

TOWN OF AMHERST  
Heritage Commission

DATE: 19 December 2023

**APPROVED**

In attendance: Will Ludt, Conor Frain, Lisa Montesanto, John Bement, Gordon Zuerndorfer, Laura Zuerndorfer, Tom Grella- BOS Ex Officio

Staff in attendance: Bill Stoughton/BOS

**1. Call to Order**

**TOPICS OF DISCUSSION:** Pursuant to New Hampshire 41:14-a, the Amherst Board of Selectmen hereby announce to the citizens of Amherst the convening of a Special Meeting of the Heritage Commission to take input on the sale of land, Tax Map 25, Lot 28, and the donation of three easements on 248 Boston Post Road- Lot 3-60-2 and Lot 30-60-3.

The Town intends to follow the RSA 41:14-a process once for the three easements and the sale of Tax Map 25, Lot 28, described above.

**Minutes:** Seeing that there was a quorum, Mr Ludt called the meeting to order at 5:32PM on 19 December 2023. Mr Ludt made introductory remarks as to the required process to follow in the discussions. Mr Ludt thanked everyone in attendance for their participation since the meeting was a special meeting for the month of December 2023.

Mr Stoughton gave presentations on the easements and the sale of the property on Tax Map 25, Lot 28.

**Shenk Three Easement Discussions:**

Mr Stoughton shared with the commission the following map of the easement property in question. See Plot Plan below. The highlighted sections in **RED** is the Easement area corridor approximately 22' wide that will be eventually used for the B&M Rail Trail. The highlighted easement corridor in **GREEN** is a Temporary Easement Access gaining entrance to the red colored easement corridor. This Temporary Easement will be terminated when there is access to the greater B&M Trail in the future.

Mr Ludt pointed out that there is a historical resource along the Easement Corridor, highlighted in **YELLOW**. The historic resource is a bridge abutment from the B&M Rail tracks built in 1901-1902. The plan in the future is to take photos of the bridge abutment and add the photos into our digital Historic Resource survey GIS Amherst Heritage Map Explorer GIS tool.

Mr Ludt then asked for comments and discussion from the commission. All of the member were in agreement that the data presented made a good case for approval and that accepting these easements was in the best interest of the town. Seeing that there was no more discussion, Mr Ludt made a request for a motion to accept the three easements. The motion was made by Mr Frain, and seconded by Ms Montesanto. The vote will be a roundtable vote.

- Conor Frain Yes

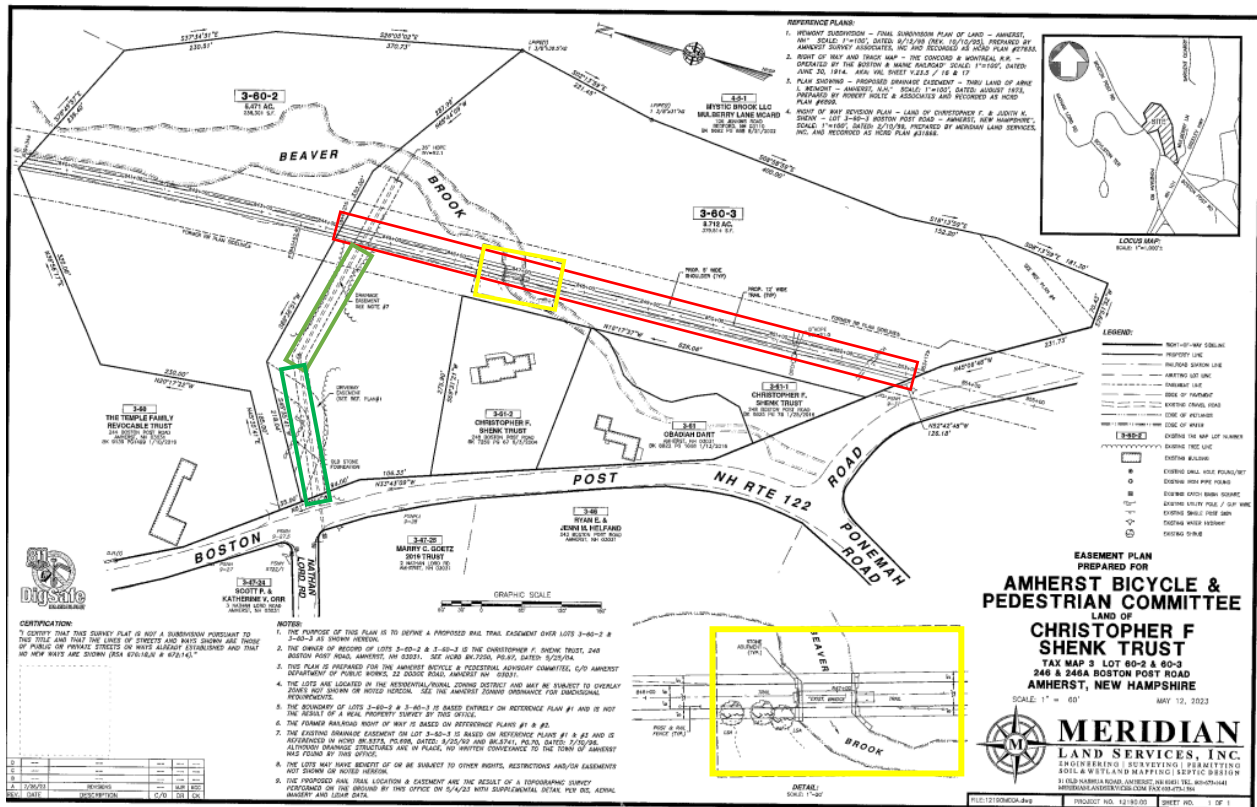
TOWN OF AMHERST  
Heritage Commission

DATE: 19 December 2023

APPROVED

43	• Lisa Montesanto	Yes
44	• John Bement	Yes
45	• Gordon Zuerndorfer	Yes
46	• Laura Zuerndorfer	Yes
47	• Tom Grella	Yes
48	• Will Ludt	Yes

49 The vote was unanimous, 7-0 in the affirmative, with one member absent.  
50



51  
52  
53  
54 **Town of Amherst Land Sale to the Houvener's, mailing address of 9 Emerson Lane, Hollis,**  
55 **NH**

56  
57 Mr Stoughton used the following map to explain to the commission the proposed sale of land  
58 owned by the town to the Houvener's. See Map below:

59  
60 The property to be sold is highlighted in **BLUE**, Lot 25-28, the lot size is .11 acre. The \$ amount  
61 for the sale is set at the assessed amount in the tax record. The town received ownership of the  
62 property after the former owner did not pay the property taxes.  
63

TOWN OF AMHERST  
Heritage Commission

DATE: 19 December 2023

**APPROVED**

Mr Ludt then opened up discussion to the commission, few questions were raised and the discussion was closed after 5 minutes. All members of the commission felt that it was in the best interest of the town to sell the property to the Houvener's.

Seeing that there was no more discussion, Mr Ludt made a request for a motion for the Town of Amherst to sell the property to the Houvener's. The motion was made by Ms Montesanto, and seconded by Mr Zuerndorfer. The vote will be a roundtable vote.

- Conor Frain Yes
- Lisa Montesanto Yes
- John Bement Yes
- Gordon Zuerndorfer Yes
- Laura Zuerndorfer Yes
- Tom Grella Yes
- Will Ludt Yes

The vote was unanimous, 7-0 in the affirmative, with one member absent.



TOWN OF AMHERST  
Heritage Commission

DATE: 19 December 2023

**APPROVED**

After the vote, Mr Ludt asked the commission for a roundtable discussion for members to bring any other topics to the floor. Seeing that there was no discussion, Mr Ludt asked for a motion to close the meeting. Mr Conor Fain made the motion to close the meeting, it was seconded by Mr Grella. A voice vote was cast with all agreeing to close the meeting.

The meeting was closed at 6:15PM.

PS: The Heritage Commission would like to thank Bill Stoughton for coming to our meeting and presenting the information on the easements and the sale of the property. Thank You Bill!



*Respectfully submitted,  
William Ludt, Chair*

Minutes approved: January 11, 2024, as written