

**AMHERST PLANNING BOARD**  
*Zoning Subcommittee*  
**FY 10 Work Plan (DRAFT)**  
[Priorities are **bolded**]

**PRIORITY A**

*Possible 2010 Annual Town Meeting amendments:*

- \* **Replacing Phased Growth – Alternative growth control performance standards, including ‘green’ development standards**
- \* **Master Plan conformance language**
- \* **Social service non-profit use category**
- \* **Atkins Corner village center zoning (B-VC, B-N, R-VC, PURD)**
- \* **North Amherst village center zoning (B-VC, B-N, R-VC, COM)**
- \* **Brownfields development incentives – long-term**
- \* **Technical fixes: ??**
- \* **Petition articles: four unrelated/family definition, ??**

**PRIORITY B**

- \* Master Plan Zoning priorities – Zoning Map analysis, comprehensive code development, etc.
- \* Economic Development Amendments
- \* Accessory Home Business Uses in Residence Districts
- \* Residential Parking regulations
- \* Light Industrial (LI) District ~ Reconsideration of district
- \* Expand DRB jurisdiction/expand applicability of design review principles & standards
- \* Reconsider Parking Standards (res. req’s in centers)
- \* Recreational Facilities in Res. Development (w/ LSSE) – TM referral
- \* Inn/restaurant regulation (SP→SPR)
- \* Rental property amendments: parking

Property Owner or Citizen requests:

~ Low Impact Development/Green Building Standards (w/ Energy Task Force)

Town Meeting Referrals:

- ~ Steep Slopes
- ~ Visitability (w/DAAC)
- ~ Farm/ FC Development Standards amendments (w/ Agricultural Commission)
- ~ New development standards for property adjacent to active farmland
- ~ Accessory Farm Stands (w/ Agricultural Commission)

Housing-Related amendments:

- ~ Lower Inclusionary threshold
- ~ Adjust Dimensional Regulations in R-G and R-VC to encourage infill
- ~ Payment-in-lieu option for affordable housing
- ~ Unit count→square footage in Res. Developments of 5+ units [MP]
- ~ Unified & Enhanced Density Bonuses (new Article 16?)
- ~ Converted Dwellings (1→2 units by SPR in R-G & R-VC)
- ~ Allow Duplexes and Conversions in ARP District, with standards

Zoning Map Issues to be Studied:

Village Center zoning:

- North Amherst Village – (B-VC, B-N, R-VC)
- Cushman Village center (B-N, R-VC) – long-term
- Gatehouse Road/Old Farms (B-VC, R-VC) – long-term
- West Amherst PRP (N’ton Rd./Snell)
- ~ PRP District types
- ~ Downtown Transitional edges (B-L uses & dimensions)
- ~ Reconsideration of R-N District boundaries

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**PRIORITY B (cont.)**

Subdivision Regulations:

~ Section I.V.1.b. – Private wells & septic in same development

Other Regulations:

~ Rental Registration

~ Street/Shade Tree Regulation Improvements

**PRIORITY C**

- \* Adult Entertainment Uses
- \* Explore MGL Ch. 40R & 40S
- \* Hotels/Motels (SP→SPR in B-G & R-VC)
- \* FPC Map & Bylaw amendments
- \* Lighting Standards
- \* Waste /Recycling Standards
- \* PRP Development Design Standards
- \* Political Signs
- \* Driveway regulations
- \* Parking Lot Standards/Design revision
- \* Religious Institution Setbacks (new structures vs. existing)
- \* Commercial District (COM) Development Design Standards

Technical Fixes:

Definitions:

~ Amusement devices definition (Section 12.01 – ZBA request)

~ “Street”

~ “Floor”

Housing-Related Amendments:

~ For R-G & R-VC, distinct lot area requirements for single bedroom dwelling units

~ Age-Restricted Development regulations

Planning Board Rules & Regulations:

~ SP→SPR switch for clusters (overdue correction)

~ Update & coordinate with ZBA Rules & Regulations.

~ Sound regulations

~ Preliminary OSCD Review Procedure (administrative? For all SPRs, SPPs, subdivisions, etc.?)