



**AMHERST PLANNING BOARD**  
**Wednesday, May 19, 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 is being conducted via remote participation.

**VIRTUAL MEETING:** <https://amherstma.zoom.us/j/86118851913>

**I. MINUTES**

**II. PUBLIC COMMENT PERIOD**

**III. JOINT PUBLIC HEARING WITH COMMUNITY RESOURCES COMMITTEE – ZONING AMENDMENT**

**7:00 PM Zoning Bylaw – Article 15 – Inclusionary Zoning**

To see if the Town will vote to amend Article 15 of the Zoning Bylaw, Inclusionary Zoning, by expanding the scope of local preference, extending the applicability to more residential developments and adding new definitions and tiered affordability.

**IV. JOINT PUBLIC HEARING WITH COMMUNITY RESOURCES COMMITTEE – ZONING AMENDMENT**

**8:00 PM Zoning Bylaw – Article 16 – Temporary Moratorium For 180 Days On Building Permits For Construction Of Residential Buildings With Three Or More Dwelling Units**

To see if the Town will vote to add Article 16 – Temporary Moratorium For 180 Days On Building Permits For Construction Of Residential Buildings With Three Or More Dwelling Units to the Zoning Bylaw which would temporarily halt the issuance of building permits for the proposed construction of any residential building including three or more dwelling units in the Business General (B-G), Business Limited (B-L) or General Residence (R-G) zoning districts in the town for a period of 180 days. A 180-day delay will provide time for town staff and a consultant to provide outreach to residents, to assist in drafting design standards and to amend the zoning requirements regarding:

- Streetscape, side-walk widths, and green space for new multi-unit developments

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- Building heights and setbacks required in the zoning bylaw dimensional table
  - Inclusionary Zoning requirements
  - The definition of Mixed-use Buildings
  - Municipal parking overlay in the B-G District that allows for no parking spaces for new residential buildings and allows removal of existing parking spaces without contribution to a public parking fund, yet allows tenants to secure town parking permits for town parking spaces, irrespective of the number of residential units
  - Climate action/resilience criteria for new construction recommended in the town Climate Action, Adaptation and Resilience Plan

If the Town is not able to implement amended zoning bylaws addressing all of the areas listed in this section before 180 days, then there shall be a 90-day extension of the temporary moratorium.

**V. OLD BUSINESS**

- A. Topics not reasonably anticipated 48 hours prior to the meeting

**VI. NEW BUSINESS**

- A. Topics not reasonably anticipated 48 hours prior to the meeting

**VII. FORM A (ANR) SUBDIVISION APPLICATIONS**

**VIII. UPCOMING ZBA APPLICATIONS**

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

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

Pioneer Valley Planning Commission – Jack Jemsek and Alternate

Community Preservation Act Committee – Andrew MacDougall

Agricultural Commission – vacant (Doug Marshall nominated; awaiting appointment)

Design Review Board – Thom Long

Zoning Subcommittee – Maria Chao and Janet McGowan

**XI. REPORT OF THE CHAIR**

**XII. REPORT OF STAFF**

**XIII. ADJOURNMENT**