



MEETING AGENDA
ZONING BOARD OF APPEALS

The Amherst Zoning Board of Appeals will virtually meet at **6:00PM** on **Thursday, September 30, 2021**

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via Zoom or by telephone, see instructions below. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

To join the meeting via computer: <https://amherstma.zoom.us/j/81359722825>

To join the meeting via telephone: Call 646 876 9923, enter webinar ID when prompted: 813 5972 2825. When prompted to enter your participant number press #

At this Meeting, the Amherst Zoning Board of Appeals will conduct the following business:

ROLL CALL:

ADMINISTRATIVE ITEMS:

- 1. Meeting decorum**
 - a. Polite/Professional
 - b. Judicial interpretation of By Laws
 - c. Meeting preparation
 - d. Note taking during presentation
 - e. Conflict of Interest
 - f. MA Open Meeting Law
- 2. Outline of proceedings**
 - a. Introduction
 - b. Disclosures
 - c. Review of Site Visit
 - d. Submissions
 - e. Presentation by Applicant
 - f. Questions from Board
 - g. Public Comments
 - h. Applicant Rebuttal
 - i. Proposed Conditions
 - j. Bylaw Sections findings
 - k. Close Hearing/Open Meeting

1. Motion (Moved Seconded and Final discussion vote)
3. **Signing and review of documents**
4. **Next Administrative Meeting**
 - a. Tutorial on reading and understanding engineering plans and building plans

PUBLIC MEETING:

ZBA FY2022-01 – Town of Amherst Solar, LCC- To review the submitted written statement about providing public online access to the power and energy reporting of the Amherst Solar Landfill Project to the Town of Amherst staff liaison for the Amherst Energy & Climate Action Committee, pursuant to Condition 18 from the approved Special Permit ZBA FY2020-11, at located at **740 Belchertown Road** (Map 18D/Parcel 23), Low Density Residence (R-LD) Zoning District.

PUBLIC HEARING:

ZBA FY2021-22 – Christine & Peter Gray-Mullen – Request a Special Permit to allow an increase of the number of residential units (Converted Dwelling) from 1 to 2 under Sections 3.324 and 10.38 of the Zoning Bylaw, located at **37 Farview Way** (Map 8C/Parcel 7), Neighborhood Residence (RN) Zoning District.

ZBA FY2021-23 – Michael & Adriana Powell – Request a Special Permit to allow a flag lot under Sections 6.3, 7.7, and 10.38 of the Zoning Bylaw, located at **property identified as Pomeroy Lane (Map 20C/Parcel 154)**, Outlying Residence (RO) and Neighborhood Residence (RN) Zoning Districts.

GENERAL PUBLIC COMMENT PERIOD:

OTHER BUSINESS NOT ANTICIPATED WITHIN 48 HOURS:

ADJOURN:

STEVE JUDGE, CHAIR

AMHERST ZONING BOARD OF APPEALS