AMHERST PLANNING BOARD
Wednesday November 2, 2016

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

A. Rosenblatt called the meeting to order at 7:33pm.

OTHER BUSINESS

Discussion on Proposed 2017 Zoning Amendments

G. Leedy spoke about the proposed changes to zoning amendments starting with section 4.20 which has become a subject of appeals of administrative decisions. He believes that when the board adopted the IIHO, it intended to strike any reference of density in section 4.20 to elderly housing and that's what this change will do. It will be clear that density in elderly housing projects will be established using the methodology in the IIHO.

Gordon would like to get a vote of the board to post this amendment change for public hearing on the 14th of November. He clarified that the date it is posted for public hearing is important because it is the first date it can be posted (120 days prior to town meeting) and the changed amendment becomes operative until town meeting adopts or denies it in the spring.

C. Harris moved to accept the density changes outlined for section 4.20 and post them for public hearing. P. Lyons seconded. All in favor

Gordon addressed additional zoning amendment changes saying there are things in the IIHO and in the workforce housing that should also be fixed. There are several small changes that need to be made so the board may want to combine them into one warrant. He gave examples to the board of some changes that need to be made in the workforce housing section.

C. Harris moved to correct the scrivener's errors in sections 4.14 and 4.16. S. Wilkins seconded. All in favor

The last amendment issue Gordon addressed was a definition discrepancy between section 4.14 Specific Criteria and Section 9.1 Definitions -Accessory Apartment.

The discrepancy is between one definition being a maximum of '800 sq. ft.' verses another definition of 'up to 45% of total heated living area of the structure'.

The board discussed how to solve the issue. They decided to delete the sentence currently defining Accessory Apartment and replace it with the language found in section 4.14 Specific Criteria b.

S. Wilkins moved to post the updated language. C. Harris seconded. All in favor.

G. Leedy asked the board for guidance on what they want to see on Rte. 101. He doesn't know if the committee has met, but Gordon would like to move this discussion along. The board decided not to discuss it now, but instead, the board scheduled a committee meeting with M. Peterman, C. Harris, R. Hart and G. Leedy for Wednesday November 9th at 9:00am.

Minutes: October 5,2016

M. Peterman moved and C. Harris seconded to approve the minutes of October 5th as submitted. Vote: All in favor

DRAFT

Public comment
Jenny Maxwell introduced herself to the board as a 21-year resident of Amherst who is interested in community and economic development. She may be interested in participating on the planning board so she will observe the next few meetings.

C. Harris moved to adjourn at 8:04pm. R. Hart seconded. All in favor.

Respectfully submitted,
Jessica Marchant

DRAFRT