



Town of Amherst, New Hampshire
Office of Community Development
Building · Code Enforcement · Planning · Zoning · Economic Development

AMHERST PLANNING BOARD AGENDA

Please be advised that the Amherst Planning Board will meet on **Wednesday, April 17, 2024**, at 7:00 p.m. in the **Barbara Landry Meeting Room at the Town Hall, 2 Main Street, Amherst, NH 03031**

PUBLIC HEARINGS:

1. **CASE #: PZ18271-120523 – Vonderosa Properties, LLC (Owners & Applicants); County & Upham Road, PIN #: 004-145-000.** Subdivision Application. To subdivide Tax Map 4 Lot 145 into five (5) residential lots. *Zoned Residential Rural. Continued from April 3, 2024*
2. **CASE #: PZ18272-120523 – Vonderosa Properties, LLC (Owners & Applicants); Cricket Corner & Upham Road, PIN #: 004-116-000.** Subdivision Application. To subdivide Tax Map 4 Lot 116 into nine (9) residential lots. *Zoned Residential Rural. Continued from April 3, 2024*
3. **CASE #: PZ18273-120523– Vonderosa Properties, LLC (Owners & Applicants); County, Upham & Spring Road, PIN #: 004-118-000, 004-119-000 & 004-121-000 & 006-102-000.** Subdivision Application. To subdivide Tax Map 4 Lots 118, 119 & 121 and Tax Map 6 Lot 102 into seven (7) conservation lots and thirty-seven (37) residential lots. *Zoned Residential Rural. Continued from April 3, 2024*

CONCEPTUAL CONSULTATIONS:

4. **CASE #: PZ18678-031324 – 24 BR Partners, LLC, c/o Ron Decola (Owners & Applicants); The Woodlands of Amherst, 25 Brook Road, PIN #: 010-026-000** – Subdivision Application - Conceptual Consultation. Proposal for an 18-lot subdivision for single family home development with a community water supply and community septic. *Zoned Northern Rural.*

OTHER BUSINESS:

5. **REGIONAL IMPACT DETERMINATION:**
 - a. **CASE #: PZ18769-040924 – Prew Purchase PRD Condo-West Village: Amended Approval, Boston Post Road, PIN #: 005-159-001** – Subdivision Application. To depict the reduced infrastructure of the West Village due to the Town's purchase of Units 3-11 & 22-25. *Zoned Residential Rural.*
 - b. **CASE #: PZ18768-040924 – Prew Purchase PRD Condo-West Village: Two Lot Subdivision – Boston Post Road, PIN #: 005-159-001** – Subdivision Application. To depict a two-lot subdivision of the area of Lot 5-159-1 designated as 'withdrawable land' of the Prew Purchase-West Village PRD Condominium. *Zoned Residential Rural.*
 - c. **CASE #: PZ18771-040924 – KJA -Noble Subdivision of Lot 7-40 – Daniel Noble (Owner) & KJA Development, LLC (Applicant); 94 Mack Hill Road, PIN #: 007-040-000** – Subdivision Application. To subdivide the existing 5.179 acre Lot 7-40 into two residential lots. *Zoned Residential Rural.*
 - d. **CASE #: PZ18772-040924 – AZ Realty LLC (Owner & Applicant); 108 Ponemah Road, PIN #: 002-109-000** - Non-Residential Site Plan Application. Demolish the existing building/site and construct a new 1-story, 8,883 +/- SF dental office along with associated site improvements. *Zoned General Office.*
 - e. **CASE #: PZ18773-040924 – David F. Jasper Rev. Trust (Owner) & Amherst Crossing AMA Realty Ventures LLC (Applicant); 123 Route 101A; PIN #: 002-035-000** – Non-Residential Site Plan Application. Propose a change of use of Unit E from a retail tenant to a gym. *Zoned Commercial.*
6. Minutes: April 3, 2024
7. Any other business that may come before the Board

Access to the meeting will also be provided via Zoom

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85806048415>

Or Telephone:

Dial +1 646 558 8656 US (New York)

Webinar ID: 858 0604 8415

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