

Town of Amherst
Planning Advisory Committee
Minutes

Date: September 25, 2024
Time: 4:30 pm
Location: Council Chambers, Town Hall

Members Present Ronald Wilson, Citizen Representative, Chair
Councillor Hal Davidson, Vice Chair
Councillor Leon Landry
Councillor Charlie Chambers
Creighton McCarthy, Citizen Representative
Jim Lamplugh, Citizen Representative

Staff Present Andrew Fisher, Director of Planning & Strategic Initiatives
Torben Laux, Planner
Marc Buske, Building Official
Emily Wainwright, Dangerous/Unsightly Premises Administrator
Jeff Bacon, Business Development Officer
Sean Payne, Corporate Communications Officer
Natalie LeBlanc, Municipal Clerk
Cindy Brown, Administrative Assistant

1. Call to Order

The Chair called the meeting to order.

1.1 Territorial Acknowledgement

The Chair gave the Territorial Acknowledgement.

2. Approval of Agenda and Acceptance of Minutes

2.1 Approval of the Agenda

Moved By: Councillor Landry

Seconded By: Jim Lamplugh

That the agenda of the Planning Advisory Committee be approved as circulated.

Motion Carried

2.2 Acceptance of the Minutes

The Chair called for any errors or omissions in the minutes. There being none, the minutes of the September 3, 2024 meeting of the Planning Advisory Committee were accepted as included in the agenda package.

3. 19 Spring Street

Emily Wainwright presented the issue of 19 Spring Street (PID: 25031626) of its lack of maintenance and how the building was in serious disrepair and had partially collapsed. She presented her inspection report showing the various structural, safety and health concerns with the building. The findings of inspection reports provided by the Building Official and TN Construction Ltd were also provided. All reports supported the Administrator's conclusion that building is not safe and is in a deteriorated state, the extent to which is beyond a practical and cost-effective repair.

Andrew Fisher read a letter from Mrs. Hutchinson's legal representative to have entered into the record, included as part of the agenda package. The letter argued that a formal structural assessment and a third-party opinion should be obtained before the Committee can make a decision. Staff's position is that the Town's Building Official is qualified under the Building Code Act to provide an assessment of this building, and that the third-party opinion form TN Construction, when combined, provides sufficient information for the Committee to make a reasonable decision.

Moved By: Councillor Davidson

Seconded By: Councillor Landry

To go into Closed Session as per MGA 22(2)(f) litigation or potential litigation.

Motion Carried

Moved By: Councillor Chambers

Seconded By: Jim Lamplugh

That the Planning Advisory Committee order that the building located at 19 Spring Street (PID: 25031626) be demolished, with all contents removed, back fill the hole, and remove all vehicles and trailers from the property within 60 days of this meeting, with all work to be done by the property owner. Failure by the property owner to do the work will result in the Town completing the work and sending all contents of the building to an appropriate solid waste facility, or impound yard, with all costs charged to the property owner's tax account.

Motion Carried

4. 77 Station Street

Jim Lamplugh left the meeting at 5:28 PM.

Emily Wainwright presented the issue of 77 Station Street (PID: 25124017) of its lack of maintenance and how the building was in serious disrepair and had partially collapsed. She presented her inspection reports showing the various structural, safety and health concerns with the building.

Moved By: Councillor Davidson

Seconded By: Creighton McCarthy

That the Planning Advisory Committee order that the building and loading dock located at 77 Station Street (PID: 25124017) be demolished, with all contents removed, back fill the hole, within 90 days of this meeting, with all work to be done by the property owner. Failure by the property owner to do the work will result in the Town completing the work and sending all contents of the building to an appropriate solid waste facility, or impound yard, with all costs charged to the property owner's tax account.

Motion Carried

5. 32 Park Street

Emily Wainwright presented the update for 32 Park Street (PID: 25025362) indicating that the property has a new owner and that there has been significant progress made to clean up the property. A demolition permit was issued on September 17th, and she has confirmed with the contracted company that the building is scheduled to be demolished by mid-October.

6. Adjournment

The Chair adjourned the meeting.

Natalie LeBlanc
Municipal Clerk

Ronald Wilson
Chair