



AMHERST PLANNING BOARD
Wednesday, December 1, 2021, 6:30 PM

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. 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. A hyperlink to the hearing will be posted on the Town's online calendar.

VIRTUAL MEETING: <https://amherstma.zoom.us/j/81409855911>

I. MINUTES

II. PUBLIC COMMENT PERIOD

III. PUBLIC HEARING – PRELIMINARY SUBDIVISION PLAN

6:35 PM SUB 2022-01, 11-13 East Pleasant Street – Archipelago Investments LLC
(Continued from August 25, 2021, September 29, 2021, October 20, 2021, request to continue to December 15, 2021)
Request approval for a 2 lot Preliminary Subdivision Plan, under MGL Chapter 41, Sections 81L & 81S (Map 11C-275, 11C-276, 11C-277, 11C-309 and 11C-310, B-G zoning district)

IV. PUBLIC HEARING – ZONING AMENDMENT

6:45 PM Zoning Bylaw – Article 16 – Temporary Moratorium on the Permitting and Approval of Large-Scale Ground Mounted Solar Photovoltaic Installations
To see if the Town will vote to add Article 16, Temporary Moratorium on the Permitting and Approval of any newly proposed Large-Scale Ground Mounted Solar Photovoltaic Installations with a rated capacity of 250 kW DC or greater, to be in effect until May 2023 or the date on which the Town adopts amendments to the Zoning Bylaw concerning large-scale ground mounted solar photovoltaic installations, whichever occurs earlier; during the moratorium period the town, under the direction of the Town Manager, shall undertake a planning process to study, review, analyze and address revisions to the Zoning Bylaw relative to large-scale ground mounted photovoltaic installations.

V. OLD BUSINESS

SPR 2022-06 – Christine Lindstrom – 534 Main Street

Review and approval of proposed signs for mixed-use building 534 Main Street, in accordance with conditions established by Planning Board on November 17, 2021 (Map 14B-128, B-N zoning district)

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

Design Review Board – Thom Long

Community Resources Committee – Christine Brestrup

XI. REPORT OF THE CHAIR

XII. REPORT OF STAFF

XIII. ADJOURNMENT