

AMHERST PLANNING BOARD
Wednesday March 21, 2018

In attendance: A. Rosenblatt- Chair, P. Lyon-Selectman Ex-Officio, S. Wilkins, C Harris and Community Development Director G. Leedy

A. Rosenblatt called the meeting to order at 7:31pm.

NEW BUSINESS

1. CASE #: PZ9633-030218 – Nelson Realty Trust – Daniel B. Prawdzik, Trustee (Owner & Applicant) – 64 Route 101A, PIN #: 002-086-002 – Request for approval for a Non-Residential Site Plan Amendment for an extension of the effective date of the Site Plan approval. Zoned Industrial.

Jeffrey Kevan, project supervisor of TFM presented the case.

The board last approved this plan in 2014. The permits are set to expire in July of 2018. The plan is for a two-story concrete building 46,800 sf for manufacturing, office and storage with associated parking. The plan has not been altered.

There will be office space upstairs and small office area downstairs, but mostly manufacturing and storage. The owner is still looking to find a tenant. He has permits that are good through September of 2019 and he wants to keep these permits current in order to build within that timeframe.

P. Lyon confirmed there are no changes proposed to the plan.

S. Wilkins recalled that most questions at the last approval had to do with parking, loading docks and lighting out back- not construction. That's all been dealt with. They had also discussed plantings.

No public comments.

This approval will keep the permits valid for another five years.

G. Leedy suggested run-off could be an issue. This was discussed and determined to be sufficient at this time.

S. Wilkins moved to approve extension of the CUP and the site plan with the condition that all conditions from the previous approval continue forward. C. Harris seconded. All in favor

2. CASE #: PZ9583-020818 –Gal Peretz (Owner), 107 Ponemah Road, PIN #: 001-020- 000 - Discussion on condominium plan – Zoned General Office.

A. Rosenblatt explained to the applicant that the comments given tonight by the board are non-binding and since so many members of the board were not present, the applicant is not receiving the full gamut of opinions.

Ravi Kichannagari, member and Gal Peretz, partner in 107 Ponemah Rd LLC presented their plans for the property.

New construction on the burned barn building has been approved by the Town and they've received approval from the bank. The other building has to be brought up to code. They are concerned that

there is no market for a 6,000 sf condo. As one large unit it is not viable for purchase or sale especially since they have to do a lot of work on it to bring it up to code. They are applying for approval to create a three-unit condo in the large 6,000 sf unit, renovate the three-unit barn into three garden-style townhouses plus keep one unit in the carriage house for a total of seven units.

G. Leedy stated they currently have approval for five units. This will be a condominium subdivision. Discussion occurred.

S. Wilkins said if the barn was three units before the fire then it can stay three units. The other building is currently two units and they want it to be four units which should be doable.

With Gordon's calculation using the IIHO, he can only get to five units with the renovations of one building.

A. Rosenblatt agreed that a 6,000 sf house is not a logical use of that space. He would like to do a site walk. This seems like a logical plan for this particular property.

G. Leedy said the Planning Board has the authority to grant any density amount they deem fit.

A. Rosenblatt countered that also means they have the authority to deny any density requested as well.

P. Lyon thinks it's a great plan for the property if the board can cleanly arrive at the numbers.

The board agreed they would prefer to keep the look of the original property by keeping the look of a barn.

S. Wilkins wondered if they can schedule a site walk before a public hearing. Gordon thinks they can accept the application for a first meeting and schedule the site walk between that and the meeting. The board agreed they should have the first meeting for the plan and then schedule the site walk. Half of the board was missing tonight.

OTHER BUSINESS:

3. Minutes: February 21, 2018

C. Harris moved to approve the minutes of February 21st as submitted. S. Wilkins seconded. All in favor

G. Leedy needs a Planning Board member to sit on the CIP committee. S. Wilkins said she will do it.

Gordon will not be at the April 4th meeting.

The board discussed long-term planning.

C. Harris moved to adjourn at 8:19pm. S. Wilkins seconded. All in favor

Respectfully submitted,
Jessica Marchant