

INFORMATION ABOUT ARTICLE 34 - SUBMITTED BY VAN KAYNOR AND NEIGHBORS

My article will be limited to only the R-O areas in town above 425' elevation (map p. 2).

I will likely alter my motion based on the recommendation by the Planning Department. They, although not necessarily endorsing the article, suggested wording that would not alter the Zoning Map, yet would have similar effect:

"I move to amend Article 6, Dimensional Regulations, of the Zoning Bylaw, for properties in the R-O (Outlying Residence) zoning district that are above 425 feet in elevation above mean sea level (NAVD88) and are not connected to town sewer and water, that these properties shall comply with the dimensional requirements of the R-LD (Residential Low Density) zoning district."

FYI R-O zoning requires about 3/4 acre lot minimum with 150' frontage, while R-LD zoning requires about 2 acre lot minimum with 200' frontage.

Our intention with this article is not to harm anybody, nor to personally benefit, but rather to do what is best for our larger community. We hope you will weigh the issues and vote for what is in the best interest of Amherst as a whole.

The three main concerns the article addresses remain the same as stated in my original article. Here is some additional information related to those:

1. Protection of sensitive wells and septic systems in these areas.

There is adequate information about septic failures (i.e. 27% in the High Point Dr. area and 29% in the Market Hill Rd area) because the Health Dept. is required to get this information as permits are obtained. However, the well issues are more difficult to assess. The information that the Health Dept. has is woefully inadequate, as residents tend not to notify them if there is a problem. We are responsible for our own private wells. Upon researching, many well issues are coming to light.

2. Eliminating, or at least delaying, the significant expense of extending Town water and sewer to these areas.

Areas above 425' elevation cannot be provided Town water with our current water tower. Constructing a new, higher, water tower, or system of pumping stations is a very expensive proposition. Ongoing maintenance of these is also quite expensive based on other communities' experience. The Town will be pressured to act, as more wells and septic systems fail, and building as densely as R-O zoning allows, increases that

likelihood. Added to this, Town sewer should not be extended without Town water, otherwise water table recharge issues arise.

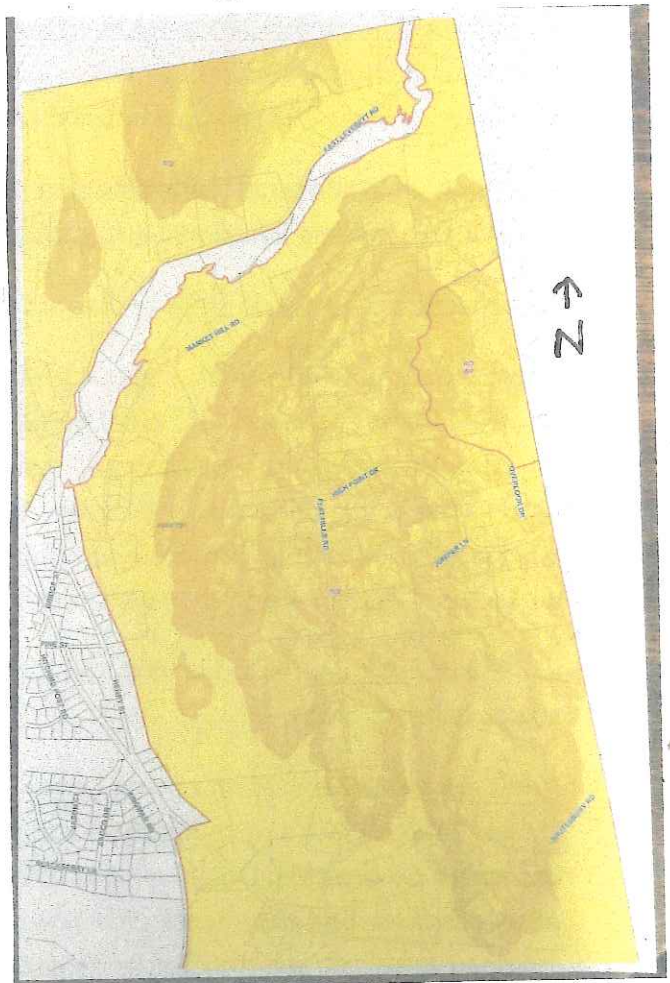
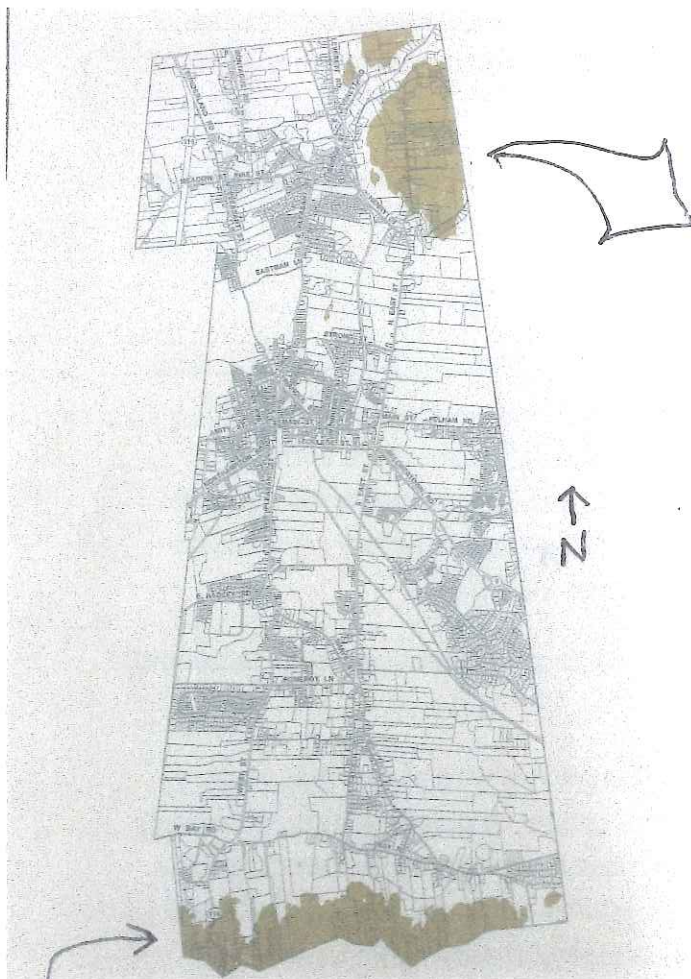
3. Bringing our Zoning bylaws more into harmony with the goals of our Master Plan.

Our Master Plan, adopted by the Planning Board over 8 years ago now, repeatedly states the importance of protecting the character of our neighborhoods and our "significant rural landscapes". "The Town should comprehensively review and revise its zoning and subdivision ordinances" to accomplish this. A recent development proposal at Whirlwind Farm made these issues strikingly evident. Seven lots on less than 8 acres of farmland is definitely not in character, nor sensible given the above mentioned well and septic issues in the area.

Map of areas above 425'

Map of northeast corner (area affected in brown)

R-0 zoning overlay shown yellow



This area not affected (Not R-0 zoned)

vankaynor@gmail.com

(413)549-1913