

400 Main Street – Town Meeting Presentation – May 22, 2013

Article 36: To see if the Town will amend the Official Zoning Map to change the zoning designation on Assessor's parcels 14B-250 and 14B-251 from General Residence (R-G) to Neighborhood Business (B-N).

Petitioner: Jerry Guidera

The purpose of this re-zoning is to allow for the type of development for these two parcels that will both compliment the Dickinson Historic District neighborhood and add valuable office space to the expanding downtown footprint.

This is the next step in the continued development of the historic Henry Hills House property. It will compliment the relocated and refurbished homes along Gray Street. (As some neighbors call it, the "Historic Mobile Home Park.")

These building lots will be developed – leaving them undeveloped is not an option.

The current zoning encourages the development of two residential buildings. Under the proposed change, the Town is more likely to see a single building and maintain as much of the open view of the Henry Hills & Leonard Hills houses.

The two parcels are within the Local Historic District and, as such, any development will be subject to review by the LHD Committee, to ensure any building(s) fit within the governing style of the surrounding area.

Amherst Media has signed a "Letter of Intent" to buy the lots and erect a new office building. If Amherst Media is unable to complete the transaction, the owner will build a new office for the public access station or for general business purposes.

Amherst Media and the owner may build without this zoning change, by applying for either a Special Permit or Site Plan Review. The proposed zoning change would simplify the development steps and allow for greater lot coverage (e.g. more parking).

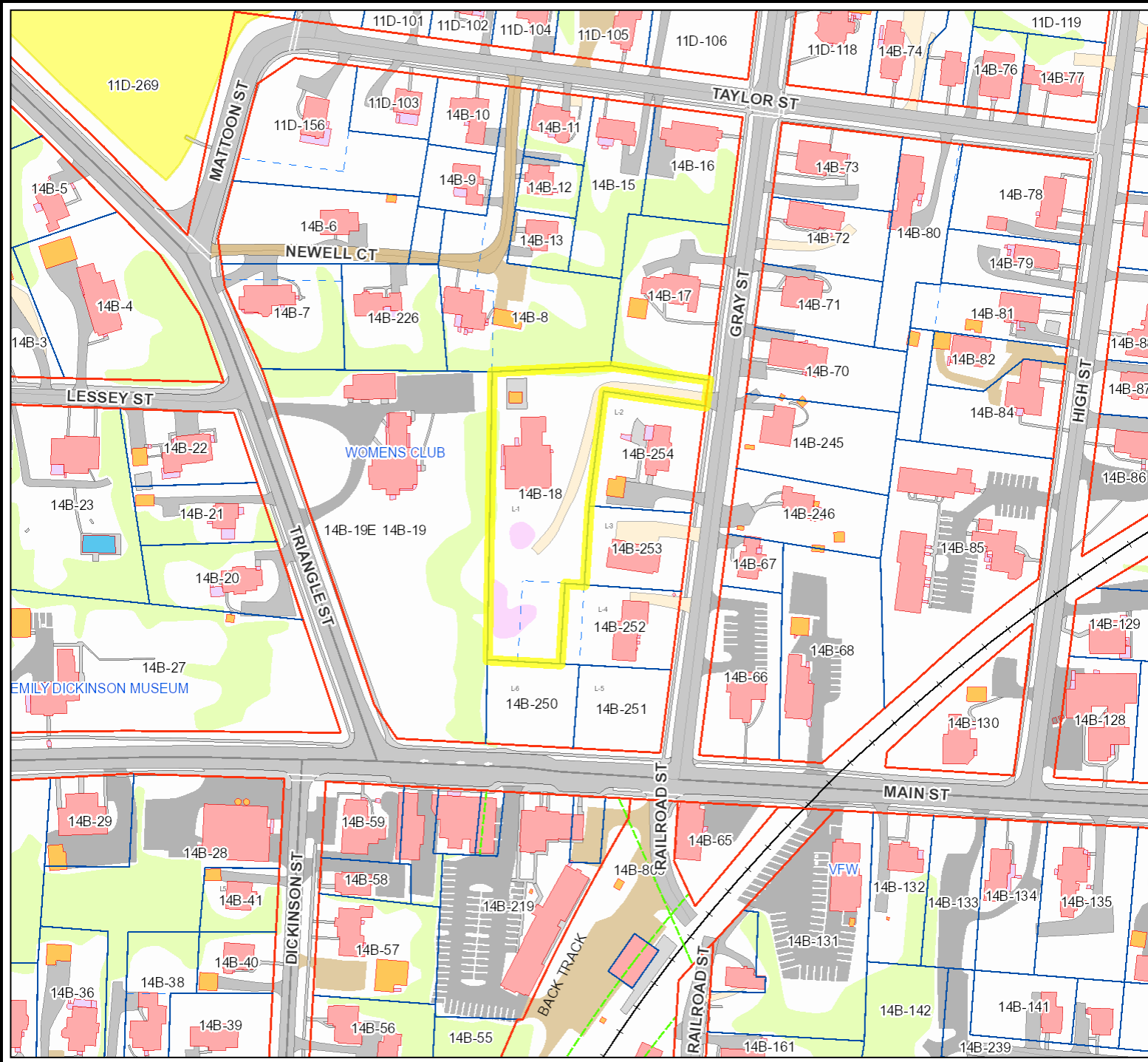
Any development will seek to maintain an open view of both Hills houses from Main.



www.HillsHouseLLC.com

Jerry Guidera, Hills House LLC, 38 Gray Street, Amherst, MA – 413.222.2173

Article 36 - Main/Gray Rezoning



- Property Map
- Property Lines
 - Property Line
 - Hydrographic Property
 - Right of Way Line
 - Town Boundary
 - Lot Lines
 - Former Property Line
 - Subdivision Lot Line
 - Easements
- Driveways
- Driveway Paved
 - Driveway Unpaved
 - Sidewalks
- Transportation
- Paved street polygons
 - Unpaved street polyg
- Bridges
- Bridge decking and str
 - Foot Bridge
 - Rail Bridge

- Basemap 2009
- Trails
 - Rail Lines
- Structures
- Building
 - Foundation or in const
 - Outbuilding or Miscell
 - Deck, Porch, Stairs or
 - Mobile home, Trailer
 - Swimming Pool
 - Building Ruins
 - Water storage tank
- Rivers and Streams
- Streams
 - Major Culverts
 - Hydro Connector
 - Headwalls, Floodwalls
- Landcover
- Brush and scrub vege
 - Tree and forest vege
 - Cultivated field
 - Gravel pile
 - Quarry
 - Misc Impervious Surfa
- Parking
- Parking Paved
 - Parking Unpaved

Horizontal Datum: MA Stateplane Coordinate System, Zone 4151, Datum NAD83, Feet
Vertical Datum: NAVD88, Feet

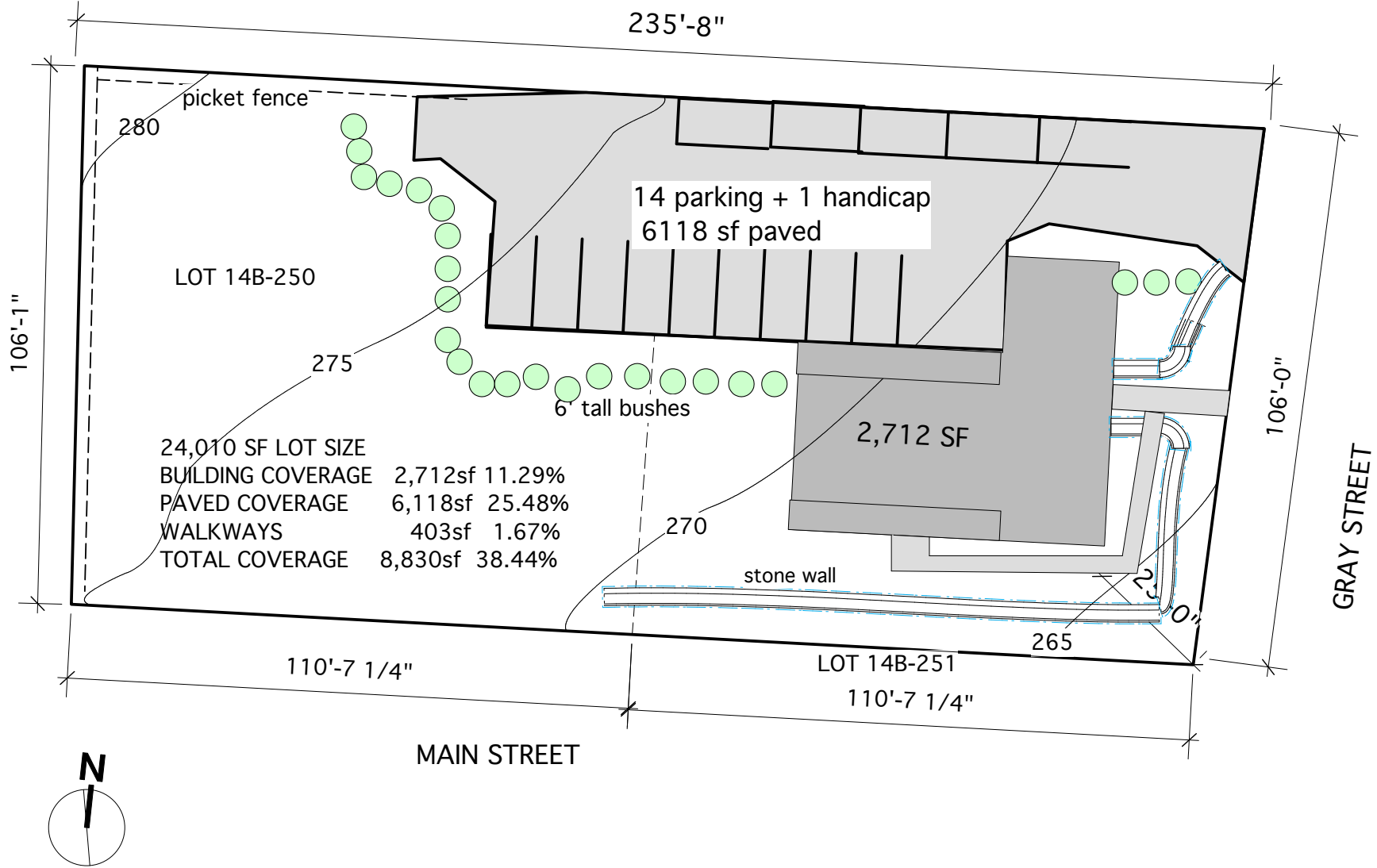
Planimetric & topographic basemap features compiled at 1"=40' scale from April, 2009 Aerial Photography. Parcels compiled to match the basemap; revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes. Utility structures and underground utility locations are approximate and require field verification.

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1" = 180 ft

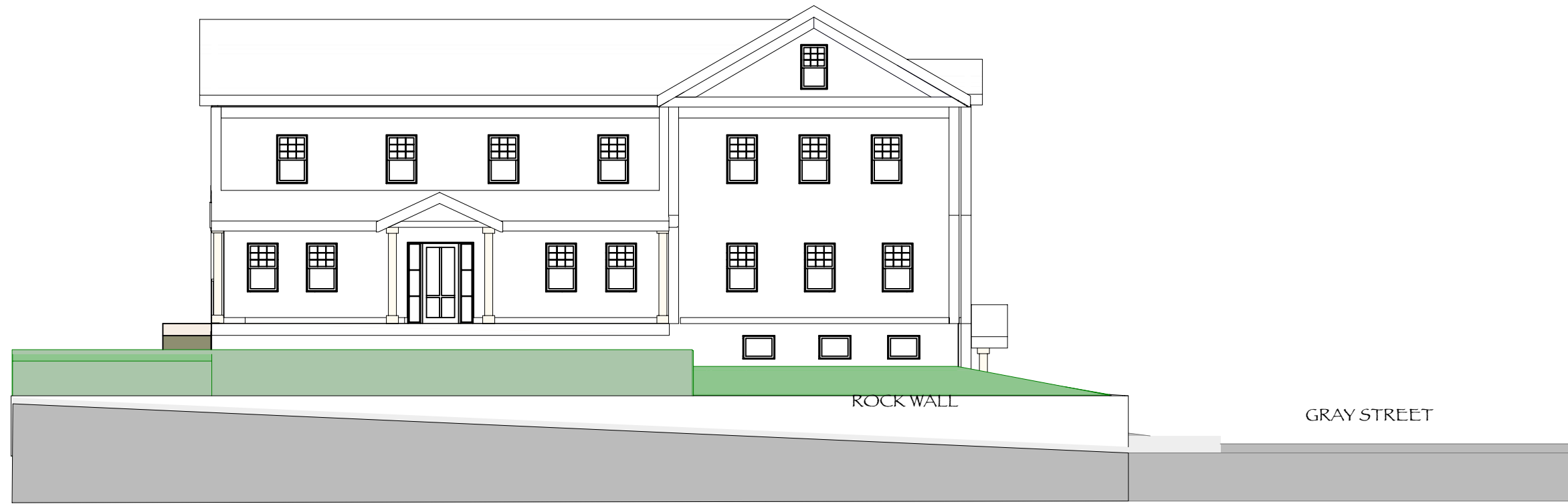




HILLS HOUSE LLC
 38 GRAY STREET
 AMHERST MA 01002

DATE: MARCH 19, 2012
 SCALE: 1" = 30'

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MAIN STREET ELEVATION



BACK ELEVATION