

1 **AMHERST PLANNING BOARD**

2 **Wednesday October 3, 2018**

3 In attendance: M. Dell Orfano, Chair, P. Lyon-Selectman Ex-Officio, C Harris, S. Wilkins, E. Hahn, R. Hart
4 and Community Development Director G. Leedy

5
6 M. Dell Orfano called the meeting to order at 7:34pm and stated the first case on the agenda will be
7 heard last.

8
9 **NEW BUSINESS**

10 **2. CASE #: PZ10388-090418 – Red Major, LLC (Owner) & Brew Crew LLC (Applicant) – 2 Paul’s Way,**
11 **PIN#: 002-043-007 – Conceptual discussion regarding the construction of a new drive through coffee**
12 **restaurant. Zoned Commercial.**

13 Jason Hill from TF Moran said this is a conceptual review for a drive- through coffee restaurant called
14 Aroma Joes. He described the location and neighborhood. The proposed building will be 1000 square
15 feet or less with drive through and pedestrian walk-up windows. It is a retail use since there is no indoor
16 seating.

17 Ownership was discussed. The applicant’s timeline is to hear first impressions from this board then meet
18 with Conservation and come back to Planning Board in December for approvals.

19 The applicant is conducting a traffic study now. Parking was discussed. Septic options were discussed.
20 There will be a storm water drainage system. The applicant would prefer low landscaping, so the
21 building isn’t blocked. Also, because of the drive-through, that side will not want landscaping, though
22 more landscaping could be added elsewhere to buffer the structure from the residential abutters.

23
24 It was confirmed the owner will have at least two businesses on the site. The board recommended the
25 applicant talk to the owner about signage intentions.

26
27 Public Comment

28 None

29
30 **3. CASE #: PZ10389-090418 – Jay Wilson (75%) & Kelly Wilson (25%) (Owners) & Jay**
31 **Wilson (Applicant) – 39 Mont Vernon Road, PIN #: 007-098-000 – Request for approval of a**
32 **Subdivision Application for the purpose of subdividing Tax Map Parcel 007-098-000 into two**
33 **residential building lots. Zoned Residential/Rural.**

34 Mike Ploof- Fieldstone Land Consultants and Jay Wilson were present to discuss the case.

35 Mr. Ploof described the lot and the plans for dividing the lot.

36
37 E. Hahn noted one side of the property fronts in Mount Vernon. The board discussed setbacks and
38 driveways with regard to which Amherst regulations need to be followed since the road is in Mount
39 Vernon.

40
41 M. Dell Orfano and S. Wilkins asked for an addition to the note on the plan referring to the 100’ front
42 setback from Mount Vernon Rd.

43
44 **S. Wilkins moved to accept application for review. C. Harris seconded. All in favor**

45
46 Public Comment

47 None

S. Wilkins moved to approve the application as submitted with staff conditions. C. Harris seconded.
All in favor

1. CASE #: PZ10387-090418 – Robert Prew (Owner) & Graystone Builders (Applicant) – New Boston Road, PIN #: 005-159-001 & 007-072-000 – Conceptual discussion regarding a potential subdivision of parcels 005-159-001 & 007-072-000. Zoned Residential/Rural.

Francis X Bruton-Bruton & Berube, Christian Smith- Beals Associates and David Smith- President Greystone Builders were present to discuss the concept.

Mr. Bruton explained there are two lots. One is 80 acres and one is 10 acres. There will be phases of construction. This first application is for a lot line adjustment to split the lots more evenly.

The second application will be the subdivision application for the first (new) lot of roughly 45 acres.

They started with a density of 17 lots based off a rough calculation of 35 acres of buildable land. Then, by utilizing IIHO bonuses for community open space, open space restrictive covenant and walkability, 40% was added which brings the lot total to 24.

This would be a conventional subdivision. They will not be looking for any waivers. They will build market-priced single-family homes (three-bedrooms).

Regarding walkability, they could put in sidewalks, or they could supply a certain amount of money per home for the town to use as deemed necessary for a pedestrian study or other walkability need.

The second lot will be developed, but there are no specific plans for the second lot at this time.

M. Dell Orfano noted this is a discussion and nothing said tonight is binding.

R. Hart suggested a sidewalk between this subdivision and Wilkins school could be beneficial for kids walking that route.

M. Dell Orfano asked about the diversity necessary for the town that the applicant could provide housing for. The board needs to be convinced that the project will benefit the Town before density will be approved.

S. Wilkins commented what was presented is a standard development with no innovation but the applicant is using the innovative housing ordinance to increase density in an otherwise conventional subdivision.

Regarding the community area, S. Wilkins suggested the applicant look at what is lacking in town that they can provide.

David Smith, President of Greystone stated the housing issues are aging baby boomers and millennials. These two consumers are both looking for the same type of home. He asked for more direction from the board.

C. Harris suggested having a variety of styles of homes within the subdivision.

S. Wilkins compared the impact to the Town from 24 lower priced homes verses 12 higher priced homes. She also mentioned regarding community spaces: community gardens, parks and playgrounds are needed.

M. Dell Orfano noted the quality of the open space will be looked at.

C. Harris commented that the Town is trying to create points of connection- how to get from A to B without really being on the road. Find access routes to get to key locations from the subdivision.

M. Dell Orfano noted people are looking for neighborhoods and gathering places with their neighbors.

96 Discussion ensued regarding the road and property lay outs and the option of proposing a plan for phase
97 two along with phase one so there is a macro concept to understand.
98
99 **S. Wilkins moved to table the conceptual discussion to the November meeting. C. Harris seconded.**
100 **All in favor**
101
102 **OTHER BUSINESS:**
103 **4. Minutes: September 5, 2018; September 19, 2018**
104 September 5th minutes were previously approved.
105
106 **September 19th**
107 Line 30 typically non-jurisdictional trees are not submitted
108
109 **C. Harris moved to approve the minutes of September 19th as amended. P. Lyon seconded.**
110 **All in favor with M. Dell Orfano abstaining**
111
112 G. Leedy mentioned there will be a master plan discussion at the October 17th meeting. The board may
113 also discuss draft regulations for the IIHO.
114 He suggested if there are any zoning changes to be discussed it needs to happen very soon. One
115 particular type of application that is currently coming before the ZBA frequently is for detached
116 accessory dwelling units. The board discussed the pros and cons of revising that restriction.
117
118 **S. Wilkins moved to adjourn at 9:35pm. C. Harris seconded. All in favor**
119
120 Respectfully submitted,
121 Jessica Marchant