



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, September 6, 2023**, at 7:00 p.m. in the **Barbara Landry Meeting Room at the Town Hall, 2 Main Street, Amherst, NH 03031**

PUBLIC HEARING(S):

WITHDRAWAL REQUESTED BY APPLICANT

1. **CASE #: PZ17205-041323 – Scott & Susan Jacobs O’Connell (Owners) & Kali Construction (Applicant), 3 Mack Hill Road, PIN #: 020-029-000** – Subdivision Application – To depict a subdivision of land of existing lot 20-29 creating two new residential lots to be known as 20-29-1 & 20-29-2 with a larger remainder lot. *Zoned Residential Rural. Continued from July 19, 2023*
2. **CASE #: PZ17123-032323 - Robert H. Jacobson Revocable Trust, Laurie Stevens, Trustee (Owner) & TransFormations, Inc. (Applicant), 17 Christian Hill Road, PIN #s: Tax Map 005-148-000 & 005-100-000** - Conditional Use Permit. To depict a 60-unit Planned Residential Development per the Integrated Innovative Housing Ordinance (IIHO). *Zoned Residential Rural. Continued from August 2, 2023*
3. **CASE #: PZ17124-032323 - Robert H. Jacobson Revocable Trust, Laurie Stevens, Trustee (Owner) & TransFormations, Inc. (Applicant), 17 Christian Hill Road, PIN #s: Tax Map 005-148-000 & 005-100-000** - Conditional Use Permit. To depict a 33 Single- Family Lot, and Four-Unit Barn and Planned Residential Development per the Integrated Innovative Housing Ordinance (IIHO). *Zoned Residential Rural. Continued from August 2, 2023*

COMPLETENESS REVIEW OF APPLICATION AND PUBLIC HEARING IF APPLICATION IS ACCEPTED AS COMPLETE:

4. **CASE #: PZ17697-080823 – Clearview Development Group, LLC c/o Erol Duymazlar (Owner) & Meridian Land Services, Inc., c/o Ken Clinton (Applicant); Boston Post Road, PIN #: 005-159-001.** Subdivision Application Amendment – To amend the phasing of the Prew Purchase - West Village and the length of the dead-end road. *Zoned Residential Rural.*
5. **CASE #: PZ17700-080823 – Beaver Meadow Investments, LLC (Owners & Applicants); 48 Ponemah Road, PIN #: 004-025-007** – Subdivision Application. To condominiumize the existing eight residential rental units in two existing buildings. *Zoned Residential Rural.*
6. **CASE #: PZ17701-080823 – Scott R. McEtrick (Owner & Applicant); 6 North End of Lake, PIN #: 008-066-000** – Conditional Use Permit. To construct a detached garage with an ADU and approved ISDS and reclaim areas of the existing gravel driveway to be restored back to an unaltered state. *Zoned Residential Rural.*
7. **CASE #: PZ17707-080923 – The Raymond Family Rev. Trust of 2019, c/o Steven Raymond, 125 Hollis Road & 7 Golden Pond Lane, PIN #: 001-014-000 & 001-014-001.** Subdivision Application-Lot Line Adjustment. To adjust the lot lines between Map 1 Lot 14 & Map 1 Lot 14-1. *Zoned Residential Rural.*
8. **CASE #: PZ17708-080923 – Riley Investment Properties, LLC c/o Tom Riley (Owner & Applicant); 125 NH Route 101A, PIN #: 002-035-001-C.** Non-Residential Site Plan. To amend the previous site plan approval for Phase C involving the construction of a 12,000 square foot single story retail building and propose a 2,400 square foot single story drive-thru only café. *Zoned Commercial.*

CONCEPTUAL CONSULTATION:

9. **CASE #: PZ17704-080923 – Mohamed Ali Ewiess (Owner) & Meridian Land Services, Inc. (Applicant); 134 Route 101A & 1 Truell Road, PIN #: 012-037-000 & 012-036-001.** Non-Residential Site Plan – Conceptual Consultation. To construct a restaurant with 42-49 seats on Map 12 Lots 36-1 and 37. *Zoned Commercial.*

OTHER BUSINESS:

10. Minutes: August 16, 2023
11. 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/83434491653>

Or Telephone:

Dial +1 312 626 6799 US

Webinar ID: 834 3449 1653

NS/
7/31/23; 8/11/23; 8/23/23
DB/ 8-8-23