

Planning Board Meeting
May 8, 2017

Attending: Bill Pula, Tilman Lukas, Karen Ribeiro, Jim Lumley, Leslie Laurie, Abbie Jenks, Judy Eiseman (recording), Jeff Eiseman, Karen ? , John Trickey, Pete Wilson, Peter Flinker (housing committee),

Abbie provided brief History: Have had a public meeting last year, maps have changed, zones (now five), all plans predicated on sewer going up into the area designated on the maps.

Abbie: Trying to make a “community center” not just a revenue source.

Goal: shooting for fall Town Meeting to bring to the town for a vote. Trying to be flexible about kinds of development, lots size, etc. Many one story homes, setbacks from the road for two stories.

Trickey asked: Are we trying to have all answers in place before vote? No.

Sewer information: Abbie and some neighbors interested in getting sewer so she spoke with Amherst town engineer. He says each house would need a pump at \$15K from Jones or Cadwell; Guilford Mooring has been consulted. Tilman wondered about gravity feed; Pula & Trickey indicated gravity feed would happen from Jones and would need some sort of pumping station.

Pula: Pumping liquids rather than solids would be cheaper— Are there alternative ways of getting effluent to sewer system? One is to maintain septic tank to attach to sewer at each property. Is this workable for Amherst?

Potential funding. Question is how to get it paid for, capacity exists; good that water line exists in terms of costs. Enterprise Fund? Possibility of getting grant from USDA or massworks grants?? Need to have discussion with Amherst Town Manager. Pelham will have to pay for repaving of roads after sewer work.

Location of Village Center. Views (ConCom thoughts?) Maintain the boundaries of what we currently have designed was consensus of the meeting.

OTHER QUESTIONS and Concerns:

- **Must create and designate a sewer district at the same time as bylaw is passed or earlier.**
- Lighting, design standards, procedures for site plan review needed?; design review and site plan review.
- Habitat for Humanity might be a source of a starter home—Tilman
- Speak with Bob Page about means of working together.
- June 6 housing meeting. Affordable housing will be discussed. Comprehensive permits for cluster.

- Jeff Eiseman: Costs need to be included: Fee structure for design review, abutters lists, ads in paper, mailing, etc. **Consistency with the vision might be a standard for review both site and building design.** Siding types. Colors to be used? Flag lots could be permissible here although not in the rest of the town.
- Survey—ease of combining lots, access to back lots, shared driveways (any adjustment needed?)
- Good idea to have a mock up for some of the lots showing what would be possible.
- Talk about the people that will live in that housing—kids and older folks.
- Other community examples needed with photographs.
- Walking bridge across Amherst Road??