



AMHERST PLANNING BOARD
Wednesday, August 17, 2022, 6:30 PM
AGENDA

Pursuant to Chapter 20 of the Acts of 2021, and extended by Chapter 22 of the Acts of 2022, *and extended again by the state legislature on July 14, 2022, and signed into law on July 16, 2022*, 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/89579646576>

I. MINUTES

II. PUBLIC COMMENT PERIOD

III. PLANNING BOARD REVIEW & RECOMMENDATIONS TO ZBA

ZBA FY2023-02, Michael & Tracy Holden - Request a Special Permit to modify the previously approved Special Permit ZBA FY2007-43 to allow the construction of a one family detached dwelling, as a complementary Principal Use to the existing two family detached dwelling (duplex), under Sections 3.01, 3.320, 3.3211, and 10.38 of the Zoning Bylaw, located at **1147 North Pleasant Street (Map 5C/Parcel 35)**, Village Center Residence (R-VC) Zoning District.

IV. SITE PLAN REVIEW

SPR2020-03 – Jonathan Gurfein – Riverside Organics – 555 Belchertown Road

Review of certain changes to the Site Plan under Condition #7 of SPR 2020-03, including placement of concrete blocks in driveway and parking lot, for a Marijuana Product Manufacturer & Marijuana Micro-business under Section 3.363.5 of the Zoning Bylaw (Map 18D, Parcel 2, PRP zoning district)

V. DOWNTOWN DESIGN STANDARDS – REVIEW OF DRAFT RFP

Presentation by Senior Planner Nate Malloy, followed by review and discussion, about a draft Request for Proposal (RFP) being developed to invite qualified firms specializing in design, landscape architecture, historic preservation, architecture, community engagement and zoning to lead a public process for envisioning the future of the Town Center and then developing Downtown Design Standards for the Town.

VI. OLD BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting

VII. NEW BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting

VIII. FORM A (ANR) SUBDIVISION APPLICATIONS

IX. UPCOMING ZBA APPLICATIONS

X. UPCOMING SPP/SPR/SUB APPLICATIONS

XI. PLANNING BOARD COMMITTEE & LIAISON REPORTS

Pioneer Valley Planning Commission – Jack Jemsek and Alternate

Community Preservation Act Committee – Andrew MacDougall

Design Review Board – Thom Long

Solar Bylaw Working Group – Janet McGowan

Community Resources Committee – Christine Brestrup

XII. REPORT OF THE CHAIR

XIII. REPORT OF STAFF

XIV. ADJOURNMENT