



Town of Amherst, New Hampshire  
**Office of Community Development**  
Building · Code Enforcement · Planning · Zoning · Economic Development  
R. Gordon Leedy, Community Development Director

**AMHERST PLANNING BOARD**  
**Public Hearing Notice**

In accordance with NH RSA 675:3, the Planning Board will hold a public hearing on Wednesday, January 16, 2019 at 7:30 PM in the Barbara Landry Meeting Room, Town Hall, 2 Main Street, Amherst, New Hampshire to discuss a proposed amendment to the Amherst Zoning Ordinance. The full text of the proposed amendment is available in the Community Development Office or the Town website [www.amherstnh.gov](http://www.amherstnh.gov).

**Amendment 2 – Section 4.16 Integrated Innovative Housing Ordinance**

This amendment provides clarifying language to the ordinance with respect to density bonuses, and reorganizes the incentive bonus chart in section 4.16 E.

The public is encouraged to attend.

Amherst Planning Board

**Section 4.16 Integrated Innovative Housing Ordinance (IIHO) (3-10-15)****A. PURPOSE:**

The purpose of the IIHO is to provide for and facilitate alternative approaches to development within the Town of Amherst, as provided in RSA 674-21 while protecting and preserving the rural aesthetic the Town has consistently valued. A variety of development types will enable the town to better provide for the needs of a diverse population in times of changing demographics.

**B. GENERAL PROVISIONS:**

1. The IIHO shall be the mechanism of implementation for Workforce Housing (Section 4.14), Planned Residential Development (4.17) and Elderly Housing (4.20).
2. Each of the development types enabled under the IIHO is permitted by Conditional Use Permit ~~(Section 3:18)~~ **(CUP) as provided for in Section 3:18**, and shall be required to meet any standards set forth in that Section.
3. Any development permitted under IIHO may include housing specifically for households of lower than average means, in accordance with RSA 674:58, by utilizing the process in Section 4.14, Workforce Housing.
4. All IIHO projects are subject to **the IIHO Regulations**, Subdivision and Non-Residential Site Plan Regulations, **and the Amherst Stormwater Ordinance**.

**C. DENSITIES:**

1. For any project proposed under the IIHO, the applicant will first calculate the Net Tract Area of the parcel. The baseline density shall be the Net Tract Area divided by the minimum lot size in the zone.
2. The total number of units permitted by the CUP will be calculated using formulae set by the Planning Board, as detailed in E. below.

**D. WAIVERS**

The Planning Board, subject to Section 3.18 shall have the authority to modify dimensional and site requirements for each IIHO project as they determine to be necessary in the best interest of the Town and to facilitate the project.

1. The Planning Board shall establish the lot size, density, setbacks, and open space requirements for each project approved under the IIHO.
2. Parking requirements may be reduced in projects incorporating studio and one-bedroom units, and in projects restricted to 65+ Senior housing.

3. Landscaping requirements may be reduced in projects incorporating Open Space.

4. Height restrictions may be modified in the Commercial and Industrial Zones.

#### E. INCENTIVES:

In order to achieve the purpose of the IIHO, an applicant may propose to incorporate any of the following restrictions and amenities which have been determined to be desirable to the Town in accord with the Amherst Master Plan. All density bonus provisions are discretionary bonuses based on the Planning Board concluding that there is a benefit to the Town with respect to each such bonus. For any category of unit restrictions, the total number of units may not exceed the baseline density. For any category of proposed amenity, only a single bonus type may be claimed.

<u>Bonus Category</u>			<u>Bonus Percent</u>
<u>Unit Restrictions</u>			<u>(add to baseline)</u>
Demographics			
	Senior	55+	15%
		65+	30%
	<del>Income Restricted</del> <u>Workforce</u> Housing - See Section 4.14		
Housing Type			
	Attached Housing		10%
<u>Unit Type</u>			
	Single Floor Unit		10%
	Handicap Accessible (ADA compliant)		15%
Unit size -Bedrooms			
	0 Bedroom (Studio)		10%
	1 Bedroom		15%
	2 Bedrooms		10%

<b><u>Proposed Amenities</u></b>		
	Walkability (Internal sidewalks, footpaths)	10%
	Improved Access to Public Places	10%
<b><u>Community Space</u></b>		
	Community Space Open to Public	25%
	Community Space Restricted to Residents	10%
<b><u>Open Space</u></b>		
	Open Space under Restrictive Covenant	20%
	Open Space Improved & Open to Public	15%
	Open Space Improved Non-Public	10%
<b><u>Type of Ownership</u></b>		
	Rental (deed restricted)	30%
<b><u>Redevelopment of existing structures</u></b>		
	Where feasible with parking/septic/water supply etc.	<del>400%</del> <b><u>4 units per redeveloped building</u></b>
<b><u>Voluntary Public Infrastructure</u></b>		
	<b><u>Utility and Public Way Betterments</u></b>	10%