



Community Resources Committee of the Town Council

October 26, 2021, 2 pm Regular Meeting

VIRTUAL MEETING: <https://amherstma.zoom.us/j/84022546717>

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.

Agenda

1. Call to Order
2. Public Hearings
 - a. 2:00 PM Zoning Bylaw – Article 3, Use Regulations, Section 3.325, Mixed-Use Buildings and Article 12, Definitions

To see if the Town will vote to amend Article 12, Definitions, to add a definition of Mixed-use Buildings, to amend Article 3, Section 3.325, Mixed-use Buildings to remove the definition of mixed-use buildings from Section 3.325, to amend the criteria and standards required for mixed-use buildings, to set criteria to limit the amount of residential use and enclosed parking that would be allowed on the first or ground floor, to set a minimum for the amount of non-residential use, other than enclosed parking, that would be allowed on the first or ground floor, to require any dwelling units or enclosed parking on the first or ground floor to be located towards the rear of the building and designed to reduce visibility from the public right of way, to add a requirement regarding the size/bedroom count of units, and to authorize the Permit Granting Authority to determine which floor is to be considered the first or ground floor for sloping lots and lots with multiple frontages.

- b. 2:15 PM Zoning Bylaw – Official Zoning Map – Map 14A, Parcel 33 Rezoning, North Prospect Street

To see if the Town will vote to amend the Official Zoning Map to change the zoning of Map 14A, Parcel 33 to add a Parking Facility Overlay District over the underlying existing R-G zoning district, and to establish dimensional regulations, standards and conditions and to require a Parking Management, Operations and Maintenance Plan, to include a vacant parcel of land, currently used as a parking lot, owned by Town of Amherst, in the vicinity of North Pleasant Street, North Prospect Street, Cowles Lane and Amity Street located in the General Residence District (R-G).

3. Action Items
 - a. Post-Public Hearing Deliberations and Recommendations
 - i. Zoning Bylaw – Article 3, Use Regulations, Section 3.325, Mixed-Use Buildings and Article 12, Definitions
 - ii. Zoning Bylaw – Official Zoning Map – Map 14A, Parcel 33 Rezoning, North Prospect Street



- b. Recommendations for Appointments to Zoning Board of Appeals – Associate Member Vacancy
4. Discussion Items
5. General Public Comment
Public comments on matters within the jurisdiction of the CRC. Residents are welcome to express their views for 1 to 3 minutes, at the discretion of the CRC Chair, based upon the number of people who want to speak. CRC will not engage in a dialogue or comment on a matter raised during Public Comment.
6. Minutes
 - a. Adoption of May 19, 2021 Special Meeting Minutes – Joint with Planning Board
 - b. Adoption of July 21, 2021 Special Meeting Minutes – Joint with Planning Board
 - c. Adoption of September 28, 2021 Meeting Minutes
 - d. Adoption of October 12, 2021 Meeting Minutes
7. Announcements
 - a. November 9, 2021, 2 pm: Zoning Bylaw – Article 14 - Temporary Zoning regarding Permitting for Certain Uses during the COVID-19 Emergency and its Aftermath
 - b. November 9, 2021, 2:15 pm Public Hearing: Zoning Bylaw – Article 7, Parking and Access Regulation
8. Next Agenda Preview
9. Items Not Anticipated by the Chair 48 Hours in Advance
10. Adjourn

To join the Community Resources Committee meeting via Zoom teleconferencing: Go to <https://amherstma.zoom.us/j/84022546717> To indicate you wish to make a comment click “raise hand”.

*To join the Community Resources Committee meeting via telephone: Call (301) 715-8592; Enter webinar ID when prompted: 840 2254 6717; When prompted to enter your participant number press #; To indicate you wish to make a comment, press *9 on your telephone.*

During the public comment period, the Chair will recognize members of the public. When called on, please identify yourself by stating your full name, preferred pronouns, and district or address.



Referrals and Potential Future Agenda Items:

(This list is meant to give guidance to the CRC Chair, staff, and public; Some items depend upon future Council actions; Some items may never be placed on an agenda)

Current Outstanding Council Referrals:

- **MOVED:** To refer the proposed rezoning of parcel 14A-33 from RG to BG to the Planning Board and the Community Resources for a joint hearing held no later than July 28, 2021, and for a written recommendation and an explanation as to whether the proposed bylaw is not inconsistent with the Master Plan from the Planning Board to the Town Council and to the Community Resources Committee no later than 21 days after the joint hearing, and for the Community Resources Committee to send a written recommendation to the Town Council and to submit all materials to the Governance, Organization, and Legislation Committee for review of clarity, consistency, and actionability within 60 days of the hearing held by the Community Resources Committee. - **referred on May 24, 2021**
- **MOVED:** To refer the proposed amendments to Zoning Bylaw Section 3.323 Apartments, to the Planning Board and the Community Resources Committee for hearings held no later than September 1, 2021, and for a written recommendation and an explanation as to whether the proposed bylaw is not inconsistent with the Master Plan from the Planning Board to the Town Council and to the Community Resources Committee no later than 21 days after the Planning Board hearing, and for the Community Resources Committee to send a written recommendation to the Town Council and to submit all materials to the Governance, Organization, and Legislation Committee for review of clarity, consistency, and actionability within 60 days of the hearing held by the Community Resources Committee. - **referred on June 28, 2021; recommendation voted on September 14, 2021; partially acted on at Council on October 18, 2021 (Definition of Apartments remains outstanding)**
- **MOVED:** To refer the Comprehensive Housing Policy to the Town Manager and CRC for implementation. - **referred on September 27, 2021**
- **MOVED:** To refer the proposed amendments to Zoning Bylaw Article 14 – Temporary Zoning, to the Planning Board and the Community Resources Committee for hearing/s held no later than December 22, 2021, and for a written recommendation and an explanation as to whether the proposed bylaw is not inconsistent with the Master Plan from the Planning Board to the Town Council and to the Community Resources Committee no later than 21 days after the Planning Board hearing, and for the Community Resources Committee to send a written recommendation to the Town Council and to submit all materials to the Governance, Organization, and Legislation Committee for review of clarity, consistency, and actionability within 60 days of the hearing held by the Community Resources Committee. - **referred on October 18, 2021**

Unscheduled (in addition to referrals):

- Hickory Ridge Master Plan
- Zoning Bylaw Section 10.2 (Composition of Planning Board) – Per request of Councilor Schreiber
- TIFs and how they work – Per request of Councilor Bahl-Milne
- Closing North Pleasant Street in summers on the weekends – Per request of Councilors Bahl-Milne and Hanneke
- Zoning changes that would encourage building of small starter homes – Per request of Councilor Bahl-Milne
- Downtown Parking Overlay District – Per request of Councilor Pam
- Zoning Priorities Council directed Town Manager to work on:
 - by March 15, 2021:



- Adding B-L District to footnote b
- Adding footnote a to maximum lot coverage and maximum building coverage
- Demolition Delay bylaw revisions
- Work with the Council to begin a conversation on housing types expansion, in preparation for meeting the September 1, 2021 priorities below
- Remove Footnote m
- Revise the Apartments definition
- by September 1, 2021:
 - Dimensional regulations in the R-G and R-VC
 - Lowering barriers to development of duplexes and triplexes
 - Frontage regulations for Residential zones
 - Look at appropriateness of Use Table for V-C: What kinds of businesses are allowed or encouraged in V-C districts - food, entertainment, services - things that make community and meet basic needs, within walking distance
 - Transportation issues (may not be zoning)
- Use of Consultant money:
 - Form based zoning / design guidelines

Referrals Reported Back to Council, Council Action Remaining:

- **MOVED:** To refer the proposed amendments to Zoning Bylaw Section 3.323 Mixed-Use Building, to the Planning Board and the Community Resources Committee for hearings held no later than September 1, 2021, and for a written recommendation and an explanation as to whether the proposed bylaw is not inconsistent with the Master Plan from the Planning Board to the Town Council and to the Community Resources Committee no later than 21 days after the Planning Board hearing, and for the Community Resources Committee to send a written recommendation to the Town Council and to submit all materials to the Governance, Organization, and Legislation Committee for review of clarity, consistency, and actionability within 60 days of the hearing held by the Community Resources Committee. - **referred on June 28, 2021; recommendation voted on August 24, 2021**
- **MOVED:** To refer the proposed amendments to Zoning Bylaw Section 7.00 Parking & Access Regulations for Dwellings, Including Apartments, to the Planning Board and the Community Resources Committee for hearings held no later than September 1, 2021, and for a written recommendation and an explanation as to whether the proposed bylaw is not inconsistent with the Master Plan from the Planning Board to the Town Council and to the Community Resources Committee no later than 21 days after the Planning Board hearing, and for the Community Resources Committee to send a written recommendation to the Town Council and to submit all materials to the Governance, Organization, and Legislation Committee for review of clarity, consistency, and actionability within 60 days of the hearing held by the Community Resources Committee. - **referred on June 28, 2021; recommendation voted on August 24, 2021**