

**AMHERST PLANNING BOARD**  
**Wednesday April 19, 2017**  
**Work Session**

In attendance were Chairman Arnie Rosenblatt, Richard Hart, Peter Lyon, Mike Dell Orfano, Cliff Harris, Eric Hahn & Community Development Director Gordon Leedy.

Chairman Arnie Rosenblatt called the meeting to order at 7:35pm.

G. Leedy indicated that it was important that the Board reorganize tonight. A. Rosenblatt asked the Board's pleasure. C. Harris moved and M. Dell Orfano seconded to retain the present organization: Arnie Rosenblatt, Chairman; Sally Wilkins, Vice Chairman; Mike Dell Orfano, Secretary. All voted in favor, with Eric Hahn voting for Sally Wilkins.

The Board then reviewed the new draft of the Subdivision Regulations. G. Leedy indicated that it was the Town's goal to include these new regulations in a document that would include Subdivision Regulations as well as Site Plan Review Regulations and Stormwater Regulations. There has been a question of how the existing Stormwater Regulations were adopted, and what the appropriate action would be going forward. They may need to be adopted by the Board of Health. Gordon will research and report back.

Gordon indicated that since the last meeting, he has made the revisions discussed thus far with the Board. There was discussion of whether MUTCD is the appropriate standard to use for roadway marking and signage. Gordon asked if not MUTCD, then he is not aware of any other standard to be used. It is a national standard. P. Lyon pointed out that these regulations govern new roadway construction, not the marking of existing roadways. Existing roadways and new signage or markings on them are a matter for the Board of Selectmen.

M. Dell Orfano had a question regarding section 214.2 – Design of Open Space (Other Open Space). He asked what the difference was between Open Space shown on the Town Plan and "other open space." G. Leedy replied that the open space shown on a Town plan was a result of a planning exercise adopted by the Town. Other open space is land that may be deemed desirable. A. Rosenblatt commented that he had concerns that the open space dedicated by developers was usually not very useful land. In reading the regulations, it is apparent that the Board has discretion to require land, useful for the purpose intended (park, conservation, etc.) to be dedicated. The Board suggested adding language to clarify this.

There was some discussion of road standards, and it was a consensus of the Board that the DPW and Fire Department weigh in prior to making a decision on those regulations. There was some discussion of private objects (mailboxes, fences) in the ROW, and who is responsible for those.

Gordon agreed to research the outstanding issues and coordinate with the other Town departments and report back to the Board at the next work session.

The chairman requested that consideration of the minutes be delayed until the next meeting so that additional members could be in attendance.

The meeting adjourned at 7:50 pm.

Respectfully Submitted, R. Gordon Leedy