AMHERST PLANNING BOARD
Wednesday January 4, 2017

In attendance: A. Rosenblatt- Chair, M. Dell Orfano, S. Wilkins, C. Harris, R. Hart, E. Hahn and Community Development Director G. Leedy

A. Rosenblatt called the meeting to order at 7:30pm and stated E. Hahn will vote for M. Peterman.

NEW BUSINESS

CASE #: PZ8052-102716 – Migrela Realty Trust II (Owner) – 153, 155, 157 & 169 Hollis Road, PIN #s: 001-008-002, 001-008-000, 002-007-000 & 7B – Request for a Design Review of an elderly housing project with 66 detached single family-age restricted housing units and associated private roadways and driveways. Zone Residential/Rural. Continued from December 7, 2016

The applicant asked for the discussion to be tabled to March 1st.

M. Dell Orfano moved and S. Wilkins seconded to table the case to the March 1st planning board meeting. All in favor

CASE #: PZ8240-122016 – Amherst Parks & Recreation Department (Lessee) – 11 & 13 Baboosic Lake Road, PIN #s: 006-096-000, 006-116-000 & 006-119-000. Proposal to install Disc Golf Course on the property. Work to include select cutting of property and installation of gravel parking lot, walking trails, disc golf tee pads and disc golf baskets.

Craig Fraley, Recreation Director made a presentation to the board about the development of an alternative recreational park they are putting in at 11 and 13 Baboosic Lake Rd. It is right beside Rte. 101 and the B&M trail head is across from the entrance.

A. Rosenblatt asked Craig what he needs from the Planning Board. Just input.
R. Hart said there are wetlands there and wanted to make sure Craig knew the requirements from the state so the trails aren't put in the way. Yes, he does.
Also, what have they done to control run-off? The dirt runs into a hole and it is collected and put back on the pump track.
G. Leedy understands they will clear tall pines out of disc golf area, but not grubbing. Correct. If they have to pull some stumps they will, but not all.
E. Hahn asked about bathroom facilities. Seasonally, from April to November, they will have a port-a-john.
S. Wilkins asked about the surface of the fairways. Walking trail – forest floor. They aren't putting anything down. Woodchips from the cut will be there. They aren't putting in any plantings unless needed to block abutters views.
M. Dell Orfano asked about winter skiing on the course. Craig said people will play disc golf in the winter with snowshoes.
C. Harris suggested the need for multiple bathrooms. One by the pump track probably, but he wants to reduce issues for the abutters so having one in the back and one near the houses would be good. Craig said they want to have trash control too so their John Deer gator will have to get out there and can put a port- a-john there.
C. Harris asked when people are inside of the park at the middle of the course, how they can get in or out quickly (injury etc). Craig said signage will be important. There is a large steel fence along Rte. 101 so people can't wander out there.

DRAFT

S. Wilkins said there were previous plans to have a boardwalk along some of the wetlands and she hopes that the layout of the disc course would not to make it impossible to have some of those uses in the future.
C. Harris suggested posting wetland information in applicable areas of the course to help educate while people are out there. R. Hart said there's a DES form to fill out to get a permit to put signs up.
M. Dell Orfano said this is 22 acres open to the public at night- how does that get policed? There will be signage posted with hours of operation. Will there be access for the police to get in quickly or to patrol it? Craig can talk to the Chief about it. The biggest issue the Recreation Department has is the town beach. The police are really good about following up on cars left in lots after hours. There is a camera there and at the beach and that helps as well.

Public Comment
Geoffrey Couris- 14 Baboosic Lake Rd
He is an abutter across the street and has been there 20 years. He is pleased with the property the way it is now. Security is one of his concerns. Also, if there is lighting it would be a distraction to the neighbors. He asked if the old entrance will be eliminated once the new entrance is open.
Craig said yes, he would like to eliminate the current entrance and grass it over.
Mr. Couris wondered about widening the road to make a turning lane. Craig said he didn't anticipate needing that. He will leave that to the police and DPW director. There are no plans for lighting. So far, participants have been courteous. No trash has been left behind.

Mr. Couris said this is a wildlife corridor and asked what percentage of the forest they are planning to eliminate.
Swift Corwin of Calhoun and Corwin Forestry answered this. The eastern part of the property is where most of the thinning will take place. They will leave the trees with good tops, form and stems. They will take out the suppressed trees. They will eliminate 1/3 of the trees in that area. They will leave buffers along the property lines.
Mr. Couris said it will be a shame to disturb the wildlife there. Craig said a lot of the trees are dead or dying. By cutting some out, younger trees can blossom.

M. Dell Orfano asked if that frontage is state easement or town. G. Leedy said both- some of each.
Craig said when the plans were drawn up for a school to be there, the driveway for school busses was where they are looking to put their entrance.

R. Hart said it could increase the wildlife to cut back. They like bushes and small trees. The ACC does that all the time to allow for new growth.

Mr. Couris asked who is paying for the project. The Recreation account- not the tax payers.

S. Wilkins clarified this board does not approve or deny this project because it's a municipal use.

Public Hearing – 2017 Proposed Zoning Amendments Amendment 3 & 4 – Corrections of formatting errors and for consistency with 2016 Amendments – Several wording changes and reference sections need to be updated for consistency with Zoning Amendments adopted in 2016. These are non-substantive changes.

G. Leedy stated the wrong language for amendments 3 & 4 was put forward at the last meeting. To clarify, Amendment 1 was approved for the warrant and Amendment 2 was approved for the warrant.

DRAFT

Amendment 3 is the accessory apartment language that increases allowable square footage of an accessory apartment to 1100 and states it shall contain no more than 2 bedrooms which is consistent with the state statute.
Amendment 4 changes *shall* to *may* and inserts a reference to 4.16 IIHO in the workforce housing ordinance.

S. Wilkins moved and M. Dell Orfano seconded to open the public hearing. All in favor
No public was present.
S. Wilkins moved and M. Dell Orfano seconded to close the public hearing. All in favor

C. Harris moved amendments 3 and 4 to the warrant. M. Dell Orfano seconded. All in favor

OTHER BUSINESS
Discussion of Draft Route 101 Mixed Use Overlay District Zoning Amendment
G. Leedy said in order to post to the town meeting warrant, they need to have a public hearing and they only have time for one hearing. No changes could be made in time. He drafted language that the board reviewed.
The board discussed their thoughts.
A. Rosenblatt said it's a significant stretch of town. Whatever they do will be a big deal. They want to encourage public response and he doesn't think it should be rushed through.

S. Wilkins said it's the last big zoning topic. We've been talking about it for 5 years. C. Harris said we've been dragging our feet. The language looks great. We may need to tweak some things down the road, but should move forward with it.

S. Wilkins clarified we've talked about doing something, but haven't had a detailed discussion about what to do. A. Rosenblatt said we talked about it, but we haven't done anything about it. We need to attack it, but not last minute.

G. Leedy said this language permits anything allowed in the corridor to be allowed anywhere along the corridor. It also restricts it to lots that have more frontage. This could be the framework for how we adopt mixed-use zoning elsewhere in town.

A. Rosenblatt suggested the committee look at the draft language and make a recommendation to the board.
S. Wilkins suggested the board should look at it during work sessions in February and get it all ironed out in advance of next year's warrant deadline.

This year G. Leedy also wants to tackle:
- the signage ordinance
-rewrite the subdivision ordinance to incorporate road standards newer than 1971
-rewrite the site plan regulations

He said some towns have development regulations with subdivision, site plan and storm water all in one place. He would like to start a framework and work through it piece by piece and by fall have something the board likes.

DRAFT

R. Hart said design guidelines have been talked about for a while as well. We need those to work with the sign ordinance.

G. Leedy said he has a new staff person starting soon which should help support these regulatory projects.

A. Rosenblatt would like to have the committee tweak the language, and bring it back to the planning board later.

E. Hahn agreed design standards need to be incorporated.

C. Harris and A. Rosenblatt agreed board member thoughts on the language should go to the committee members and then get incorporated into the document.

G. Leedy commented that the commercial parts of town need design guidelines. Historic District Commission needs a design guideline document as well.

S. Wilkins mentioned that scenic road guidelines need to be discussed this year as well.

Minutes: December 7, 2016

M. Dell Orfano moved to approve the minutes of December 7, 2016 as amended. S. Wilkins seconded. All in favor with C. Harris abstaining.

Line 38 give to allocate

CIP Committee Appointment

Capital Improvement Plan – Rich volunteered and Sally volunteered to be on the committee.

The next meeting is on the 18th and they will discuss some specific scenic roads.

C. Harris moved to adjourn at 8:37pm. S. Wilkins seconded. All in favor.

Respectfully submitted,
Jessica Marchant

DRAFT