



Community Resources Committee of the Town Council

January 10, 2022, 6:45 pm Regular Meeting

VIRTUAL MEETING: <https://amherstma.zoom.us/j/84888525276>

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. Election of Chair and Vice Chair
3. Public Hearings
 - a. 7:00 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.
4. Action Items
 - a. Post-Public Hearing Deliberations and Recommendations
 - i. **Zoning Bylaw – Article 16 – Temporary Moratorium on the Permitting and Approval of Large-Scale Ground Mounted Solar Photovoltaic Installations**
 - b. Setting of a Regular Meeting Time for CRC
 - c. Recommendations for Appointments to Zoning Board of Appeals – Associate Member Vacancies – Vacancy Notice
5. Discussion Items - *None*
6. 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.
7. Minutes
 - a. Adoption of November 30, 2021 Meeting Minutes
8. Announcements
9. Next Agenda Preview
10. Items Not Anticipated by the Chair 48 Hours in Advance
11. Adjourn



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To join the Community Resources Committee meeting via Zoom teleconferencing: Go to <https://amherstma.zoom.us/j/84888525276> 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: 848 8852 5276; 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 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 Zoning Bylaw Article 16 – Temporary Moratorium on the Permitting and Approval of Large-Scale Ground Mounted Solar Photovoltaic Installations, sponsored by Councilors De Angelis and Griesemer, to the Planning Board and the Community Resources Committee for hearing/s held no later than January 12, 2022, 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 November 8, 2021**

Unscheduled (in addition to referrals):

Items to consider in first few months of new term of office

- Zoning Board of Appeals – Associate Member Vacancy Recommendations
- Article 14 – Temporary Zoning: which aspects of it should be made permanent
- Orientation and/or training regarding Zoning Bylaws and Master Plan

Conversation Topics

- Economic development and use of public space (possibly in conjunction with TSO):
 - Closing North Pleasant Street in summers on the weekends
 - Continuation of Outdoor Dining
- Zoning changes that would encourage building of small starter homes and first-time attainable home-ownership opportunities
- Municipal Parking District
- Proposed 40R District Bylaw

Zoning Priorities the Town Council voted to direct Town Manager to work on:

- Priorities that CRC has seen Planning Department draft revisions:
 - Fixing the B-L



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- Adding B-L District to footnote b
- Adding footnote a to maximum lot coverage and maximum building coverage
- Revise the Apartments definition
- Demolition Delay bylaw revisions
- Remove Footnote m
- Priorities that CRC has not seen Planning Department draft revisions:
 - Work with the Council to begin a conversation on housing types expansion, in preparation for meeting the September 1, 2021 priorities below
 - 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 or CRC)
 - Use of Consultant money:
 - Form based zoning / design guidelines

Referrals Reported Back to Council, Council Action Remaining:

None