



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, August 18, 2021**, at 7:00 p.m. in the Barbara Landry Meeting Room, 2nd Floor, Amherst Town Hall, 2 Main Street, Amherst, NH

PUBLIC HEARING(S):

1. **CASE #: PZ14355-061021 - Unified Development LLC (Owner) & Promised Land Survey LLC (Applicant); 70 North Street, PIN #: 003-093-000** – Public Hearing/Subdivision Application – To depict the subdivision of Map 3 Lot 93 into two single-family residential lots and the construction of wetland crossings in the WWCD for Map 3 Lot 93-2. *Zoned Residential/Rural. Continued from July 7, 2021*

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

2. **CASE #: PZ14441-070121 - Unified Development LLC (Owner) & Promised Land Survey LLC (Applicant); 70 North Street, PIN #: 003-093-000** – Submission of Application/Public Hearing/Conditional Use Permit Application – To depict the subdivision of Map 3 Lot 93 into two single-family residential lots and the construction of wetland crossings in the WWCD for Map 3 Lot 93-2. *Zoned Residential/Rural.*

OTHER BUSINESS:

1. Discussion regarding plans for new school on Wilkins School site and RSA 674:54.
2. Interview for Planning Board alternate candidate.
3. **REGIONAL IMPACT:**
 - a. **CASE #: PZ14588-080321 – Keith E. Healey Trustee (Owner) and Healey Tree Works, LLC (Applicant) – 307 Route 101, PIN # 008-074-000** – Non-Residential Site Plan Application. To show the proposed site improvements in order to use the property as a residence and for the operation of a tree services, cordwood, and wood-chipping business. *Zoned Residential Rural.*
 - b. **CASE #: PZ14589-080321 – EIP One Bon Terrain Drive, LLAC (Owners & Applicants) – 1 Bon Terrain Drive, PIN # 002-026-004** – Conditional Use Permit Application. To depict proposed site improvements including but not limited to a 30,000 square foot building addition, parking expansion, secondary tractor trailer truck access lane and drainage infrastructure. *Zoned Industrial.*
 - c. **CASE #: PZ14590-080321– EAM Amherst Holdings, LLC (Owners & Applicants) – 317 Route 101, PIN # 008-072-000** – Non-Residential Site Plan Application. To depict proposed site improvements to utilize the subject property for a proposed Agricultural Farming and Supply Operation. *Zoned Residential Rural.*
 - d. **CASE #: PZ14591-080321 – Public Service Co of NH [DBA Eversource Energy] and Tana Properties (Owners & Applicants) – 2 Hertzka Drive & Bon Terrain Drive, PIN # 002-023-000 & 002-026-003** – Non-Residential Site Plan Application. To construct an electrical enclosure, a control house expansion, substation yard expansion, and associated site improvements at the existing Eversource Amherst Substation. *Zoned Industrial.*
4. Master Plan update.
5. Discussion re: new Amherst representative to Nashua Regional Planning Commission
6. Discussion re: potential Zoning and Regulation Amendments.
7. Minutes: August 4, 2021
8. 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/87503412199>

Or Telephone:

Dial +1 312 626 6799

Webinar ID: 875 0341 2199

If you have trouble accessing the meeting please call 603-341-5290

NS/ 8/2/21 & 8/11/21 & 8/12/21
NMK/ 8/5/21
DB: 8/3/21