

March 6, 2024

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1 In attendance at Town Hall: Arnie Rosenblatt - Chair, Tom Quinn, Tom Silvia [7:30pm], Bill
2 Stoughton – Board of Selectmen Ex-Officio, Brian Cullen (alternate), Rob Clemens (alternate,
3 remote), and Pam Coughlin (alternate).
4

5 Staff present: Nic Strong (Community Development Director), Kristan Patenaude (Recording
6 Secretary) (remote)
7

8 Chair Arnie Rosenblatt called the meeting to order at 7:00pm.
9

10 *Brian Cullen sat for Cynthia Dokmo. Pam Coughlin sat for Chris Yates.*
11

12 **PUBLIC HEARING(S):**
13

- 14 1. **CASE #: PZ17123-032323 - Robert H. Jacobson Revocable Trust, Laurie Stevens,**
15 **Trustee (Owner) & TransFormations, Inc. (Applicant), 17 Christian Hill Road, PIN**
16 **#s: Tax Map 005-148-000 & 005- 100-000 - Conditional Use Permit. To depict a 60-unit**
17 **Planned Residential Development per the Integrated Innovative Housing Ordinance**
18 **(IIHO). Zoned Residential Rural. *Continued from September 6, 2023***
19

20 Arnie Rosenblatt noted that there has been a request for withdrawal of one application for this
21 applicant. The other application is not up for consideration at this meeting.
22

23 **Bill Stoughton moved to accept the applicant's request to withdraw CASE #:**
24 **PZ17123-032323. Seconded by Tom Quinn.**
25 **Vote: 4-0-0 motion carried unanimously.**
26

27 **COMPLETENESS REVIEW OF APPLICATION AND PUBLIC HEARING IF**
28 **APPLICATION IS ACCEPTED AS COMPLETE:**
29

- 30 2. **CASE #: PZ18526-020624 – Christopher & Victoria Judson (Owners & Applicants),**
31 **12 Lakeview Street, PIN #: Tax Map 024-046-000 – Conditional Use Permit. To raze**
32 **the existing non-conforming property and construct a more conforming primary structure**
33 **with a legal ISDS, well, and storm water management techniques. Zoned Residential**
34 **Rural.**
35

36 Arnie Rosenblatt read and opened the case.
37

38 Arnie Rosenblatt asked Nic Strong if there were any completeness issues for this application and
39 she stated that there were not.
40

41 **Tom Quinn moved that the application is complete. Seconded by Bill Stoughton.**
42 **Vote: 4-0-0 motion carried unanimously.**
43

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44 Taylor Hennas, Meridian Land Services, stated that the subject parcel is Lot 24-46 which is
45 entirely within the Shoreland Zone of Baboosic Lake. This lot is also partially located within the
46 Town's Wetland and Watershed Conservation District. The 100' buffer associated with Baboosic
47 Lake is represented on the plan. There are two isolated wetland pockets within the front of the
48 lot. The 25' buffers are not shown, as they are superseded by the 100' buffer to Baboosic Lake.
49 The building setbacks are not shown on this property as they also overlap with the buffer. This
50 lot is zoned Residential and there is a pre-existing single-family home located on the lot which
51 was constructed in 1935. This lot is currently serviced by a cesspool and there are currently no
52 stormwater management techniques in place. Some other existing improvements located on the
53 lot include an existing gravel parking area, and existing access stairs leading down to the primary
54 structure.

55
56 This proposal intends to raze the pre-existing nonconforming primary structure and reconstruct a
57 more nearly conforming structure. This will be located further back from Baboosic Lake, will be
58 further back from the building setback associated to the north and will not encroach on the
59 sideline setback to the south, creating an overall more conforming location. This proposal will
60 also construct a legally approved pretreatment septic system. Drip edges will surround the
61 structure. The plan includes a proposal to install a well and some access stairs within the existing
62 gravel area. The total permanent disturbance on the lot is 1,376 s.f. The temporary disturbance
63 on the lot will be 3,932 s.f. This is associated with the construction area as well as the
64 construction access way, which will be placed on a 20% grade. The construction area will be
65 bounded with a double erosion control technique, including silt fence and silt sock that will
66 remain in place until construction is complete, and the area is stabilized. Given the fact that the
67 existing impervious area on the lot is less than 60%, the plan follows the stormwater
68 management sizing criteria for new development, with drip edges designed to reduce the post
69 development peak runoff rates from applicable storm events. A waiver is being sought for a 5%
70 reduction from the total nitrogen removal requirement. As recommended by the Amherst
71 Conservation Commission, this proposal has incorporated some plantings, including native
72 highbush blueberry, within the waterfront buffer, as well as red maples to be planted within the
73 construction pathway following the completion of construction. No additional stormwater
74 management techniques were added to this plan following the meeting with the Amherst
75 Conservation Commission due to some setback constraints from the proposed subsurface
76 components. This proposal will reduce the overall pervious area on the lot from 24.5% to 23.1%.
77 This is due to removal of the access stairways. This proposal will improve the subsurface
78 components on the lot with the approved pretreatment system creating an overall net
79 improvement.

80
81 Pam Coughlin had no comments or questions at this time.

82
83 Tom Quinn stated that the Fire Chief noted he may have questions later. Taylor Hennas stated
84 that she did not see this email, but this may deal with the Building Code.

85

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86 In response to a question from Tom Quinn, Taylor Hennas explained that the leach field is
87 located under the existing gravel parking area. It will consist of concrete chambers that are H2O
88 loaded.

89
90 Tom Quinn asked if there are any concerns regarding the septic tank location. Taylor Hennas
91 explained that the applicant went through a review process with Advanced Onsite Solutions, who
92 recommended a separate pump chamber due to the elevation difference. This was included on
93 the plan. Some stormwater could run into this area, but the State allows for the tank to be located
94 within 50' of the well as long as it is sealed.

95
96 Tom Quinn noted that there was not much difference in nutrient loading on the site pre- and
97 post-construction. Taylor Hennas stated that the plan meets the requirement and allows for an
98 overall reduction. The plan meets the required percentage removal for total suspended solids as
99 well as total phosphorus. A waiver is being requested for the 5% reduction in total nitrogen
100 requirement, as drip edges only provide 55% nitrogen removal and not the required amount of
101 60%. Tom Quinn asked for the reasoning for the requested waiver. Taylor Hennas stated that
102 many of the techniques that allow for that percentage of reduction typically have setbacks
103 associated with them, and given the size of this lot, these cannot be accommodated for.

104
105 Bill Stoughton noted that there were some questions in the Staff Report, such as if easements
106 will be required given the well location. Taylor Hennas stated that, as of August, the State no
107 longer requires a well release form to be recorded at the Registry of Deeds at the time the plan is
108 approved, so a well release form has not been provided. When the well is installed, it is the
109 driller's responsibility to take care of that.

110
111 Bill Stoughton noted that the applicant provided a supplemental stormwater filing. The new
112 house is slightly larger in square footage than the existing and is being moved further from the
113 Lake. Taylor Hennas agreed that the current building is located 13.4' from the property line, but
114 the proposed building will be 18'. The existing building is 13.5' from the Lake and the proposed
115 building will be 21.4'.

116
117 Bill Stoughton explained that the cleanup percentage for nutrients is specified by the State for
118 various BMPs. There does not seem to be space on the lot to install an infiltration basin in order
119 to improve on the proposed nitrogen cleanup.

120
121 Brian Cullen asked about the proposed deck along the front of the house. Taylor Hennas stated
122 that this will be raised on posts.

123
124 There was no public comment at this time.

125
126 Tom Quinn expressed concern with the requested waiver, as there are already issues in Baboosic
127 Lake. Taylor Hennas stated that there is typically a 75' setback distance associated with surface
128 waters to obtain the required nutrient removal. That distance is not possible on this lot. An

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129 infiltration distance greater than 75' from surface water meets the required nutrient removal, but
130 less than that distance will lead to a lesser nutrient removal amount.

131
132 **Bill Stoughton moved to grant the applicant's request for a waiver from Section**
133 **5.A.6. of the Amherst NH Stormwater Management Regulations based on a finding**
134 **that granting the waiver will not impair achieving spirit and intent of the**
135 **regulations, that compliance with these regulations is not reasonably possible given**
136 **the specific circumstances relative to the conditions of the land in the CUP, and that**
137 **the proposed substitute solution is consistent with the goals of these regulations and**
138 **is in the best interest of the Town. Seconded by Brian Cullen.**

139
140 **Discussion:**
141 **Bill Stoughton agreed that Tom Quinn had raised valid concerns and stated that**
142 **there is a nutrient issue in Baboosic Lake, and it is primarily phosphorus, but it**
143 **could become nitrogen. At the moment, the Lake is impaired for phosphorus and**
144 **not for nitrogen. As with many similar applications for this area, there are no**
145 **stormwater or septic controls existing today. In granting this, there may be a loss of**
146 **the additional required 5% reduction, but it allows for improvements, both in**
147 **stormwater and septic controls. Arnie Rosenblatt concurred.**

148
149 **Vote: 4-0-0 motion carried unanimously.**

150
151 **Bill Stoughton moved that the Board finds the application satisfies the criteria of**
152 **Section 4.11.I.1. of the Zoning Ordinance addressing the findings required for**
153 **approval with a Conditional Use Permit in the Wetlands and Watershed**
154 **Conservation District, and further to approve CASE #: PZ18526-020624 for**
155 **Christopher and Victoria Judson for a Conditional Use Permit for the above cited**
156 **improvements in the WWCD for the demolition of an existing dwelling and**
157 **construction of a new dwelling at 12 Lakeview Street, Tax Map 24, Lot 46, as shown**
158 **on the plan dated September 19, 2023, most recently revised February 5, 2024, with**
159 **the conditions set forth in the Staff Report including condition precedent #2, which**
160 **addresses Keach Nordstrom inspection services, deleting condition subsequent #2,**
161 **and imposing impact fees at the Residential rate. Seconded by Tom Quinn.**

162
163 **Discussion:**
164 **Bill Stoughton explained that the Staff Report lays out two alternatives for**
165 **inspection services; one is that Keach Nordstrom, Town Engineer, does the**
166 **inspections, and the second is that the applicant's design engineer, Meridian Land**
167 **Services, completes the inspections, and reports back. He suggested that the Board**
168 **consider these two options and additional options for further discussion.**

169
170 **Arnie Rosenblatt stated that he believes it is self-evident that if the Board agreed**
171 **that Meridian can inspect its applicant's project, another firm will then request the**
172 **same and the Board may not be comfortable with this. There is an intrinsic issue**

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173 **with a firm reviewing its own applicant’s project. This is inconsistent with the**
174 **Board’s past approach to this, and it opens the Board up to other firms requesting**
175 **the same. While he is not against this on a case-by-case basis, he would like the**
176 **Board to further discuss it before agreeing outright.**

177
178 **Bill Stoughton explained that, regarding impact fees, a raze and rebuild does not fit**
179 **nicely within the definition for new development. However, this application includes**
180 **a change of use from seasonal to full-time use. The purpose of the ordinance is to**
181 **consider new residents to the Town and potential new demands on Town services.**
182 **Therefore, he believes it is appropriate to impose impact fees in this situation at the**
183 **Residential rate.**

184
185 **Tom Quinn added that it is important to have a third-party engineer review**
186 **projects, especially in this area of Town.**

187
188 **Vote: 4-0-0 motion carried unanimously.**

189
190 **FINDINGS OF FACT:**

191 The following findings of fact support the Planning Board’s approval of this application:

192
193 **Application Description**
194 CASE #: PZ18526-020624. Christopher & Victoria Judson prepared by Meridian Land Services.
195 PIN #: Conditional Use Permit, Tax Map 24 Lot 46 in the Residential Rural Zone. The applicant
196 proposes to raze the existing non-conforming property and construct a more conforming primary
197 structure with a legal ISDS, well, and storm water management techniques.

198
199 The Staff Report’s description and chronology is adopted by the Board as a portion of the
200 Findings of Fact and can be referred to for further details.

201
202 **Application Completeness**
203 The Planning Board reviewed the application documents provided and it was determined that the
204 application was sufficiently complete to proceed with consideration by the Board per the RSA.

205
206 **Land Usage Requirements**
207 This application complies with the Zoning Ordinance, Article 4, Section 4.3. Land Uses
208 permitted in the Residential Rural Zone.

209
210 **Compliance with Regulations**
211 The Board finds that the proposed project is consistent with the stated purpose of the Ordinance
212 Section 4.11.C., which is to protect the health, safety, and general welfare of the public by
213 promoting both the most appropriate use of land, and by protecting wetland and surface water
214 ecosystems and water quality, in accordance with the goals and objectives of the Amherst
215 adopted Master Plan.

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217 With respect to Conditional Use Permit requirements, the Board is satisfied that conditions A-G
218 for a Conditional Use Permit have been met.

219
220 The Board acknowledges this is a pre-existing nonconforming use and that the application will
221 create an overall net improvement on the property, including a more nearly conforming primary
222 structure, installation of pretreatment septic system, a well, and installation of stormwater
223 management features.

224
225 With respect to Conditional Use Permit criteria, Section 4.11, i., a., and e., the proposed use is
226 consistent with the purpose of this Ordinance and avoids and minimizes impacts to the land
227 situated within the District to the extent possible. This includes Subsection A., minimizing
228 degradation of land and adverse impacts to functions and values of wetlands, surface waters, and
229 vernal pools, and Subsection B., proposed use cannot practically be located otherwise on the site
230 to eliminate or reduce the impact to the Wetland Watershed Conservation District.

231
232 The Planning Board did not require studies due to the scope of this application.

233
234 The Planning Board granted the waiver requested for a reduction in total nitrogen removal of
235 55% instead of the required 60%.

236
237 In summary, the Planning Board finds that, with the conditions imposed in the approval, the
238 application meets the spirit and intent of the ordinances and regulations.

239
240 **Bill Stoughton moved to adopt the Findings of Fact as presented. Seconded by Tom**
241 **Quinn.**

242 **Vote: 4-0-0 motion carried unanimously.**

243
244 **CONCEPTUAL DISCUSSION:**

245
246 **3. CASE #: PZ18544-021424 – Cintina Realty, LLC, c/o Barry D’Andrea (Owner) &**
247 **Country Village Montessori School, LLC, c/o Jim Doody (Applicant); 17 Route**
248 **101A, PIN #: Tax Map 001-023-003 – Non-Residential Site Plan – Discussion. Change**
249 **of Use from retail to private school. Zoned Commercial.**

250
251 *Tom Silvia joined the meeting.*

252
253 Arnie Rosenblatt read and opened the conceptual discussion. He noted that this is a conceptual
254 discussion, not a public hearing. There will not be an opportunity for public comment at this
255 time. This is an opportunity for the applicant to present a concept, for the Board to react, and for
256 the applicant to get some potential ideas. The discussion is not binding in any way on the Board.
257 Comments by individuals or by the Board as a whole cannot be relied on.

258
259 Ken Clinton, Meridian Land Services, explained that the property is known as Tax Map 1, Lot
260 23-3, or 17 Route 101A. The property was most recently known as the Shoe Box retail store.

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261 Currently the building sits vacant. The adjacent Country Village Montessori School decided to
262 pursue expanding their school services and their enrollment for different age groups into the
263 building.

264
265 Jim Doody, Country Village Montessori School, explained that the current Montessori school
266 services have been offered at the current location on Overlook Drive for 21 years. The school has
267 a childcare license to cover students aged 2 years, 9 months through Kindergarten, and a non-
268 public school charter for kindergarten through 6th Grade. The school population is currently
269 growing and looking for more space. The proposal is to move the elementary portion of the
270 school, or grades 1-6 into the new building. The building suits the school well as it is currently a
271 large open space.

272
273 Ken Clinton explained that the existing Shoe Box building is located directly adjacent to the
274 existing Montessori school and the Shoe Box building has a right of way easement over the
275 school property for its driveway access. In the past, the State closed down its individual access
276 points, and shifted access to Overlook Drive. There is an existing long access drive parallel with
277 Route 101A. The existing building and traffic pattern are well suited for this type of conversion
278 to a private school use, as parents will be able to access the site in a circular movement around
279 the entire building. There is also space for stacking vehicles off the public roads. Parking is in
280 the rear of the building and there is existing mature landscaping on the sites. The landscaping
281 does not necessarily meet today's standards but is existing and mature in place. When traveling
282 from up Route 122, the landscaping is fairly substantial on the site . There will be some minor
283 improvements shown with the site plan.

284
285 Ken Clinton explained that the existing septic system will be reviewed to make sure that it is
286 suitable for the proposed use. There may be an upgrade in the tank. The existing stormwater
287 management is believed to be sufficient but will also be reviewed. The proposed property is as
288 turnkey as possible for this project, especially as it is located next door to the current use. There
289 may be one or two teachers in the new building, leading to only a small need for daily parking on
290 that site. In order to move forward, the applicant will need to seek relief from the Zoning Board
291 as private schools are not allowed by right in this Zone. However, this use is allowed by special
292 exception. There is a chance the special exception criteria may not be met due to lot size, and/or
293 frontage. The intention is to submit the application to the ZBA next week. The applicant will
294 then file for site plan review from the Planning Board. This would likely include a fair number of
295 waivers, as it is an existing building.

296
297 Brian Cullen stated that he will be interested in the traffic flow and how this will work if more
298 students are added to the school. It will be important that this does not impact Overlook Drive or
299 Route 101A.

300
301 Tom Silvia asked which proposed waivers will be requested. Ken Clinton stated that anything
302 already in place that substantially meets the intent of the regulations will likely have a waiver
303 requested for it instead of trying to replace each item. Strict conformity to landscaping

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304 requirements will be one item, as the existing landscaping is mature and in place. These requests
305 will be fully spelled out in the application.

306
307 Tom Quinn stated that he believes it would be nice for the waiver requested items to be made
308 better in some way. He asked if the two parcels will remain in common ownership. Ken Clinton
309 stated that they do not need to, and he believes the intent is not to merge them but keep them
310 separate. Tom Quinn stated that his question revolves around the existing right of way as it does
311 not conform to the existing driveway. Ken Clinton explained that these items will be surveyed as
312 part of the site plan application. If the actual drive is not located within the right of way
313 easement, and in the future one of the parcels was to be sold, he would then expect the easement
314 to be conveyed properly. Tom Quinn noted that he would like this addressed during the actual
315 application submittal.

316
317 Bill Stoughton and Pam Coughlin had no questions or comments at this time.

318
319 4. **CASE #: PZ18545-021424 – Arboleda Realty, LLC (Owner) & LaBelle Winery, c/o**
320 **Amy LaBelle (Applicant); 340 Route 101, PIN #: Tax Map 008-052-000.** Non-
321 Residential Site Plan-Discussion. To reduce building and infrastructure for amended site
322 plan approval. Zoned Northern Transitional.

323
324 Arnie Rosenblatt read and opened the conceptual discussion. He noted that this is a conceptual
325 discussion, not a public hearing. There will not be an opportunity for public comment at this
326 time. This is an opportunity for the applicant to present a concept, for the Board to react, and for
327 the applicant to get some potential ideas. The discussion is not binding in any way on the Board.
328 Comments by individuals or by the Board as a whole cannot be relied on.

329
330 Ken Clinton, Meridian Land Services, explained that this applicant previously went through a
331 site plan approval process for what was then known as the Farmhouse Marketplace. Initial
332 approval was received in August 2020. Unfortunately, the pandemic placed the project on hold
333 for a period of time and, subsequent to that, an opportunity for another facility came up in Derry.
334 The conditional approval had certain timelines that were to be met to be considered for vesting
335 against changes to the Zoning Ordinance. The current proposal is to modify the conditionally
336 approved site plan. The original approval included a tavern, market, offices, event space,
337 distillery, tasting room, barrel barn, and conversion of the existing farmhouse into a cottage. The
338 current proposal is a reduction to the overall program, leading to a reduction in intensity of use.
339 The proposed uses still include the tavern, market, and the offices, but the rest of the uses are
340 eliminated and replaced by complimentary outdoor based uses, such as a patio and greenhouse.
341 A garden in the front is proposed for growing herbs and vegetables that could be used in the
342 kitchen, but also for green space landscaping. The proposal includes a reduction in the overall
343 parking from 193 spaces to approximately 130-133. The elimination of parking spaces includes
344 less infrastructure, less impervious surface, fewer wetland impacts, etc. The primary area of
345 improvements remains in the southwest corner of the lot. The access points remain the same,
346 including a main one directly across the street from the winery, and a secondary one for both
347 emergency access and one-way exits. The same internal drive configurations are proposed.

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348 Stormwater management is proposed to remain the same. There will likely not be changes to the
349 proposed infiltration basin due to the small reduction in footprint.

350
351 Ken Clinton explained that there were some original components of this application for a
352 conservation easement of 25 acres which was worked out through the Amherst Conservation
353 Commission as well as the Wetlands Bureau. This was due to the amount of square footage
354 impacts, not only to the wetlands, but also a wetland buffer impact for the parking in the rear of
355 the site. This is proposed to remain in place. Part of this proposal includes a new lot, Lot 8-52-1.
356 There is a consideration to hold back this lot of approximately 8.5 acres, with 300' of frontage
357 for potential future residential use. This would require a separate application in the future, as this
358 is not really a single-family lot location . The preliminary consideration may be for a seven-unit
359 workforce housing building. This would be configured in such a way that it would use the same
360 access and the vehicles for this use would be factored into the DOT permit. This lot would likely
361 be subsequent to any revised approval of the site plan. Ken Clinton showed a proposed
362 illustration for the site, including a building for the market, the tavern, and the kitchen.

363
364 Ken Clinton explained that the original application was part of a fairly lengthy and detailed
365 review process to get to a conditional approval 3 ½ years ago. The question is if a revised site
366 plan should be pursued via an amended application to discuss the proposed changes, or a brand
367 new site plan application.

368
369 Pam Coughlin had no questions or comments at this time.

370
371 Tom Quinn stated that the existing building is beautiful and nice to have in Town. He noted that
372 there was abutter feedback to the previous application, and he suggested the applicant reach out
373 to neighbors regarding this revised project. Ken Clinton noted that the objections were largely
374 focused on the distillery and event space, which are no longer being considered as part of the
375 plan.

376
377 Tom Quinn asked if the site is approved for residential uses. Ken Clinton explained that there is
378 an existing variance in place for various approved uses. Based on the issuance of a conditional
379 approval, this could still be in place but this needs to be verified.

380
381 Tom Quinn noted that the intersection at Camp Road and Route 101 is a disaster at certain times
382 of the day. He would be concerned with people trying to cross Route 101 at night. Ken Clinton
383 stated that the applicant would seek police details if needed for certain events. If reconstruction
384 of Route 101 was imminent by the State, something additionally could be considered, but the
385 applicant has no other authority to act on this at this time.

386
387 Tom Silvia noted that he may have additional questions regarding the original site plan when this
388 comes back before the Board.

389
390 Bill Stoughton asked when the subdivision would occur. Ken Clinton stated that this would be
391 reserved on paper. This could occur concurrent with the site plan or may come about afterward.

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392

393 Bill Stoughton asked if the area across from the winery is part of the Town's Economic
394 Revitalization Zones. Ken Clinton stated that he is unsure if this is true. Bill Stoughton stated
395 that the Town may want to amend this in order to make sure the space is included.

396

397 Bill Stoughton stated that the proposal is good for the Town. This is viewed by the Town as a
398 gateway to Amherst. This proposal should continue to contribute to that.

399

400 In response to a question from Bill Stoughton, Ken Clinton stated that an approved State
401 Alteration of Terrain permit was not received yet for this item. Bill Stoughton stated that he
402 would like to make sure this complies with the State and local stormwater requirements. He
403 would also like to make sure this complies with the Town's lighting requirements.

404

405 Brian Cullen also expressed concern with people trying to cross Route 101 to access the property
406 across the road. The current building is spectacular, and it is especially nice that the parking area
407 is subtle. He would like the new site to be similar. Ken Clinton stated that there was an
408 architectural package submitted in the previous site plan. The façade and landscaping have not
409 yet been amended, but they will look similar to the existing property.

410

411 Arnie Rosenblatt echoed the comments regarding this area being a gateway to Amherst.
412 Regarding the process for this item, a residential component may make this much different than
413 the original application. Also, the makeup of the Board may have changed enough in order to
414 rehear this item. He noted that he would not be recusing himself on this item when an application
415 is submitted this time.

416

417 Will Ludt, 3 School Street, asked if the barn is proposed to be used as part of this application.
418 Ken Clinton stated that the house was previously going to be used as a cottage, but this is no
419 longer viable. There are some materials in the barn that could be repurposed on the site. The
420 proposal is to repurpose most of the materials in another location on the site.

421

422 Ken Clinton noted that, in reference to a prior conversation, as President of Meridian Land
423 Services, he would rather have a third party inspect their sites.

424

425 **OTHER BUSINESS:**

426

427 5. Minutes: February 21, 2023

428

Tom Silvia moved to approve the minutes of February 21, 2023, as presented.

429

Seconded by Tom Quinn.

430

Vote: 4-0-1 motion carried [P. Coughlin abstaining.]

431

432 **OTHER BUSINESS:**

433

434 6. Any other business that may come before the Board.

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435 Arnie Rosenblatt thanked Chris Yates and Cynthia Dokmo for their time and effort on the Board
436 over the years.

437

438 **Bill Stoughton moved to adjourn the meeting at 8:16pm. Seconded by Tom Quinn.**

439 **Vote: 5-0-0 motion carried unanimously.**

440

441 Respectfully submitted,

442 Kristan Patenaude