



TOWN HALL
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ZONING BOARD OF APPEALS
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**AGENDA
ZONING BOARD OF APPEALS**

The Amherst Zoning Board of Appeals will meet on ***Thursday, September 14, 2017* in the Town Room, Town Hall, at 6:00 PM** to conduct the following business:

PUBLIC MEETING:

ZBA 2018-02 – Lisa Fontes - Request a Special Permit for a two family detached dwelling, under Section 3.321 of the Zoning Bylaw, on the already existing flag lot located at 278 Strong Street (Map/Parcel 12A/58), Neighborhood Residence (R-N) Zone. **Follow-up from the August 24 meeting, to review the parking plan only.**

PUBLIC HEARING:

ZBA 2018-03 – Adrian Fabos – Request a Special Permit for the creation of two flag lots not part of a definitive subdivision plan, and to request a waiver of relief from drive slope and width requirements, under Section 6.3, 7.702, 7.712 of the Zoning Bylaw, at 45 Canton Avenue (Map/Parcel 11D/189,194), General Residence (R-G) Zone. **This item has not gone before the Conservation Commission and will be moved to the next ZBA meeting on September 28, 2017.**

ZBA 2018-01 – Montague Road Solar, LLC. – Request a Special Permit for the installation of a 4.0 MW DC, ground mounted solar array and associated utility connection, including 221 solar modules on a 16.2 acre site, under Section 3.340.0 of the Zoning Bylaw, at 340 Montague Road (Map/Parcel 2C/3, 9), Professional and Research Park (PRP) Zone and Outlying Residence (R-O) Zone, with work only occurring in the PRP Zone.

ZBA 2018-04 – Johnny Binh Tran and David Huynh Tran – Request a Special Permit for the conversion of a single family home to a non-owner occupied two family duplex, under Section 3.3211 of the Zoning Bylaw, and to expand the parking area east side of the home by approximately 861 square feet, at 320 West Street (Map/Parcel 20A/103), Neighborhood Residence (R-N) Zone.

CONTINUED PUBLIC HEARING FROM AUGUST 24, 2017:

(Approximate start time 7:00 PM)

ZBA FY2017-00024 – Aspen Heights Residential Community – Request Special Permit to modify previously approved Special Permit ZBA FY68-2 to allow a change of use and an increase in the number of apartment units to 131, including 12% affordable units, by constructing a 180,247 square foot, four story apartment complex, with 273 parking spaces, one-half of parking spaces to be located in Amherst and one-half to be located in Hadley, including associated site improvements, under Sections 10.33, 9.22 and 7.9 of the Zoning Bylaw, at 408 Northampton Road (Map/Parcel 13D/51), Professional and Research Park (PRP) Zone.

MARK PARENT CHAIR
AMHERST ZONING BOARD OF APPEALS