

**AMHERST PLANNING BOARD**  
**Wednesday, April 7, 2021, 6:30 PM**

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, this meeting of the Planning Board was conducted via remote participation.

**VIRTUAL MEETING:** <https://amherstma.zoom.us/j/89822866858>

The Minutes of the Planning Board are not intended to be a transcript. The meeting recording is located here: [Planning Board Apr 7, 2021 - YouTube](#)

**MINUTES**

**Planning Board Members Participating Remotely and Present by Roll Call:**

Maria Chao, Jack Jemsek – Chair, Thom Long, Andrew MacDougall, Doug Marshall, Janet McGowan, Johanna Neumann

**Planning Board Members Absent:** None

**Staff Participating Remotely:**

Christine Brestrup, Planning Director  
Pamela Field-Sadler, Administrative Assistant  
Guilford Mooring, DPW Superintendent  
Alan Snow, Tree Warden  
Ben Breger, Planner  
Rob Morra, Building Commissioner

**Others:**

Michael Liu, Berkshire Design Group  
Chris Farley, Kuhn-Riddle Architects  
Charles Roberts, Kuhn-Riddle Architects  
Anna Novey Cook, Integrity Development and Construction, Inc.

**6:32 pm:** Chair Jack Jemsek opened the meeting and announced this Planning Board (Board) meeting is being conducted via remote participation. Mr. Jemsek determined by roll call that all Board members were present. Mr. Jemsek explained the process by which to be recognized to speak or submit a public comment.

**I. MINUTES** - None

**II. PUBLIC COMMENT PERIOD**

Meg Gage, 208 Montague Road, made comments regarding the North Amherst Library because she would not be available for that discussion item. Ms. Gage shared the following comments:

- Ms. Gage encouraged the Board to consider options for the parking that would be more aligned with the beautiful building and the historic district.
- Ms. Gage said there are other options such as grass block pavers that would reduce the amount of asphalt paving.

- Volunteers manage the gardens in front of the building and the median between Sunderland Road and Montague Road and would be able to manage any new gardening in the back.
- The North Amherst Library is a landmark in a nationally recognized historic district.
- Ms. Gage expressed appreciation for accommodating more people coming to the library, especially when the Jones Library is under renovation. The expectation is that more people will want to get their books at the North Amherst Library during the renovation.

Suzannah Muspratt, 38 North Prospect Street, shared the following comments:

- Ms. Muspratt said she was looking forward to the webpage that would provide information and updates regarding the proposed zoning amendments. She suggested that including a banner on the homepage would provide easy access to the page.

### III. PUBLIC HEARING – SITE PLAN REVIEW

#### **SPR 2021-06 – North Amherst Library – 8 Montague Road**

*(continued from 03/17/2021)*

Request Site Plan Review approval to add an addition to the existing building and add new parking, walks, utilities, drainage and landscaping  
(Map 5A, Parcels 37 & 38, B-VC zoning district)

**6:40 pm:** Mr. Jemsek read the project description and announced that the public hearing is being continued from March 17, 2021. Mr. Jemsek introduced the Design Team: Michael Liu, Berkshire Design Group, Chris Farley, Kuhn-Riddle Architects and Charles Roberts, Kuhn-Riddle Architects.

Mr. Liu reminded the Board that during the last project presentation to the Board, many comments were shared regarding parking and safety improvements for pedestrians crossing Montague Road or Sunderland Road. Mr. Liu said the roadway improvements are not part of the project’s scope of work; however, the intention is to include the improvements during the future work associated with the road redesign.

Mr. Liu said showed a revised site plan and pointed out:

- The 10 parking spaces facing the addition as originally proposed.
- Twelve (12) additional proposed parking spaces along the north side of the parking lot and 3 parallel parking spaces along the east side of Sunderland Road near the entrance drive to meet the required 25 spaces. The 12 additional spaces would be painted spaces on the existing pavement of the former garage parcel.
- The proposal includes adding a 5’ to 6’ blend of pavement from the north edge of the proposed parking and meeting the existing pavement on the former garage parcel.
- The proposal for added parking, the proposal for a grass swale has been eliminated; however, Mr. Mooring has said that a rain garden would be added in the future.
- Mr. Liu showed that the existing curb cut on Montague Road would be closed and the sidewalk and curbing would be extended.

Mr. Farley said changes have been made to the building design based on comments the team has heard. During his review of the changes, Mr. Farley discussed the following:

- Mr. Farley showed a photograph of the existing building and pointed out the portion that would be demolished and removed as part of this project in order to connect the addition and the existing building.
- The two sets of windows on either side of the removed portion would be preserved; however two small windows would be removed in order to get the space needed for the lift and the new stairway.
- The existing chimney would also be removed.
- A simple sign is proposed to be located on the building wall that would say North Amherst Library. The aluminum lettering would be dimensional block style and pinned off the building to the west of the entry.
- The design for the entry columns and bases for the gabled entry was simplified. The columns would be straight-sided columns which would be more consistent with the columns on the front of the building and a little larger than originally proposed. The bases would be made of brick.
- The double windows to the west of the entry would have straight flat head trim versus the arching trim originally proposed.
- The south facing roof structural trusses and attic of the addition would be sized to allow the potential addition of photovoltaic (PV) panels in the future.
- The mechanical equipment on the west side would be shielded by a horizontal wood fence that returns on both sides.
- The historic colors of the library are being explored and there is a strong possibility that the existing library building may get new paint. Until that decision is made, it is difficult to say definitely what color the cedar siding and trim on the addition will be. The intent is to do a section mock-up during construction to finalize the color selections for the addition.
- A Project Notification Form has been submitted to the Massachusetts Historical Commission for this project and the proposed demolition.

Mr. Roberts reiterated that the external colors for the addition, at this point, are fluid.

#### Board Discussion

There was a discussion about the roof of the connector. Mr. Farley said the connector roof was not modified. The proposal is to construct a flat roof with a skylight in the middle. The intent is to minimize the volume and form of the connector to keep the focus on the existing building and addition. The snow-load drainage concerns would be addressed in the future phases of design.

In answering a question from Ms. Neumann, Mr. Farley said the intention is to provide a building and electrical infrastructure that would easily accommodate the addition of PV panels in the future.

Mr. Liu and Mr. Farley showed the potential routes a cyclist might take from Pine Street and Meadow Street to access the library utilizing the existing crosswalks on Montague Road and Sunderland Road.

There was a discussion regarding the windows on the east and north sides of the addition that look into or out of the meeting room. Mr. Farley agreed the windows are large and said the intent is the windows would be operable, although, what type of operable window would be determined in the next phase of design. Mr. Farley and Mr. Roberts shared that there was a purposeful intent to use larger windows than those on the existing library :

- to connect the interior to the exterior with more glazing
- to bring more light into the interior
- to allow for the scale interplay between the two buildings while the addition is somewhat set apart as a contemporary design

Mr. Marshall noted that if projection is used in the meeting room there would be times when the windows will need to be completely blacked out to eliminate any glare from sun.

Mr. Marshall asked about the drain for the flat roof. Mr. Roberts said he believes it would be an internal roof drain.

Ms. Chao shared the following comments:

- The newly proposed signage for the addition is a nice feature and suggested it could possibly be backlit at night.
- Hardie Plank shingles could be used as an alternative to the cedar shingles; Hardie Plank shingles are durable, low maintenance and paintable.

In responding to Ms. Chao, Mr. Roberts, Mr. Farley and Mr. Liu agreed that a wall washer light in the eave soffit might be a nice way to light the wall signage. Mr. Liu pointed out that there is a pole light in close proximity that could be pushed out or have a back shield to prevent a glare on the sign wall. Mr. Liu added that the pole lights could be located closer to Montague Road and Sunderland Road if the town would allow more light wash onto the sidewalk and roads.

Mr. MacDougall said he appreciates the additional parking spaces proposed and asked if lighting for these spaces is intended. Mr. Liu said he would look at the distribution patterns for the lights and may need to choose a light that has a less linear throw of light to better reach the parking spaces.

Mr. MacDougall also suggested that this parking area is close to public transportation and could become problematic if people choose to park at the library and then catch public transportation. Mr. Mooring responded by saying this problem already exists in this village center. Students park in the Mill River swimming pool area and then ride the PVRTA bus. Mr. Mooring said that PVRTA likes the locations of the four bus stops in the area.

Ms. McGowan said she really likes the project and appreciates the additional parking. She encouraged the Design Team to consider the suggestions made by Meg Gage for alternatives to asphalt paving. Ms. McGowan also requested an updated Management Plan that reflects the recommendations made by the DAAC and the DRB. She referenced the DAAC recommendations for inclusion of a bell, widening hallways, a back-up generator and a place of refuge. Ms. McGowan also said the Lighting Plan needs to provide more details.

Ms. Brestrup noted that the Management Plan was included in the March 17, 2021 Board packet; the Management Plan is very basic and does not incorporate the recommendations of the DRB and DAAC.

Mr. Long said that many of the Board's recommendations were also raised by the DRB. Mr. Long noted that the Design Team has addressed some of the aesthetic items such as the changes to the entryway and the straight flat trim over the double windows. Mr. Long said the DRB raised and discussed questions regarding the color scheme, the screening around the mechanical system and the scale of the double windows.

Mr. Farley said the Design Team has a list of the suggestions, comments and concerns from the DAAC. He pointed out that some issues may not be allowable by code, but the Design Team will try, to the extent possible, to incorporate the DAAC's suggestions. Mr. Farley added the intention is to have the new entry illuminated and that can be included on the Lighting Plan.

Mr. Liu said using grass block pavers is more expensive than asphalt. He said the Design Team could explore this option; however, Mr. Mooring would need to make the decision.

Mr. Long asked if some type of visual separation between the library and the former garage lot could be included now that the swale has been eliminated in order to increase parking. Mr. Liu said that adding a green strip could be explored or maybe the use of bollards if the green strip is not an option. Mr. Liu reminded the Board the intention is to install a rain garden in that area in the future.

Mr. Mooring reminded the Board that we are working with a fixed financial situation and need to meet the requirements of the anonymous donor; the donation provides for what is required for the building only. He said we need to remember that when the road intersection work is done we will need to consider items being discussed now and roll them into the roadwork plan. It is uncertain where the entrance to the library will be after the road realignment work takes place.

In answering a question from Mr. Jemsek, Mr. Mooring confirmed that the money to begin the road redesign project was delayed one year.

#### Public Comment

Larry Zacharias, 519 Montague Road, shared the following in his comments:

- Mr. Zacharias suggested there is no need to spend a lot of money on parking because there is a lot of additional parking available nearby (the old school, Riverside Shops, The Mill River area) that is accessible by sidewalks.
- He is concerned that the proposed parking is very close together which could make backing out of a parking spot problematic.
- The flat roof of the connector is a concern; there needs to be a way for the snow to slide off or a build-up of ice and snow will occur.

Janet Keller, 120 Pulpit Hill Road, shared the following in her comments:

- Ms. Keller said she missed the last meeting and if replacing the swale with additional parking is a confirmed decision.

Ms. Brestrup responded to Ms. Keller by pointing out that during the previous project discussion, a lot of concern was raised regarding the need for more onsite parking and meeting the requirement of the Bylaw for 25 parking spaces.

The Board and Design Team agreed to continue the public hearing to April 21, 2021. The Board requested the following from the Design Team for the April 21<sup>st</sup> meeting:

- To address, in writing, the issues and concerns brought forward by the DRB and DAAC.
- To provide an updated Management Plan
- To determine the best location for lighting on the north side of the building to illuminate the access to the building
- Clarify what type of lighting will be used in the entry way of the building
- Consider lighting options that would reach the far parking spaces near the former garage

Ms. Brestrup will revise the draft Findings and Conditions for the April 21, 2021 meeting as well.

**Motion:** Mr. Long made the motion to continue the public hearing for SPR 2021-06 – North Amherst Library – 8 Montague Road to April 21, 2021 at 6:35 p.m. Ms. McGowan seconded the motion.

**Roll Call Vote of the Planning Board:**

Chao – yes; Jemsek – yes; Long – yes; MacDougall – yes; Marshall – yes; McGowan – yes; Neumann - yes (7-0-0 motion approved)

**IV. PUBLIC HEARING – JOINT HEARING WITH TREE WARDEN  
Scenic Road tree removal – to allow space for a driveway to service a new single-family home – Flat Hills Road (Map 9A, Parcel 30)**

Public Shade Trees impacted by this project include the following trees (Sizes indicate “diameter at breast height” – DBH):

1 = 7” Red Maple; 1 = 9” Red Maple; 1 = 10” Red Oak

**8:00 pm:** Mr. Jemsek read the preamble and opened the public hearing; there were no Board Disclosures.

Anna Novey Cook, Integrity Development and Construction, Inc., explained the intent of the project is to construct a new single-family home on the site. The request is to remove 3 public shade trees to allow for a curb cut for driveway access, but the intention is that only 2 will need removal; the exact location for the curb cut has not been determined yet.

#### Site Visit Report

Ms. McGowan provided a Site Visit Report and shared the following details:

- The Flat Hills Road site is marked with pink ribbons.
- The 3 trees, 2 maple trees and 1 oak tree, proposed to be removed were observed. Ms. McGowan noted the trees are fairly substantial.
- The tree in the middle will need to be removed, and dependent on the location of the driveway, one additional tree will need removal.
- The width of the driveway would be 16' with a wider area for fire trucks further down the driveway.
- The group discussed the replacement fee for removal of the trees. The Tree Warden Alan Snow had explained that the fees would go into a tree replacement fund to purchase trees when needed for an Amherst location in the future.
- The group observed quick moving traffic along the road as well as where the public way ends.
- The group discussed the possible location on the site for the new single-family home. The parcel is about 4 acres.

Mr. Snow reported he had met with representatives from Integrity Development and Construction, Inc. on the site and discussed the proposed location of the house and driveway. Mr. Snow said the proposed location is the best option; the area is heavily wooded, so a few public shade trees would need removal regardless of the driveway location.

#### Public Comment

Shoshona King, 46 Rolling Green Drive, said she was representing the Amherst Public Shade Tree Committee (Committee). The Committee met today at the site and the members agree that best efforts were made to locate the driveway so there is the least amount of impact on the public shade trees. The Committee looks forward to the opportunity to plant new trees with the funds generated from the tree removal.

In answering a question from Mr. MacDougall, Mr. Snow reiterated the removal fees go into a fund for planting trees in Amherst where they are needed. The funds are not necessarily targeted for a specific area.

**Motion:** Mr. MacDougall made the motion to close the public hearing and approve the tree removal to allow space for a driveway to service a new single-family home at Flat Hills Road - Map 9A, Parcel 30 as requested. Ms. Neumann seconded the motion.

#### **Roll Call Vote of the Planning Board:**

Chao – yes; Jemsek – yes; Long – yes; MacDougall – yes; Marshall – yes;

McGowan – yes; Neumann - yes (7-0-0 unanimously approved)

Tree Warden Alan Snow stated he voted in favor of approving the tree removal to allow space for a driveway to service a new single-family home at Flat Hills Road - Map 9A, Parcel 30 as requested.

**V. PUBLIC HEARING – SITE PLAN REVIEW**

**SPR 2021-08 – Bangs Center Ramp & Stairs – Boltwood Walk**

Request Site Plan Review approval, under Section 3.342 of the Zoning Bylaw, to construct a handicapped accessible ramp and to repair and resurface the stairs at the south side of the Bangs Center for access to the John Musante Health Center (Map 14A, Parcels 305 and 343, B-G zoning district)

**8:14 pm:** Mr. Jemsek opened the public hearing, and read the preamble and project description; there were no Board Disclosures. Ms. Brestrup explained that Staff Planner Ben Breger would provide a project presentation and Building Commissioner Rob Morra is available to answer questions.

Mr. Breger provided a project overview and noted the following:

- The Musante Health Center, located in the rear of the Bangs Center, opened in 2018 and provides health care services available to all regardless of the ability to pay and is run by the Hilltown Community Health Center.
- Currently the accessible route to the Musante Health Center is through the Bangs Center using the elevator; however, the Bangs Center operating hours differ from the Musante Health Center.
- The town received \$192,000 of MassDOT grant funding to build a ramp from the Boltwood Garage to the Musante Health Center entrance at the rear of the Bangs Center.
- The ramp would also provide an accessible route from the Clark House and Ann Whalen Apartments to/from the Bangs Center and downtown.
- The stairs would also be repaired as part of this project too.

Mr. Breger showed the location of the Musante Health Center and the proposed ramp and existing stairs that would be resurfaced. The ramp would be located on a hill and run with the grade; the grading would not be significant. He noted these details about the ramp:

- The slope meets the ADA requirements of 1:12.
- The metal railings for the ramp will meet ADA requirements for height.
- The L shaped ramp would have a concrete landing midway with benches and a 12' pole light. The direction of the ramp will change at the landing and lead to the existing sidewalk leading to the Musante Health Center entrance.

Mr. Breger said a bike rack would need to be relocated adjacent to the ramp and several trees will need to be removed and replaced with shade trees. Mr. Breger noted that the DRB has recommended plantings that avoid creating a screen and obscure visibility.



Mr. Long said another concern raised by the DRB was lighting. He asked if the pole light proposed to be installed at the landing would provide enough illumination for the walkways in both directions. Mr. Breger said acorn style lights are proposed which are bright and send light in all directions and should provide enough coverage for the ramp. Mr. Breger said he would explore the placement recommendations to assure the lighting is sufficient.

Mr. Breger confirmed the ramp ends perpendicular to the sidewalk. Mr. Marshall suggested it would be better to align the lower half of the ramp with the existing sidewalk to allow more length for the run of the ramp.

Ms. Brestrup said she thinks there's a mistake about where the sidewalk is along the east side of the Bangs Center. Mr. Morra said he is not sure what mistake Ms. Brestrup is referring to. Mr. Morra said when designing the project, avoiding the electrical utilities in the bottom area was the priority; lining up to the sidewalk was not the intention, but it looks like that could be considered.

Mr. MacDougall said the section of ramp on the hillside may need to run longer in order to achieve the 1:12 ratio. Mr. MacDougall suggested that a meandering ramp would be more interesting and allow for less loss of the available open space. Mr. MacDougall also suggested placing the landings, currently shown at 30', at the center, may make the ramp easier to traverse.

Mr. Marshall said, although another sitting area is not a bad thing, he questioned whether another one is necessary in this area that has a number of existing benches.

#### Site Visit Report

Mr. MacDougall reported that the following occurred during the Site Visit:

- The group observed the location where the long section of ramp would connect to the sidewalk and noted the possibility to align the ramp with the sidewalk that is on the east side of the Bangs Center.
- The group observed how the proposed ramp would bisect the open space.
- The group observed the utilities for Johnny's Tavern. The group heard noise coming from Johnny's Tavern and noted that plantings could serve as a screen.
- The group noted that the parking lot is screened by a White Pine tree for people living in the apartments to the east.
- The group observed the London Plane tree and noted it is an attractive tree and questioned whether it would need to be removed for the construction.

Ms. Chao added that there was a lot of conversation about the trees during the Site Visit. She said the tree removal has a lot to do with the grading that is required and the disturbance to a tree's root system. Ms. Chao reported that Mr. Snow said the cost to preserve a tree is very high and there is no guarantee the tree would survive.

Ms. Chao said she appreciates the green location of the proposed ramp, but supports the town's goal to create accessible links too and promote a network of walking routes for seniors to use for exercise. Ms. Chao likes the idea of a meandering ramp, but like Mr. MacDougall, she understands the time constraints that concern this project. Ms. Chao said she supports Mr. Marshall's idea to align the ramp with the existing sidewalk along the east side of the Bangs Center and have the landing located on the right side.

Ms. Brestrup added that Mr. Snow suggested that Box Elder, London Plane and Red Maple trees would be good replacement trees in this area.

Ms. McGowan shared the following in her comments:

- Ms. McGowan reported that Mr. Snow said that all the removed trees would be replaced by other trees, and he recommended a mix of hardwoods and evergreens. She said Mr. Snow did not recommend White Pine trees as a replacement.
- Ms. McGowan said new trees need a lot of water and noted it would be important to develop a watering plan for any new trees.
- Ms. McGowan asked if the residents of the Clarke House and Ann Whalen Apartments have been notified of this project.

Mr. Morra shared the following details regarding the stair replacement:

- The plan includes removing the two existing sections of stairs and replacing it with one straight run with a retainer wall on the side where the timber-framed planter is currently.
- The lights on the existing stairway wall would be discontinued and filled.

Mr. Marshall said he like the idea of a more circuitous route that hugs the perimeter of the green space, rather than bisecting it, especially if that allowed the achievement of a 1:20 slope and the rails were eliminated. He said that if the goal is to create walking paths for nearby residents, then a more direct and efficient route isn't necessary.

Mr. Morra explained that the reason he didn't go any further to the east is there's a major electrical service and easement that runs through the area and right behind Johnny's Tavern and an existing transformer. Mr. Morra said that if the ramp were shifted west, he would need to determine what type of raised wall would be required to hold up the plaza on the northeast corner.

Ms. Chao encouraged Mr. Morra to explore eliminating the sharp angle of sidewalk at the end of the ramp made by non-connecting paths.

#### Public Comment

Shoshona King, 46 Rolling Green Drive, said she was speaking as a representative of the Public Shade Tree Committee shared the following comments:

- The Public Shade Tree Committee wonders if there is any way to avoid removing the London Plane tree.
- The Public Shade Tree Committee is willing to share their guidance on picking replacement trees, as well as their labor for planting the new trees.
- The Public Shade Tree Committee is happy that shade trees, and not just ornamental trees, will be considered as replacement trees.

Mr. Breger thanked Ms. King for the generous offer to support the planting, and he shared that he anticipates the Senior Center being involved with watering the trees.

There was a discussion about the timeline for the project and the following was noted:

- The project needs to be put out to bid in order to be constructed by May or there is a risk the town could lose the funding.
- The Design Team has been finalizing the project specs in order to put the bid out next week.
- Mr. Morra said he does not have the time to put things together for any significant changes by next week because surveys would be needed.
- The project timeline is ambitious even without any delays in the permitting process.

Ms. Brestrup recommended the Board approve the application and ask the Design Team to do what they can to respond to some of the comments, but knowing that not all the comments can be addressed.

Mr. Marshall said an option may be to send one Scope of Work out for bid, but have a change order prepared. He shared that from a scoping point of view, there is not a large difference in the concrete surface area between the two alternatives.

Mr. MacDougall said this project is going to be here for a very long time; there is a need to ensure that the design is as effective as it can be.

Mr. Morra said reasonable changes can be made. He noted that there was a lot of involvement with the past Senior Center Director regarding the design and he had attended a public meeting at the Clarke House to gather input too. Mr. Morra said if the plan is altered significantly, he would want to go back through those process steps.

**Motion:** Mr. Marshall made the motion to close the public hearing for SPR 2021-08 and approve the design as presented taking into consideration as many of the comments as they can incorporate into the constraints provided from the state for the schedule for the project. Mr. Long seconded the motion.

**Discussion:** Mr. MacDougall asked if the project would be constructed as presented if no changes can be made. Mr. Morra answered “yes”.

**Roll Call Vote of the Planning Board:**

Chao – yes; Jemsek – yes; Long – yes; MacDougall – nay; Marshall – yes; McGowan – yes; Neumann - yes (6-1-0 motion passes)

Conditions

1. The applicant shall replace all removed trees with deciduous and evergreen trees.
2. The applicant shall submit a maintenance plan for the newly planted trees.
3. The applicant shall demonstrate that the proposed lighting is adequate.
4. To the extent possible, the applicant shall preserve the existing London Plane tree.
5. To the extent possible, the end of the new ramp shall be aligned with the existing sidewalk.
6. The final plan shall be submitted to the Planning Board for review.

**VI. OLD BUSINESS – None**

**VII. NEW BUSINESS**

A. Planning Board meeting schedule

The Board agreed to schedule a meeting for April 14, 2021 at 6:30 p.m. Ms. Brestrup said that proposed zoning amendments and Associate Members for the Planning Board would be the agenda items.

The Board briefly discussed the Associate Members for the Planning Board allowed by the Zoning Bylaw. Ms. McGowan asked what was the impetus behind addressing this now. Ms. Brestrup said it comes up every year at appointment time and the Town Council would like to know if it should be acted upon or put to rest. Ms. Brestrup said the ZBA does have Associate Members, but in her tenure with the town, the Planning Board never has.

Mr. Jemsek added that he had reached out to PVPC for information.

Mr. Marshall noted the Bylaw language is confusing regarding when these associate members would be authorized to vote. Mr. Marshall suggested it would be very helpful to have that explained for the discussion on April 14, 2021.

B. Proposed Moratorium

Ms. Brestrup reported that the Town Council had received a petition article proposing a 6-month moratorium on building permits for residential uses with over 3 units in the R-G, B-L and B-G zoning districts. Since this is a petition article, it automatically is forwarded to the Board and CRC for a public hearing. The public hearing is scheduled for May 19, 2021.

**VIII. FORM A (ANR) SUBDIVISION APPLICATIONS - None**

**IX. UPCOMING ZBA APPLICATIONS – None**

**X. UPCOMING SPP/SPR/SUB APPLICATIONS**

Ms. Brestrup reported that we have received the application proposing to construct a mixed-use building at 11 East Pleasant Street. Ms. Brestrup said the public hearing for this application would be May 5, 2021.

**XI. PLANNING BOARD COMMITTEE & LIAISON REPORTS**

**Pioneer Valley Planning Commission** – Mr. Jemsek reported that the PVPC held an Executive Committee last week and the Mass in Motion program was a discussion item. Mr. Jemsek said Amherst has participated in this program before and may want to do so again. Links to the Mass in Motion were forwarded to the Board members.

**Community Preservation Act Committee** – Andrew MacDougall – No Report

**Agricultural Commission** – Mr. Marshall reported that the Agricultural Commission would hold a meeting on Tuesday – April 13, 2021.

**Design Review Board** – Mr. Long reported that the DRB held a meeting on Monday, April 5, 2021 that he could not attend. Mr. Long said he is reviewing the meeting notes and would provide a report at the next opportunity.

**Community Resources Committee** – Ms. Brestrup reported that the CRC would be meeting on Tuesday, April 13, 2021 and staff would present the latest version of the Mixed-use Building Standards and the Inclusionary Zoning Bylaw amendment proposals. Board members can forward individual comments regarding the proposed zoning amendments to Ms. Brestrup for posting. In answering a question from Ms. McGowan, Ms. Brestrup said the public comments forwarded to the Board are usually sent to the CRC and Town Council too. Staff are continuing to work on the zoning amendments webpage which is intended to go live soon.

**XII. REPORT OF THE CHAIR** – No Report

**XIII. REPORT OF THE STAFF** – Ms. Brestrup thanked the Board for all their hard work and for being available for site visits and additional meetings.

**XIV. ADJOURNMENT**

The meeting adjourned at 9:27 p.m.

Respectfully submitted:                      Approved:

\_\_\_\_\_  
Pamela Field-Sadler  
Administrative Asst.

\_\_\_\_\_ DATE: \_\_\_\_\_  
Jack Jemsek - Chair