



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, November 9, 2017\*** in the **Town Room, Town Hall, at 4:30 PM** to conduct the following business:

**PUBLIC HEARING – CONTINUED FROM OCTOBER 26**

**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.

**PUBLIC MEETING – APPROXIMATE START TIME 6:00 PM**

**ZBAFY2014-00013 – Sarah Hoxie, Anna Casandra Golding** – Request a review of the management plan by the new owner as required in Condition 4 of the Special Permit, dated January 30, 2014, at 439 Station Road (Map/Parcel 24A/25), Outlying Residence (R-O), Aquifer Recharge Protection (ARP), Zones.

**ZBAFY1971-28 – Alpine Commons Apartments** – Request the relocation of a new monument sign to be located three feet back of sidewalk and measured at 36.25 square feet and five feet in height, as required in Condition 5 of the Special Permit, dated June 10, 1971, at 133 Belchertown Road (Map/Parcel 15C-57), Neighborhood Residential (RN) Zone.

**ZBAFY2003-00033 – Gregory Kendall** - Request a review of exterior alterations for a new door opening and new windows, as required in Condition 2 of the Special Permit dated March 25, 2003, at 26 Mill Lane (Map/Parcel 17C/58), Neighborhood Residence (R-O) Zone, Flood Prone Conservancy (FPC) District

**PUBLIC HEARING:**

**ZBA 2018-06 – Carl and Carolyn Mailler** – Request a renewal and extension of Special Permit FY2016-00004, prior to expiration, for a flag lot under Section 10.33 of the Zoning Bylaw, at 269 Leverett Road (Map/Parcel 3A/100), Outlying Residence (RO) Zone. **CONTINUED FROM OCTOBER 26, 2017**

**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. **CONTINUED FROM SEPTEMBER 28, 2017**

**Presidential Village, LLC.** Pursuant to MGL c. 40A Section 8 and Section 15, as well as Section 10.1 of the Amherst Zoning Bylaw, the petitioner is requesting an appeal of the Building Commissioners decision of a Notice of Violation, issued to Presidential Village, LLS., located at 950 North Pleasant Street, on September 18, 2017, for failure in following Special Permit ZBA FY2013-00014, condition #20-27, in providing onsite affordable units.

**ZBA 2018-10 – UDrive, LLC.** – Request a Special Permit for a Class II, 4,400 Square foot restaurant with live or pre-recorded entertainment, attendant parking, 31 parking stalls, and a monument sign located in the northwesterly corner of the site, under Section 3.352.1, 5.10 and 5.042 of the Zoning Bylaw, at a portion of Parcel 13B/33, on the east side of University Drive, Limited Business (B-L) Zone.

**ZBA 2018-11 – UDrive, LLC.** – Request a Special Permit for a three story multifamily development with 26 units separated in three buildings, with 56 parking stalls, and a request for a modification to the rear and side yard setback of Building 3, under Section 3.323, Table 3-Footer A, and 5.10 of the Zoning Bylaw, at a portion of Parcel 13B/33, on the east side of University Drive, Limited Business (B-L) Zone.

MARK PARENT, CHAIR  
AMHERST ZONING BOARD OF APPEALS