



AMHERST PLANNING BOARD
Wednesday, June 2, 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/86344694898>

I. MINUTES

II. PUBLIC COMMENT PERIOD

III. PUBLIC HEARING – SITE PLAN REVIEW

**6:35 PM SPR 2021-10 – Emily Dickinson Museum –
280 Main St. and 20 Triangle St.**

Request Site Plan Review approval to replace the existing HVAC system and electrical system from the street to the Homestead, with the addition of a pad-mounted generator and pad-mounted chiller and fencing of 7'-3" and 9'-0" in height for screening (280 Main Street) and pad-mounted transformer (20 Triangle Street) (Map 14B, Parcels 20, 26 & 27, R-G zoning district)

IV. PUBLIC HEARING – SITE PLAN REVIEW AND SPECIAL PERMIT

**7:30 PM SPP 2021-03 – Archipelago Investments LLC –
11-13 East Pleasant Street**

Request a Special Permit for a non-conforming building to be structurally altered, enlarged or reconstructed under Section 9.22 of the Zoning Bylaw for a mixed-use building proposed under Section 3.325 of the Zoning Bylaw (Map 11C, Parcels 276, 277, 309 & 310, B-G zoning district)

**7:30 PM SPR 2021-07 and SPP 2021-02 – Archipelago Investments LLC -
11 East Pleasant Street (continued from 5-5-2021)**

Joint public hearing to request Site Plan Review approval for construction of a mixed-use building containing dwelling units in combination with ground floor retail/commercial including approximately 1,300 square feet of retail space, lobby, leasing, fitness, trash area, mechanical space, elevator, parking and 55 apartments under Section 3.325 of the Zoning Bylaw and to request a Special Permit to modify dimensional requirements for height, side and rear setback under Footnote "a" of Table 3, Section 6 of the Zoning Bylaw (Map 11C, Parcels 276, 277, 309 and 310, B-G zoning district)

- 7:30 PM** **SPR 2021-09 – Archipelago Investments LLC - 15 East Pleasant Street**
(continued from 5-5-2021)
Request Site Plan Review approval, under Section 5.00 of the Zoning Bylaw for an accessory and incidental use to a Permitted Principal use on an adjacent lot for construction staging and management of the 11 East Pleasant St project; post construction, site will be stabilized with asphalt surface and fenced (Map 11C, Parcel 275, B-G zoning district)

V. OLD BUSINESS

- A.** Proposed changes to Demolition Delay Zoning Bylaw; repeal Section 13, Demolition Delay, of the Zoning Bylaw; adopt new General Bylaw for Preservation of Structures of Historical of Significance – Presentation and Discussion
- B.** Topics not reasonably anticipated 48 hours prior to the meeting

VI. NEW BUSINESS

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 – Doug Marshall
Design Review Board – Thom Long
Community Resources Committee – Christine Brestrup

XI. REPORT OF THE CHAIR

XII. REPORT OF STAFF

XIII. ADJOURNMENT