

**QUESTIONS/REQUESTS FOR APPLICANT (VALLY CDC) FOR THE JULY 2, 2020  
CONTINUED PUBLIC HEARING FOR THE COMPREHENSIVE PERMIT  
APPLICATION (ZBA FY2020-39), LOCATED AT 132 NORTHAMPTON ROAD:**

**Questions/Requests by the sitting ZBA Members, including: Steve Judge, Chair; Joan O'Meara; Tammy Parks; Keith Langsdale; and Dillon Maxfield:**

**1. Updated Planting Plan –**

- a. Please update your planting plan for all proposed vegetation and vegetation to remain including: trees, shrubs, perennials, seed mix, to include the following information:
  - i. Planting List:
    1. Symbol;
    2. common name; (already included)
    3. scientific name; (already included)
    4. size at planting; (already included)
    5. size at maturity;
    6. expected time duration for each plant type to meet maturity;
    7. notes (native vs non native);
    8. quantity.
- b. Section Elevations: Please provide section elevations of the proposed vegetation at maturity from various viewpoints, such as facing the front, side, and rear property lines.
- c. Will the crabapple tree along the rear property line remain?
- d. What is the common and scientific name of the allee of trees along the northeasterly property line?

**2. 8-foot fence along the northeasterly property line**

- a. Please provide a section elevation showing the perspective from the property located at 126 Northampton Road (14A-173);
- b. Please provide a section elevation showing the perspective from the proposed building;
- c. Please find out the abutting property owner's rationale for their desire to have the allee of trees along the northeasterly property line removed.
- d. If the Board does not approve the waivers for the 8-foot high fence within the side and rear yard setbacks (see Sections 6.24 & 6.25 of the Zoning Bylaw), does the abutting property owner still desire the allee of trees to be removed?

**3. Bike Storage Shed**

- a. Please provide construction detail for bike storage shed, with dimensions;
- b. Please provide construction detail showing all associated elements related to the bike storage shed, with dimensions. i.e. bike rack;

**4. Exterior Light Fixtures:**

- a. Please consider lowering the proposed 15-foot light fixtures to a range between 8-10-feet in height;
  - i. If updates are made, please update the following:
    1. Photometric Plan (also please make labeled footcandles bolder in color, if possible);

**QUESTIONS/REQUESTS FOR APPLICANT (VALLY CDC) FOR THE JULY 2, 2020  
CONTINUED PUBLIC HEARING FOR THE COMPREHENSIVE PERMIT  
APPLICATION (ZBA FY2020-39), LOCATED AT 132 NORTHAMPTON ROAD:**

- a. Could you also submit a copy of the photometric plan with color gradients, as presented on June 25<sup>th</sup>?
2. Cut Sheets;
5. **Supported Services Plan** – Is your Supported Service Plan submitted as part of your PEL, up to date with information? If not, please update and submit. If it is up to date, Planning Staff will submit the PEL copy to the Board.
6. **Distance from Building to Building** – Please provide distance in length from the house located at 126 Northampton Road (14A-173) to the proposed building.
7. **Snow Removal** – Please provide information about proposed de-icing methods and products;
8. **Parking Management Plan** – Please provide a Parking Management Plan for the proposed Development, which accounts for parking needs for tenants, guests, staff, and service provider(s).
9. **Photos of Similar Low Income Projects** – Please provide photographs of similar low income projects, including interior and exterior building photographs

**Additional questions/requests from Associate ZBA Members:**

**Questions/Requests from Craig Meadows, Associate ZBA Member:**

1. Are there mechanical plans for the building?
2. Where will the condensing units for the heat pumps be located?
3. How will the condensing units be screened from view and allow air circulation around them?
4. How will the piping to the fan units in each apartment be run?
5. Where are the fan units to be located in each apartment?
6. What will the set points be on the units for heating and cooling?
7. How will they prevent simultaneous heating and cooling?
8. Who will be responsible for filter changes on the fan units?
9. What is the total KW of the solar PV?
10. What is the total KW load of the building anticipated?

**Questions/Requests from Bob Greeney, Associate ZBA Member:**

If I were on the panel, I would be curious if the only people that want those large trees along the east of the property taken down is the single abutter to the east. What would Valley CDC have done if the neighbor had not asked for the trees to come down? What would the Tree Warden say about all this? Tammy's comments were good. I tend to agree with Tammy. Try to keep those trees unless there are other compelling reasons for their removal. Could the neighbor's concerns be better met in another manner? Also how much weight should be given to the concerns of a single neighbor? How reasonable are their concerns, given how far away they are from the building and all the plantings, thoughtful landscaping, and nicely designed building?

**QUESTIONS/REQUESTS FOR APPLICANT (VALLEY CDC) FOR THE JULY 2, 2020  
CONTINUED PUBLIC HEARING FOR THE COMPREHENSIVE PERMIT  
APPLICATION (ZBA FY2020-39), LOCATED AT 132 NORTHAMPTON ROAD:**

**Questions from Peter Berek, Associate ZBA Member:**

Could you ask Valley CDC for a proposed budget in which we can see their annual revenues and expenses once the project is up and running? How much of their revenue comes from rent, how much from state grants, etc. How much goes to building expenses, how much to Valley CDC overhead? Then, I'd like to know what would happen to the project if the state or federal government dramatically changed the levels of housing support offered to poor people? Could the project stay in business? I'd like some assurance that if Valley CDC should go broke the town of Amherst would not be left responsible for subsidizing the tenants in the project.

Finally, I note that some abutters wish that there were some apartments for families. What would happen to the economics of the project if there were some number of family apartments? Presumably that would reduce the number of SRO units. Could the project be economically viable on those terms?

**Additional questions/requests from Planning Staff:**

1. **Construction Details, with dimensions:** Please provide construction details with dimensions for the following:
  - a. new cedar enclosure dumpster area with cast in place concrete slab and storage structure;
  - b. 8-foot by 8-foot storage shed with exterior light wall pack; and
  - c. Covered bike storage shed.
  - d. Smoking pavilion;
2. **Site Plan** – please update site plan to show all lot and building coverages for R-G and ED Zoning Districts;
3. **Photographs** – Please provide more photographs taken of the site--from Route 9, showing the line of trees along the driveway, from Amherst College fields, from Orchard Street, and from the abutting properties as much as they can (maybe from right along the property line or sidewalk);
4. **Section Elevations** – Please provide a few sections/elevations that run along Route 9 from Lincoln Ave to Blue Hills—ZBA Member Keith Langsdale asked for this but would be good to show on these elevations the site lines if someone were on the Wilbur's property and on Valley CDC's property.
5. **Detailed Section** – Please provide a detailed section showing heights from Orchard Street to the entry Drive at Amherst College athletic facilities;
6. **3-D Model** – Please provide a 3-D site model with the buildings, proposed exterior light fixtures and trees.
7. **Property Management Plan** – Please provide a summary of the property management plan;
8. **Supportive Services Plan** – Please provide a summary of the supportive services plan, with an explanation, which explains that the proposed Development is intended for

**QUESTIONS/REQUESTS FOR APPLICANT (VALLY CDC) FOR THE JULY 2, 2020  
CONTINUED PUBLIC HEARING FOR THE COMPREHENSIVE PERMIT  
APPLICATION (ZBA FY2020-39), LOCATED AT 132 NORTHAMPTON ROAD:**

independent living and is not a group home. It would be helpful for Valley CDC to elaborate on the roles and responsibilities of the Resident Services Coordinator and how tenants will can find available resources when the Resident Services Coordinator is not on-site;

9. **Storage** – Please explain how much storage is available in each unit type for clothes/personal items, kitchen area, etc.
10. **List of Job Types at Various Income Level** – Please submit a list of the types of jobs at the various income levels.