

Town of



AMHERST

Massachusetts

TOWN HALL
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PLANNING DEPARTMENT
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December 10, 2013

Retreat at Amherst, LLC
455 Epps Bridge Pkwy
Bldg. 100, Suite 201
Athens, GA 30606

Re: Preliminary Subdivision Plan, SUB2014-00001, The Retreat

Dear Sir or Madam:

On December 4, 2013, the Amherst Planning Board held a public hearing in the Town Room, Town Hall, on a Preliminary Subdivision Plan for a Cluster Subdivision, SUB2014-00001, The Retreat, proposed for property on Henry Street, Market Hill Road and Flat Hills Road (Map 6A, Parcels 84, 91 and 96).

After a presentation by the applicant, public comment and deliberation by the Board, the Amherst Planning Board voted 9-0 to recommend that the following modifications be made and issues addressed prior to submission of a Definitive Subdivision Plan.

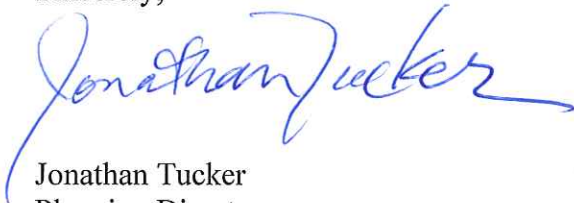
1. Street lights shall be included at all intersections and at the end of all cul-de-sacs. The street lights shall comply with Amherst Department of Public Works standards and be dark-sky compliant.
2. The width of the roadway pavement shall be 22 feet within an appropriate distance of the intersections for the three entrances to the project, but may be 24 feet in other places within the project, as appropriate.
3. In order to minimize impacts to the site the Planning Board is willing to consider variations to the subdivision requirements for horizontal curves and curve radii.
4. The applicant is encouraged to provide paved pedestrian paths and/or walking trails throughout the development and to connect to off-site destinations such as the Cushman Store. The applicant is encouraged to provide off-road pedestrian connectivity between cul-de-sacs.
5. A Traffic Impact Study will be required in accordance with the requirements outlined in the Planning Board Rules and Regulations and Section 11.2437 of the Zoning Bylaw.

6. The Board strongly recommends that the applicant go through the appropriate wetlands delineation process with the Conservation Commission prior to completing and submitting the Definitive Subdivision Plan.
7. All building lots shown on the Definitive Subdivision Plan shall contain 100 foot diameter cluster lot Building Circles in accordance with Section 6.40 of the Zoning Bylaw.
8. The length of the roadway sections that exceed the 8% maximum grade as outlined in Section V.G.2. of the Town of Amherst Rules and Regulations Governing the Subdivision of Land shall be significantly reduced in the Definitive Subdivision Plan.
9. Cul-de-sacs that are proposed to be longer than 800 feet shall be shortened or connected with other cul-de-sacs or roadways wherever possible.
10. Roads shall maintain a maximum 4% grade within 100 feet of any intersection.
11. A revised Yield Plan shall be developed and submitted along with the Definitive Subdivision Plan showing and responding to wetland resource areas as determined by the Conservation Commission and showing that each proposed lot is a buildable lot containing at least 90% or 20,000 square feet of contiguous upland area. The roadways on the Yield Plan shall not exceed the allowed number of wetland crossings, nor the grades otherwise specified herein.
12. Parking spaces along the roadway, if any, shall be configured to ensure sufficient emergency access to each dwelling unit.
13. Parking areas, including parking along roadways, shall be landscaped in accordance with Section 7.11 of the Zoning Bylaw.
14. Handicapped parking spaces shall be provided in accordance with Section 7.6 of the Zoning Bylaw.
15. Areas for snow storage shall be shown on the Definitive Subdivision Plan.
16. The number of proposed parking spaces shall be significantly reduced.
17. It is the Planning Board's preference that the proposed roads become public ways. The roadways should therefore be designed to meet Town of Amherst subdivision and DPW street and site work standards to ensure that the roads will be built to a standard capable of being adopted as public ways.

18. The site shall be carefully landscaped according to the requirements of the Zoning Bylaw and the Town of Amherst Landscaping Guidelines. Where feasible, existing mature trees should preferentially be preserved, but may be cleared selectively.
19. Entrances to the roadways in the development shall not be gated.
20. The applicant shall impose a homeowners' association as a common scheme to run with the land on each Building Lot, to maintain and manage the property in the event the development does not remain in common ownership.

None of the above recommendations with regard to the Preliminary Subdivision Plan submitted constitutes a decision or promise by the Planning Board to waive or modify any requirements of the Zoning Bylaw or Town of Amherst Rules and Regulations Governing the Subdivision of Land for any subsequent Definitive Subdivision Plan.

Sincerely,



Jonathan Tucker
Planning Director

Cc: Thomas R. Reidy, Esq., Bacon Wilson PC
Town Clerk
Building Commissioner
Superintendent of Public Works
Town Engineer
File