



AGENDA
ZONING BOARD OF APPEALS
Public Hearing Continuation

The Amherst Zoning Board of Appeals will meet on ***Thursday, January 5, 2017***, at **6:00 P.M. in the Town Room, Town Hall**, to conduct the following business:

PUBLIC HEARING:

(Continuation from December 8, 2016)

ZBA FY2017-00007 – North Square at the Mill District, Beacon Communities LLC, Request a Comprehensive Permit under M.G.L. Chapter 40B, to create a mixed-use, mixed-income development consisting of two new buildings containing 130 residential units, including 20% (26) affordable units, 22,000 square feet of non-residential space, approximately 299 parking spaces, and including site improvements, on approximately 5.3 acre leased site on a 12 acre property at 134 and 92 Montague Road, North Amherst (Map 5A, Parcel 42 and 139; Commercial (Com) and Residential Neighborhood (R-N) Zoning).

MEETING TOPICS

- **Amherst Subsidized Housing Inventory projections**
- **Third-party review assessment**
- **Landscaping design**
- **Beacon Management detail**
- **Address Planning Board and Conservation Commission comments**
- **Review the Zoning Boards comments, which include:**
 - **Municipal services including water usage**
 - **Amount of cut and fill**
 - **Accuracy of architectural perspectives**
- **Waivers**
- **Public comment**

Plans and documents are available for viewing in the Planning Department, Amherst Town Hall, 4 Boltwood Avenue, Amherst, MA, and on the Town website at <http://ma-amherst3.civicplus.com/2268/North-Square-at-the-Mill-District>

MARK PARENT, CHAIR
AMHERST ZONING BOARD OF APPEALS