

**AMHERST PLANNING BOARD
RECORD OF DECISION
SITE PLAN REVIEW
SPR 2006-00003, 46 Boltwood Avenue, Porter House, Amherst College**

Request

On November 7, 2005, Amherst College, filed SPR 2006-00003, a request for Site Plan Review approval to add two accessible entrance ramps to an existing building and the addition of a patio at the back of the sunroom (Section 3.326).

Site Visit

The Planning Board did not hold a site visit for this application.

Public Hearing

The public hearing notice was published in the Daily Hampshire Gazette on January 3 & 11, 2006, and was sent to abutters on January 4, 2006. The hearing began on Wednesday, January 18, 2006 in the Town Room at Town Hall.

Mr. Hayden announced that because he was an employee of Amherst College he was recusing himself from the Board and he left the room.

Mr. Bobrowski opened the public hearing for this request for Site Plan Review approval to add two accessible entrance ramps to an existing building and the addition of a patio at the back of the sunroom. (Map 14A/Parcel 272; R-G Zoning District)

Mr. Chris Riddle, Kuhn Riddle Architects and Mr. Jeff Squires, The Berkshire Design Group, appeared before the Board on behalf of Amherst College. Mr. Squires presented the proposal to the Board, and said that a few changes had been made to the plans in response to the Design Review Board review the previous night and concerns raised in the Development Application Report. These included reducing the radius on the accessible walkway and re-grading to save the butternut tree, and the inclusion of the utility lines and floor drains on the drawings. Mr. la Cour asked if the DRB had made a recommendation. Mr. Squires said that they had recommended approval.

There was no public comment.

Mr. Francis MOVED: to close the public hearing. Mr. Fabos seconded, and the Motion passed 7-0.

Decision

Following a brief discussion the Board voted 7-0 to approve this Site Plan Review application to add two accessible entrance ramps to an existing building and the addition of a patio at the back of the sunroom (Section 3.339). The decision is subject to the following conditions and waivers:

Conditions

- 1) The changes in grading made to save the butternut tree shall be shown on the final plans.
- 2) Utilities shall be shown on the final plans to the satisfaction of the Town Engineer.
- 3) All landscaping as proposed shall be installed and continuously maintained.
- 3) Four (4) copies of the final plans shall be submitted to the Planning Department.
- 4) This permit shall expire in two (2) years if substantial construction has not begun.

Waivers

- (1) Traffic Impact Statement
- (2) Lighting Plan
- (3) Sign Plan
- (4) Parking Regulations

**PLANNING BOARD
Amherst, Massachusetts
RECORD OF DECISION**

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The Amherst Planning Board hereby grants this Site Plan Review application to add two accessible entrance ramps to an existing building and the addition of a patio at the back of the sunroom (Section 3.326). It is subject to the following conditions and waivers:

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AMHERST PLANNING BOARD

Paul Bobrowski

Carl Mailler

Adrian Fabos

Mary Scipioni

Leandro Rivera

Chris Boyd

Roderick Francis

Filed this date _____ in the office of the Town Clerk.

Town Clerk