



TOWN HALL  
4 Boltwood Avenue  
Amherst, MA 01002-2351

ZONING BOARD OF APPEALS  
(413) 259-3040  
(413) 259-2410 [Fax]  
[planning@amherstma.gov](mailto:planning@amherstma.gov)

**AGENDA  
ZONING BOARD OF APPEALS**

The Amherst Zoning Board of Appeals will meet on **\*Thursday, March 22, 2018\***, at **6:00 P.M. in the Town Room, Town Hall**, to conduct the following business:

**PUBLIC HEARING:**

**ZBA2018-28 – Amherst Center Cultural District** - Special Permit to allow the installation of an off premise six square foot sign, for the Amherst Central Cultural District located on the south facing wall of 63-71 South Pleasant Street, as indicated in Section 8.41 of the Zoning Bylaw, Map/Parcel, 14A/249, General Business (BG) Zone.

**ZBA2018-25 – Amherst Center Cultural District** - Special Permit to allow the installation of an off premise six square foot sign on a six foot high post, for the Amherst Central Cultural District located on the corner of Gray and Main Streets, as indicated in Section 8.41 of the Zoning Bylaw, Map/Parcel, 14B/251, Neighborhood Business (BN) Zone. **CONTINUED FROM MARCH 8, 2018**

**ZBA 2018-10 – UDrive, LLC.** – Special Prmt for Class II, 3,300 Square feet restaurant with live or pre-recorded entertainment, attendant parking, 31 parking stalls, and monument sign located in the northwesterly corner of the site, under Section 3.352.1, 5.10 and 5.042 of Zoning Bylaw, at a portion of Parcel 13B/33, on the east side of University Drive, Limited Business (B-L) Zone. **CONTINUED FROM MARCH 7, 2017**

**ZBA 2018-11, UDrive, LLC.,** Special Permit for a 3 story multifamily development with 26 units in 3 buildings, 56 parking stalls, and request for a modification to the rear and side yard setback of Building 3, under Sec 3.323, Table 3-Footer A, and 5.10 of Zoning Bylaw, at a portion of Parcel 13B/33, on the east side of University Drive, Limited Business (B-L) Zone. **CONTINUED FROM MARCH 7, 2017**

**ZBA2018-21 – Yosrex Limited Partnership** – Modify existing Special Permits ZBA1968-48, ZBA1971-3, ZBA1987-28, ZBA1994-46, under Section 10.33 of the Zoning Bylaw, to allow an additional building with 47 dwelling units consisting of one, two and three bedroom units, six affordable units, a playground, and an additional 55 parking spaces on a preexisting nonconforming property as to use, lot area per family and lot coverage, under Section 9.22 of the Zoning Bylaw. Waiver of Section 7.9 of the Zoning Bylaw has been requested allowing for 1.6 parking spaces per unit. Located at South Point Apartments, at 266 East Hadley Road, Map/Parcel 16D/13, Neighborhood Residential (RN) Zone.

**ZBA2018-22 – MassMedicum Corp.** – Special Permit to allow an offsite medical marijuana dispensary, under Section 3.363.1 and Section 10.3 of the Zoning Bylaw, in an existing structure located at 85 University Drive, Map/Parcel 13B/17, Limited Business (BL) Zone and Research & Development (R&D) Overlay.

**ZBA2018-27 – Conara, Inc. d/b/a The Harp** –Special Permit for the continued operation of the establishment as a Class II restaurant, with outdoor dining, live entertainment, with exterior site improvements including, but not limited to, trash enclosure, signs and parking, under Sections 3.352.1, 5.041, 5.042, 9.22, 7.0041, and 7.9 of the Zoning Bylaw, at 163 Sunderland Road, Map 5A, Parcel 28, Commercial (COM) Zoning District.

MARK PARENT, CHAIR  
AMHERST ZONING BOARD OF APPEALS