOARD**  
**Wednesday, September 11, 2013, 7:00 PM**  
**Community Room, Amherst Police Station**  
**111 Main Street**  
**AGENDA**

- I. **MINUTES** August 7, 2013  
August 21, 2013
  
- II. **ZONING**
  - A. Zoning Subcommittee Report
  - B. Review Potential Zoning Amendments for Fall Special Town Meeting
  - C. Public Comment Period
  
- III. **PUBLIC HEARING – ZONING AMENDMENT**  
**7:30 PM A-04-14 Medical Marijuana**  
 To amend the Zoning Bylaw by adding a new Section 3.360.4 and amending Article 12, Definitions, in order to create zoning regulations for medical marijuana facilities established under 105 CMR 725.000.
  
- IV. **PUBLIC HEARING – SITE PLAN REVIEW**  
**8:00 PM SPR2014-00002 – Ron Bohonowicz, Director of Facilities, Town of Amherst – Amherst Regional Middle School, 170 Chestnut Street**  
 Request Site Plan Review approval for refurbishing existing tennis courts on existing footprint under Section 3.330.0 of the Zoning Bylaw (Map 11B, Parcel 124, R-N Zoning District)
  
- V. **OLD BUSINESS**
  - A. **SPR2014-00001 and SPP2014-00002 – Archipelago Investments LLC – 57 Olympia Drive (Olympia Place)**  
 Continued discussion and deliberation regarding a request for Site Plan Review approval for a private apartment-style dormitory building with 75 units and associated interior and exterior spaces under Section 3.326 of the Zoning Bylaw and a Special Permit to modify front yard setback, maximum lot coverage, maximum building coverage, maximum floors and maximum height under Section 6, Table 3 of the Zoning Bylaw (Map 8D, Parcel 17, R-F Zoning District)
  - B. Signing of Decisions  
 SPR2013-00013, 321 Main Street, Unit 2 – Wheatberry (Adrie & Ben Lester)  
 SPP2014-00001, 321 Main Street, Unit 2 – Wheatberry (Adrie & Ben Lester)
  - C. Topics not reasonably anticipated 48 hours prior to the meeting

**VI. NEW BUSINESS**

- A. Town Meeting Coordinating Committee (TMCC) – Comments on Draft Zoning Primer and discussion about possible “Question and Answer Forum” for Town Meeting members and residents regarding zoning and zoning amendments
- B. Topics not reasonably anticipated 48 hours prior to the meeting

**VII. FORM A (ANR) SUBDIVISION APPLICATIONS**

**VIII. UPCOMING ZBA APPLICATIONS**

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

**X. PLANNING BOARD COMMITTEE & LIAISON REPORTS**

Pioneer Valley Planning Commission – Bruce Carson

Community Preservation Act Committee – Sandra Anderson

Agricultural Commission – vacant

Transportation Plan Task Force – Richard Roznoy and Rob Crowner

Amherst Redevelopment Authority – Constance Kruger

Design Review Board – Kathleen Ford

Housing and Sheltering Committee – Greg Stutsman

Town Gown Study Steering Committee – David Webber and Greg Stutsman

Master Plan Implementation Committee – vacant

**XI. REPORT OF THE CHAIR**

**XII. REPORT OF STAFF**

**XIII. ADJOURNMENT**