

**Planning Board  
Minutes  
March 8, 2021**

**Meeting held remotely via Zoom.**

**Members Present:** Judy Eiseman, Leslie Laurie, Lexie Dewey, Pete Wilson, Anne Stoddard (recording)

**Visitors present:** Rusty Rowell, Matteo Ramos-Mucci, Megan McDonough, Amy Spaulding-Fletcher, Walt Kohler, Tilman Lucas, Gail Kenney

**Meeting called to order at 7:04 pm.**

**Approve minutes from previous meeting.** Approval of minutes of February 8, 2021 postponed to next meeting.

**Announcements.**

Town elections. At this time, after consultation with the town clerk on available terms, Judy is planning to run for another term and Leslie will not run for reelection as her term has not yet expired. Matteo will participate as an associate member with the intention to run in the future.

**Updates/ Reports**

- **Expenses.** Judy has incurred expenses of \$177.46 for supplies. She still needs to get a USB drive to store files. The Board approved reimbursement of up to \$277.46.
- **22 Amherst Road 40B Project.** There are several up-coming meetings for this project:
  - March 11, Conservation Commission hearing at the site to review compliance with the Wetlands Protection Bylaw.
  - March 18, Community Preservation Committee hearing
  - March 22, 6:15PM ZBA

Judy drafted a letter to the CPC in response to an email among committee members. The letter was approved by the board with minor edits.

- **Solar:** The ConCom is reviewing the Notice of Intent from Amp Energy for the solar project in Cadwell Forest. We will discuss this at our next meeting.
- **Habitat Houses at 8 Amherst Rd.** A refigured, resurveyed ANR has been received and we need to sign the mylar map and the copies. Judy will leave on her porch. Anne and Leslie will stop by to sign and then Judy will deliver them to the Rhodes Building for Megan to pick up and record. Megan reported that site work will begin this month with ground-breaking in April. They have received 31 applications from potential owners so far and the deadline is not until March 12. The buyers will be chosen by lottery from among those eligible. Preference will be given to a family that needs all the bedrooms and, for the one-story house, to someone with mobility issues.
- **Centennial Treatment Plant.** Matt Morganelli, of Tata and Howard Architects, a consultant for Amherst Water contacted Judy. They plan to tear down the existing building and replace it with another metal building. It will be set back further on the site, but it may not meet the design standards of the Village Center. Since it is within the Village Center district the site plan will be reviewed by the

Planning Board. Pete suggested that they improve the screening. This will come to the Board in the next month or so.

### **Other Business**

Ken Comia of the Pioneer Valley Planning Commission has reviewed the Scenic Roads bylaw as well as three bylaws that have driveway stipulations. The inconsistencies need to be discussed and resolved. He also sent some examples of Cannabis bylaws. We will discuss these at the next meeting.

Adjourned at 8:45PM

### **Next Meeting:**

April 12, 2021 at 7:00 PM

Respectfully submitted,  
Anne Stoddard