

AMHERST PLANNING BOARD
Wednesday June 5, 2019

In attendance: M. Dell Orfano- Chair, J. D'Angelo-Selectman Ex-Officio, A. Rosenblatt, B. Coogan (voting for R. Hart), M. Peterman, S. Wilkins, E. Hahn, and C. Harris.
M. Dell Orfano called the meeting to order at 7:33 pm.

OLD BUSINESS:

- 1. CASE #: PZ11050-022119 – Robert & Martha Boissonneault (Owners & Applicants), 8 Red Gate Lane, PIN #: 008-119-000 & Bevis & Susan Lebel (Owners), 45 Embankment Road, PIN #: 008-118-000 – Request for a Lot Line Adjustment. Zoned Residential/Rural. Continued from April 3, 2019.**

C. Harris moved to table this item until July 17th, 2019. A. Rosenblatt seconded.
All in favor.

NEW BUSINESS:

- 2. CASE #: PZ11230-041819 – 114 Route 101A SPE LLC (Owner & Applicant) – 114 Rte 101A – PIN #: 002-042-002 – Request for approval for a Non-Residential Site Plan Amendment for a Sign Master Plan. Zoned Commercial.**

Steve Young, of Billerica MA, owner of the property stated that, in addition to the amendment for a Sign Master Plan, he is also before the Board to discuss the removal and replacement of three (3) trees. This is a revision to the already approved landscape plan.

Mr. Young explained that Eversource will be cutting back three (3) trees that already exist on the property, he is hoping to remove those trees and replace them with three (3) red maples.

In response to a question from Ms. Peterson, Mr. Young stated that the replacement trees will be the same size as the other five (5) trees to be planted on site. They will be about a 2.5-3 size caliber.

In regards to the Sign Master Plan, Mr. Young presented that the proposed sign will be made to match the coloring of the building, and will contain colonial-style lettering. The name on the sign will read "Six Mile Square." The main sign face will be 48 sq ft (80 sq ft allowable). The unit signs, seven (7) total, will be 20 sq ft each for a total of 140 sq ft (228 sq ft allowable).

In response to a question from Chairman Dell Orfano, Mr. Young stated that the sign will be directly illuminated onto.

In response to questions from Ms. Wilkins, Mr. Young explained that the sign support will not obstruct line of site to traffic and that they will put plantings around the base of it.

In response to a question from Mr. Harris, Mr. Young stated that the sign will be perpendicular to the road, so that it can be viewed as driving by.

C. Harris moved to approve the Sign Master Plan as presented. A. Rosenblatt seconded. All in favor.

In regards to the tree plantings, Steve Keach of Keach-Nordstrom Associates, explained that the original site plan for the property was approved with a calculated number of required plantings. The three (3) trees being proposed to be replaced were used to satisfy those requirements. This new request is to approve three (3) new trees, as though the original ones weren't there.

The Board agreed that the plantings issue could be handled administratively.

Chairman Dell Orfano gave the caveat that the replacement trees must be a minimum size, 2.5-3 caliber, as stated in the regulations.

- 3. CASE #: PZ11287-050219 - William Wenzel (Owner & Applicant) – 8 & 12 Broadway, PIN #s: 006-092-002 & 006-092-006 – Request for approval for a Lot Line Adjustment to adjust the common lot line between Tax Map Parcels 006-092-002 & 006-092-006 by subtracting Parcel “A” from 006-092-006 and adding Parcel “A” to 006-092-002. Zoned Residential/Rural.**

Mike Ploof, of Fieldstone Land Associates, presented the case. Parcel “A” is about 0.076 acres. If approved, this change would increase Lot 006-092-002 from 0.399 acres, to 0.475 acres. While the area of Lot 006-092-006 would decrease from 7.556 acres to 7.480 acres. Both lots have frontage on Broadway. A staff comment regarding a shed accessory on Lot 006-092-002 with an encroachment issue, has been addressed and the shed has been removed.

S. Wilkins moved to accept the plan for review. M. Peterman seconded. All in favor.

S. Wilkins moved to approve this plan as submitted with the three conditions [noted below], as revised by the consulting engineer [note recording number of reference plan #1 on final plot].

M. Peterman seconded. All in favor.

Comments:

- As shown on the drawing, an existing 100± square foot shed accessory to Lot 6-92-2 presently encroaches on abutting Lot 6-92-5. It is recommended that the final plan be revised to specify this encroachment shall be eliminated by either relocation or removal of this shed.***
- It is recommended that the text of the third sentence of Note No. 3, which presently reads: “The existing total area of Parcel – A...” be revised to delete the word “existing” since Parcel – A is not currently an existing parcel but rather a portion of subject Parcel 6-92-6.***

- *It is recommended that the text of Note No. 6 be revised to reference the “Wetland & Watershed Conservation District” rather than the “Wetland Conservation District.”*

4. **CASE #: PZ11288-050219 – Dodge Road LLC (Owner) – 23 Gowing Lane, PIN #: 008-002-023 – Request for approval for a Subdivision Application to create a non-building lot around existing cell tower that can be taxed separately and remove liability from the building lot. Zoned Northern Rural.**

Earl Sandford, of Sandford Engineering, presented the proposal. This property has frontage on Rte 101, but has no access to the road itself. There is an existing easement on the property up to a cell tower. The proposal would separate the taxation of the cell tower from the taxation of the residential lot on which it sits. The case was brought to the Zoning Board, which agreed it was a good idea to separate the commercial aspect from the residential, and approved it as a non-frontage lot.

Steve Desmarais, of Steve Desmarais Construction, explained that the proposal is simply to obtain a tax number for the cell tower, separate from that of the house. The town cannot bill the tower to the cell phone company without a separate tax number.

In response to a question from M. Peterman, Mr. Desmarais explained that this lot is not part of the condominium association nearby, and so there are no condo docs to be concerned with.

**A. Rosenblatt moved to accept the plan for review. J. D’Angelo seconded.
All in favor.**

S. Wilkins moved to approve the plan with the variance already in place and whatever arrangement has been worked out to take care of the issue of the easement and the driveway. M. Peterman seconded.

**S. Wilkins amended her motion to include the staff comments [as noted below] in the proposal. M. Peterman seconded.
All in favor.**

Comments:

- *As shown on the project plans it appears the physical as-built location of two segments of an existing site driveway, which provides for vehicular access to the telecommunication facility from Gowing Lane, are situated beyond the lines of a previously platted easement provided for that purpose. Since the current as-built locations of these driveways segments encroach upon common land of the Gowing Woods Condominium staff recommends either: (a) affected segments of this driveway be re-relocated to be fully situated within previously established easement lines; or (b) lines of the existing easement be modified to accommodate existing driveway construction.*

OTHER BUSINESS:

5. **Minutes: April 17, 2019; May 15, 2019**

135 **A. Rosenblatt moved to accept the minutes of April 17, 2019 and May 15, 2019 as**
136 **presented. C. Harris seconded.**
137 **All in favor.**

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139 The Board discussed the CIP process with Town Administrator Shankle.

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141 **C. Harris moved to adjourn at 8:14 p.m. S. Wilkins seconded.**
142 **All in favor.**

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150 Respectfully submitted,
151 Kristan Patenaude

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154 Minutes approved: July 17, 2019