

#### IV. CONDITIONS

Following completion of the Public Hearing and based upon the evidence and documentation submitted to the ZBA from all sources incorporated herein as if attached hereto, the ZBA votes that the grant of a comprehensive permit hereunder shall be dependent upon compliance with all of the following terms and conditions and with the waiver action requirements attached hereto:

##### A. Regulatory Conditions.

1. The total number of dwelling units that may be constructed at the Project Site shall be limited to a maximum of twenty eight (28) studio units as follows: Ten (10) dwelling units shall be made available for rent at or below 30% of area median income with homeless preference; Two (2) dwelling units shall be made available for rent at or below 30% of area median income under the Facilities Consolidation Fund (for clients of the Dept. of Mental Health); Eight (8) dwelling units shall be made available for rent at or below 50% of area median income and Eight (8) units shall be made available for rent at or below 80% of area median income. The above noted restrictions on affordability shall remain applicable against this project and this real property, in perpetuity; including the requirement that the Project remain a rental Project and that none of the above noted twenty-eight dwelling units are ever sold or conveyed in any form of fee ownership.
2. The Applicant shall submit to the Board for the Board's review and approval, the Regulatory Agreement that shall be recorded against the Project Site ensuring the preservation of the above noted affordability requirements.
3. Prior to site development or site disturbance of any kind other than testing of soils or related materials, the Applicant shall cause to be recorded against the Project Site, the fully executed Regulatory Agreement as reviewed and approved by the Board.
4. The Town shall be made a party to the Regulatory Agreement with the Subsidizing Agency and have the right to enforce a permanent affordable housing restriction to protect the affordability of the Project and to enforce the other provisions in that regulatory agreement to the extent allowed by law and with the restriction to be released only by a vote of Town Council;
5. The Applicant shall notify the ZBA and the Town Manager when building permits are issued and cooperate with the preparation of request forms to add the units to the Town's Subsidized Housing Inventory ("SHI") as the same as published by the Commonwealth. The Applicant shall notify the ZBA and the Town Manager when occupancy permits are issued and cooperate with the preparation of request forms to add the units to the Town's SHI.
6. The Applicant shall annually recertify to the Subsidizing Agency, or as may be required by the Subsidizing Agency, the continuing eligibility of any tenant in an affordable unit. This is an ongoing requirement and shall survive any transfer of ownership of this comprehensive permit. No further action is required by the ZBA or the Town to monitor or ensure compliance with this ongoing obligation of the Applicant or its successors in title. In accordance with funding sources finalized for the project, the Applicant will manage rent increases and income eligibility determination to remain in compliance with the regulatory requirements for each affordability

program of the Subsidizing Agency. Over-income tenants will not be evicted. The Applicant shall comply, as applicable, with the Subsidizing Agency's requirements to establish rents, increase rents, determine the impact of rent paid by over income tenants, and/or take any action required for the owner to re-balance eligibility requirements to remain in compliance.

7. While the Regulatory Agreement with the Subsidizing Agency (or one with another Subsidizing Agency) is in effect, the Subsidizing Agency shall be responsible to monitor compliance with affordability requirements pursuant thereto; however, the Town may request and shall be provided by the Applicant with all information that is provided to the Subsidizing Agency with the exception of Personally Identifying Information and may take any lawful steps in relation to and enforcement of affordability provisions.
8. With respect to the residential units, the Applicant shall annually provide the ZBA or its designee with copies of all documents and statements provided by the Applicant to the Subsidizing Agency or its designated auditor of the Applicant's costs and revenues for informational purposes.
9. No provision hereunder shall be deemed to limit the Town's authority to enforce the provisions of this Comprehensive Permit in accordance with the legal exercise of its zoning enforcement powers. If the Town becomes responsible for monitoring the affordability requirements for the Project, the Applicant shall provide the Town with a reasonable monitoring fee, the same to be determined at the appropriate time based upon monitoring fees paid for similar services in the Amherst region.
10. 70% of the rental units or twenty (20) of the rental units shall be made available pursuant to a local preference category for "local resident" as follows: An applicant qualified for local preference is an applicant that: lives in the community; is a municipal employee; works at a business in the community; and/or has children in the schools of the community, in the initial lease up. The Applicant shall oversee and supervise the entirety of the local preference process and the Applicant shall maintain records of its marketing efforts, which records shall be open to review by the Town for compliance with the local preference set forth herein. The local preference shall comply with procedures approved by the Subsidizing Agency. The costs associated with the marketing of units in the Project, including the advertising and processing for the affordable units shall be borne by the Applicant. The Applicant shall submit to the ZBA a report on marketing activity at the Project during the initial lease-up of the Project regarding the status of compliance with the local preference requirement pursuant to the plan approved by the Subsidizing Agency as set forth below.

The ZBA acknowledges that the Town will be required to provide evidence satisfactory to the Subsidizing Agency of the need for the foregoing local preference and to obtain approval of the categories of persons qualifying for the same. The Applicant shall provide reasonable and timely assistance to the Town in providing this evidence to the Subsidizing Agency.

11. The Applicant shall develop a marketing plan for the affordable units for review and approval of the Subsidizing Agency, said plan to conform to any and all affirmative fair housing requirements or other requirements as imposed by federal or state regulation and shall conform with the local preference requirement set forth above. The costs associated with the development and implementation of the marketing plan, including advertising and processing for the affordable units, shall be borne by the Applicant.

12. Prior to applying for any building permit required for the Project approved herein, the Applicant shall obtain Final Approval from the Subsidizing Agency pursuant to 760 CMR 56.04(7) and shall provide evidence of such Final Approval to the Building Commissioner and the ZBA.

**B. Utility Management Conditions**

13. The Project shall connect to the Town of Amherst water and sewer infrastructure, as shown on the Plan of Record. All water and sewer construction and materials shall be in accordance with Town of Amherst's requirements. This approval is intended to include the right of access to Town water and sewer utilities for the Project approved herein. Water and sewer connection permits, as an administrative matter, will be obtained from the Town of Amherst, which shall not be unreasonably withheld. The Applicant shall present all details for any water and sewer connection to Public Works for confirmation by Public Works that all details satisfy all local connection technical requirements. Contractors shall be duly licensed in accordance with requirements then in effect in the Town of Amherst. All such work shall be performed in accordance with current engineering and construction standards. The Applicant shall be responsible for all costs, including permit and application fees, associated with this work.
14. The Applicant shall be responsible for obtaining all relevant approvals not contained in this decision, including but not limited to those relating to the proposed fire suppression system and backflow prevention device(s).
5. Prior to applying for water and sewer connection permits from the DPW, the applicant shall submit a signed stamped set of plans labeled "Construction Set" with all DPW comments addressed.
15. Digital CAD plans shall be required for final as-built plans. The as-built plan shall be required showing all property lines, pins, easements and all utilities. The utility information shall include rims, inverts, pipe sizes and slope, all water valves, shut offs, water service locations, sewer service locations and all clean out locations.
16. The following construction permits will be required from the DPW prior to the start of construction:

Water Permit Fees:

- Trench Permit \$35
- Water 8" pipe \$8,000

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Total Sewer Permit Fees: \$8,035

Sewer Permit Fees:

- Sewer 6" \$6000 plus \$2.50 per Gallons Per Day (GPD)  
28 bedrooms - 4 bedrooms from existing house = 24 bedrooms  
24 beds x 110 GPD per bed = 2,640 GPD  
2,640 GPD x \$2.50 /GPD = \$6,600.

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Total Sewer Permit Fees: \$12,600

TOTAL WATER AND SEWER PERMIT FEES = \$20,635

17. Stormwater features that are part of the Project shall not hold water for more than 72 hours, to prevent the breeding of mosquitos. The Applicant shall implement any necessary mosquito control measures to protect residents of the Project and nearby residents in the event that water collects for longer than 72 hours.
  18. All parking areas shall be designed and constructed to prevent stormwater drainage from leaving the Project Site. All stormwater runoff shall be directed to the stormwater drainage system for treatment and attenuation.
  19. Any substantial changes from the preliminary drainage plan that are approved as part of the Plan of Record shall also be reviewed and approved by the ZBA.
  20. Prior to the issuance of the Building Permit, the Applicant shall submit an Operation and Maintenance Plan to the Town Engineer for the stormwater management system for review and approval by the Town Engineer.
  21. Due to the relatively shallow depth to seasonal high groundwater, all stormwater infiltration structures shall require Public Works inspections prior to being backfilled.
  22. All utilities shall be underground.
  23. Completion of construction shall be completed within XX months.
- C. Site Improvements**
24. The Applicant shall comply with all local by-laws, rules and regulations of the Town of Amherst and its boards, officers and commissions, unless expressly waived hereunder or as shown on the Plan of Record and the Project shall be constructed substantially in accordance with the Plan of Record.
  25. All exterior lighting shall be designed and installed so as to be shielded or downcast, and to avoid light trespass onto adjacent properties. Lighting fixtures shall be selected according to the Dark Sky compliance recommendations of ZBA Rules and Regulations.
  26. The approved Plan of Record may be altered as set forth below without returning to the ZBA if the Building Commissioner determines that that the change is so minimal as to constitute a field change, otherwise, the Applicant shall apply to the ZBA pursuant to 760 CMR 56.05(11) or any successor regulation, noting however, that the Town's status as consistent with local needs pursuant to G.L. c.40B, s.20 shall apply to any and all modifications that may be proposed to the approved Project. The following are examples of what changes to the approved Project may be determined to be minimal in the opinion of the Building Commissioner:
    - a. Insubstantial shifts in building footprints or footprint locations to avoid ledge or other subsurface issues, which shall mean movement of not more than 2 feet and provided there shall be no increase in setback nonconformity as already allowed hereunder.

- b. Substitutions of lighting fixtures, other fixtures, equipment, and/or materials having equivalent or better performance and provided the resulting substitutions shall be Dark Sky Compliant pursuant to the ZBA Rules and Regulations;
  - c. Additions to exterior lighting for safety, security or operational reasons, provided that such additions shall not increase light levels at the perimeter of the Project Site and shall be Dark Sky Compliant pursuant to the ZBA Rules and Regulations;
  - d. Insubstantial shifts of no more than 2 feet in walkways, driveway or parking locations for topographic, ledge / subsurface issues, or other reasons, provided there shall be no increase in setback nonconformity as already allowed hereunder;
  - e. Additions to landscape planting at the Project Site perimeter for additional visual or noise screening;
  - f. Insubstantial interior and exterior changes required to conform to state code requirements; and
  - g. The addition of any subsurface infiltration system or other stormwater management components and/or revisions to the stormwater management system, provided they are reviewed and certified as provided for hereunder.
  - h. Insubstantial interior and exterior changes required to meet superior energy efficiency standards, such as those that may be required under Passive House Certification or zero net energy design.
27. The Applicant shall comply with Mass. Gen. Laws Ch. 9, § 27C and/or other applicable law with respect to the discovery of unmarked human burials or other archeological artifacts during excavation or construction and any consequent required site evaluation by the state archeologist.
28. Prior to starting any activity authorized by this Comprehensive Permit, the Applicant shall provide the Building Commissioner the name, address and business telephone number of the Project manager or site supervisor who shall be responsible for all activities on the Project Site.
29. Prior to issuance of any Building Permit, a Construction Logistics Plan shall be submitted to the ZBA, the Town Engineer, Superintendent of Public Works and the Building Commissioner for review and approval prior to the issuance of any Building Permit. It shall include, at a minimum, the following information:
- a. Construction timeline and expected completion dates for each phase
  - b. Location of parking for contractors;
  - c. Location of on-site and off-site staging, such as for construction vehicles, including cement trucks;
  - d. Location of fencing around construction site;
  - e. Location of "jersey barriers";
  - f. Details and locations of directional, marketing and job signs related to construction;

- g. Emergency contact information, such as name and cell phone number of developer and contractor;
- h. Information about construction signs, including advertising signs for contractor, developer and architect; and
- i. Any other relevant information that they may request.

30. The Construction Logistics Plan shall be subject to the following conditions:

- a. Exterior construction activity and deliveries shall occur only between 7 AM and 6 PM, Monday to Saturday. No construction crews or equipment shall arrive on site, nor cause any noise to occur, prior to 7 AM.
- b. Parking for contractors shall be restricted to the Project Site.
- c. There shall be no parking or idling of construction trucks and equipment in any public right of way.
- d. Noise attenuation (pursuant to OSHA regulations) shall be provided for all motors and pneumatic equipment.
- e. Any blasting or hammering of rock to be noticed to Town Officials 24 hours in advance and completed between 9 AM and 3 PM. Applicant shall also cause 24 hour notice to be provided to abutters within 300' of the project site giving date and approximate time of such work. Notification shall be delivered by the applicant, at least 24 hours in advance notice.

31. Prior to starting any construction activity authorized by this Comprehensive Permit, the Applicant and its general contractor shall meet with the Building Commissioner and the Town Engineer to conduct a preconstruction conference to review the requirements set forth under this Comprehensive Permit and to establish a construction phasing schedule and to review the Construction Logistics Plan. Prior to the preconstruction conference, the Applicant shall provide to the Building Commissioner:

- a. the company affiliation, name, address and business telephone number of the construction superintendent who shall have overall responsibility for construction activities on the Project Site;
- b. proof that "Dig-Safe" has been notified at least 72 hours prior to the start of any site work;
- c. proof that street signage is in place to ensure that emergency personnel can locate the site to provide emergency services to protect and secure the Project Site and construction personnel;
- d. at least 48 hour written notice of the start of construction shall be provided to the Building Commissioner; and.
- e. If activity at the Project Site ceases for longer than one month, 48 hour written notice shall be provided to the Building Commissioner prior to restarting work.

32. The Applicant's engineer of record, during the site development and construction phase, shall visit the construction site for all necessary as-built inspections, and shall provide reports to the Building Commissioner and the Town Engineer to advise of status of the work, erosion control measure and any special circumstances which may arise.

33. There shall be no exterior construction activity, including fueling of vehicles, on the Project Site before 7:00 a.m., or after 6:00 p.m., Monday through Saturday, unless a permit for extended hours is granted by the Amherst Police Department. There shall be no construction on the Project Site on the following days unless a special approval for such work has been issued by the Amherst Police Department: Sundays or the following legal holidays: New Year's Day, Memorial Day, July Fourth, Labor Day, Thanksgiving and Christmas. The Applicant agrees that the hours of operation shall be enforceable by the Amherst Police Department.
34. The Project Site shall be fenced during construction.
35. All efforts possible shall be made to minimize noise on Saturdays (no jackhammering or other very loud activities).
36. Appropriate measures shall take place to control dust, dirt, debris and construction materials on site.
37. Prior to and during construction, physical barriers shall be installed to provide tree protection along the limit of the clearing line. Erosion controls and tree protection measures shall be continuously maintained throughout the course of construction. Tires shall be washed before vehicles exit the site and rumble strips shall be installed at construction site exits. Northampton Road and adjacent streets shall be swept as needed, at a minimum daily, to remove sediment and debris. Other adjacent roads shall be swept as needed to remove sediment and debris. Disturbed areas shall be brought to final finished grade and stabilized permanently against erosion as soon as practicable. Bare ground that cannot be permanently stabilized within 60 days shall be stabilized with annual rye grass following U.S. Natural Resource Conservation Service (NRCS) procedures.
38. During construction, at the end of each workday, the Applicant shall cause all Project-related erosion control measures to be in place and shall cause all materials and equipment to be secured. Upon completion of all work on site and prior to As-Built Plan approval, all debris and construction materials shall be removed and disposed of in accordance with state laws and regulations and the ZBA shall be notified in writing of the final disposition of the materials.
39. During construction, the location of any and every project-related stormwater disposal area shall be protected to prevent compaction by heavy equipment and to prevent contamination of the area with soils and material that may reduce infiltration rates for the existing soils.
40. All drainage structures affected by the Development shall be protected from soil and debris contamination during construction and shall be cleaned at the end of construction.
41. No stumps or construction debris shall be buried or disposed of at the Project Site.
42. All exterior lighting, including pole lights, attached building lighting and pedestrian lighting shall be dark sky compliant, and shall be downcast, shielded and shall not shine onto adjacent properties or streets All exterior lighting shall be in accordance with the Photometric Lighting Plan included with the Plan of Record. (reference ZBA Regulations)

43. The Project shall provide the snow storage areas as shown on the Plan of Record and snow removal from the Project Site shall take place as necessary to not impact parking and circulation.
44. The Applicant shall provide amenities as shown on Plan of Record, including but not limited to: locations for raised gardens, patio, outdoor tables and chairs, smoking area equipped with bench and smoking urn, covered bike storage, and lawn areas.
45. The Town Engineer and Building Commissioner shall inspect the construction of the internal driveways, paved areas, and hard surfaces for conformance with the Plan of Record and applicable regulations.
46. To ensure the protection of any Town owned property that may be impacted by the construction of the Project approved herein, the ZBA authorizes the Building Commissioner to require the posting of a surety bond to cover the costs of such impact, the same to be established by a cost estimate provided by the Applicant's engineer, should, in the Building Commissioner's sole opinion, such a surety bond is required. If such a surety bond is required by the Building Commissioner, the same shall be posted with the Town Treasurer prior to any site development, site disturbance or application for a building permit for the approved Project.
47. Within sixty (60) days following completion of the Project's construction, the Applicant shall provide As-Built Plans that show at details no greater than 1" = 20', building locations, grades, access ways, parking areas, walkways, curbing, stormwater management facilities, lighting and utilities to the Building Commissioner and Town Engineer.
48. The Final Certificate of Occupancy shall not be issued for any building or any unit until:
  - a. The final topcoat of paving and hard surfaces for all driveways and access areas, walkways has been completed;
  - b. Landscaping as shown on the Plan of Record has been installed, and
  - c. As-Built Plans have been submitted to the Building Commissioner and Town Engineer by all design professionals for the site and building construction and approved by the Building Commissioner and Town Engineer.

**D. Landscaping**

49. Landscaping shall be installed in accordance with the Landscape Plan, included in the Plan of Record.
50. The Applicant shall maintain landscaping as shown on the Plan of Record and as required in this Comprehensive Permit. Any landscaping that does not survive shall be replaced as soon as weather conditions permits with the same or comparable species.
51. To the maximum extent practicable, the applicant shall use natural herbicides and non-toxic chemicals for regularly scheduled treatment of landscaping, and advance notice and appropriate warnings to tenants and the public shall be provided regarding the application of toxic treatments to any common area used by tenants or the public.



52. All mature trees found within the Project Site, as shown on the Plan of Record, including perimeter trees, except for the trees designated on the landscaping plan noted for removal, shall remain and shall be maintained as to provide a visual screening from adjacent properties. Any existing mature tree that was intended to remain that dies will be replaced as follows. If the existing tree was evergreen, it will be replaced with a similar species of a height 5'-9' tall. If the existing tree was deciduous, it shall be replaced with a similar species of a minimum caliper of two and one half inches to maintain screening.

**E. Parking/Circulation**

53. The Project shall include 16 parking spaces dedicated for the residential use including the two offices (Resident Services Coordinator and On-Site Property Management), with 2 of those 16 parking spaces designated as accessible, as shown on the Plan of Record. All accessible parking shall be designated as per the Americans with Disabilities Act (ADA), UFAS and Massachusetts Architectural Access Board (AAB) regulations, as provided in the Plan of Record and the Management Plan, which is attached hereto as Exhibit X.
54. A maximum of 8 of the 16 parking spaces for the residential development may be "compact car" parking spaces (8.5 feet by 20 feet), as shown on the Plan of Record, provided. Signage to designate the compact spaces shall be provided to define where the compact car parking section is located.
55. Deliveries to the building and pick-up of trash shall be carried on off-street and shall not block traffic on public ways.
56. The Applicant shall provide at least one exterior electrical outlet within the bike to facilitate charging of electric bicycles, as shown in the Plan of Record.
57. There shall be no idling of any vehicles on the Project Site during or following construction of the Project as approved herein.

**F. Management**

58. The Management Plan submitted by the Applicant is approved herein. The Project shall comply with all terms of the Management Plan (Exhibit XX), as it may be amended. Any changes to the Management Plan shall be submitted to the Building Commissioner for determination of whether changes are substantial enough require a review and approval by the ZBA..
59. The Management Plan addresses property management, operations, maintenance, marketing and leasing, trash and recycling, odor mitigation measures, litter control, off-street parking, bicycle storage, site lighting, signage, landscaping maintenance, snow removal, stormwater management, preventative maintenance and capital needs, security, off-street loading/unloading, noise mitigation, complaint response procedure, overall sustainability and healthy operation of the Project.
60. The Project is a private development and, as such, the Applicant shall be responsible for all aspects of the operation, repair, and maintenance of all common facilities and services within the

Project Site, including, but not limited to, driveways, pedestrian walkways, parking areas, common areas, stormwater management facilities, landscaping, snow and ice removal, trash pickup and recycling, and utilities.

61. A part-time property manager shall be on-site during normal business hours and typical hours shall be posted in the lobby in the building. A 24-hour/day, 7 day/week emergency answering service shall be available for tenants and emergency complaints by the public as set forth in the Management Plan.
62. The Resident Services Coordinator position shall be employed for an average of 27.5 - 30 hours per week. In no week shall there be less than 25 hours of employment for the Resident Services Coordinator. The responsibilities of the Resident Services Coordinator shall be as described in the Approved Supportive Services Plan. The responsibilities, duties and hours of the Resident Services Coordinator shall not be substantially changed without approval of the ZBA.
63. The Applicant shall provide for qualified back up coverage in the case of absence of the Resident Services Coordinator.
64. The interior and exterior residential common space associated with the Project (as shown on the Plan of Record) shall be used only for activities principally of interest to, or for the benefit of, the residents of the Project.
65. The residential units at the Project Site shall be registered and permitted in accordance with the Amherst Residential Rental Property Bylaw. Loss or suspension of a rental permit shall constitute a violation of this condition.
66. Security cameras and systems shall be installed as set forth in the Management Plan.
67. The Project shall dispose of refuse and recyclables as set forth in the Management Plan and in accordance with the Town's General Bylaws as it relates to trash and recycling.
68. All residential tenants shall adhere to the off-street loading and unloading criteria as set forth in the Management Plan. All move in dates and times shall be scheduled with onsite management.
69. Leases for all residential units shall be a minimum of 12 months and the lease documents shall include a provision that the tenant has no rights to sublet the same. A copy of the residential lease being used shall be submitted annually to the ZBA and Building Commissioner for review for conformance with the requirements of this Comprehensive Permit.
70. Parking onsite for residents (and residential visitors) shall be managed through a permitting/sticker program as described in the Parking Management Plan.

**G. Signs**

71. All applicable address and/or unit identification signs shall be of reflective material with the size and location of signs coordinated and approved by the Fire Department prior to installation.

72. Construction and installation of entry, identification signs shall be installed as shown on the Plan of Record.

**I. Other**

73. Building Plans shall meet all relevant building code requirements and shall be approved by the Building Commissioner. During the construction process, proper inspections shall occur onsite by Inspectional Services.

74. Buildings will comply with all accessibility codes—ADA, UFAS, MAAB and SBC—including provision of units for those with sensory impairments. (Note: Two units will be fully handicapped accessible and one additional unit will be equipped for a tenant with a sensory impairment).

75. All residential units shall be visitable for persons with mobility impairments so that the units and interior rooms can be accessed, as follows (and as outlined in Appendix 1, Section C of the 2017 Qualified Allocation Plan for the Low Income Housing Tax Credit Program):

- a. Units shall be on a route without steps from a public way. *(Please note that this is not the same as an “accessible route” as defined in 521 CMR or the ADA.)*
- b. All doors on the above route, including the unit entry door, shall be 36” wide (32” minimum clear width).
- c. All unit interior doors (except closet doors) on the entry level shall be 36” wide (32” minimum clear width).
- d. On the unit entry level, there shall be *a clear path* to (a) a bathroom and (b) the living area of the unit. Such a bathroom shall provide maneuverability clearances including access to fixtures in accordance with either (a) the Fair Housing Act Design Manual or (b) Group 1 bathrooms as defined by 521 CMR.

76. Modifications proposed to the Plan of Record shall be submitted to the ZBA for its review and approval prior to the work taking place, except as otherwise provided.

77. Unless otherwise allowed by the Building Commissioner pursuant to the State Plumbing Code, the use of low flow plumbing fixtures in residential units and non-residential spaces will be required.

78. The entire interior of the building shall be smoke-free/non-smoking. Designated, outdoor smoking area including bench shall be provided as shown on the Plan of Record and shall consist of open air pavilion with screening slats on rear and sides, bench, and cigarette urn.

79. Mechanical equipment, trash, recycling and other site equipment shall be screened from the public view with a continuous fence or plantings as shown on the Plan of Record.

80. Parking shall be enforced and managed in accordance with the Parking Management Plan.

81. The Building shall be serviced by a fully operational elevator and be fully ADA compliant.

82. The Building, including all confined spaces, shall have code-compliant sprinklers and a fire

suppression system.

83. All windows in residential units shall be operable to open and close, but no window air conditioning units shall be allowed, as it is equipped with central air conditioning, including temperature controls in each individual apartment.
84. The Project includes demolition of the existing structure, as shown on the Demolition Plan included in the Plan of Record. This Comprehensive Permit includes the approval for the local demolition permits. Contractors shall be duly licensed as required by the Town of Amherst. All such work shall be performed in accordance with current engineering and construction standards.
85. The Applicant shall work with the Fire Department to provide KNOX box access to the building.
86. Inspectional Services shall have the responsibility for assigning address and unit numbers.
87. The Applicant shall present the details for any and all proposed fuel storage to the Fire Department and obtain its local approval, which shall not be unreasonably withheld.
88. This Comprehensive Permit shall not be transferred or assigned without written approval from the ZBA and any proposal to transfer or assign the Comprehensive Permit shall be deemed a "substantial change" as that phrase is defined in 760 CMR 56.00 et.seq.
89. The applicant shall coordinate support from service provider(s) for tenants moving into homeless preference units for at least the initial stabilization period of 6-12 month of occupancy. Participation in services is voluntary on the part of all tenants.
90. A tenant selection plan shall be finalized prior to application for a final certificate of occupancy for the Project and the same presented to the ZBA for the ZBA's approval.
91. No slope created by the filling operation shall be finished at a grade in excess of the natural angle of repose of the materials.
92. All filled areas which are not to be built upon within one (1) year shall, upon completion of the operation, be covered with not less than four (4) inches of loam, brought to the finish grade, seeded and mulched in a satisfactory manner.
93. If the applicant proposes to substantial changes are proposed to the cut fill analysis, the applicant shall return to the Board for review and approval at a public meeting.