

**AMHERST PLANNING BOARD**  
**Wednesday July 5, 2017**

In attendance: A. Rosenblatt- Chair, S. Wilkins, M. Dell Orfano, M. Peterman, P. Lyon- Selectman Ex-Officio, E. Hahn, C. Harris and R. Hart  
A. Rosenblatt called the meeting to order at 7:30pm.

**Case # PZ8705-060517- Dupont Landscape & Excavation LLC (Applicant) & Dupont and Daughter (Owner)- 3 Manhattan Dr 002-031-001** Request for approval to construct a 6,600 square foot single story commercial building within the industrial zone.

NRSP Review application for a new 6,600 SF building on an existing 1.01 Acre lot in the Industrial District. The facility is intended to be a storage facility for landscape and excavation equipment inside the building.

Kevin Anderson from Meridian along with Dave Dupont presented the case.  
Dave is looking to move his business from Merrimack to Amherst.

The lot is already cleared with no trees or buildings. There is a single curb cut access into the property. The building going in is prefabricated. Photos were shown. The building is intended to store all of the vehicles and equipment for the business. As stated in the notes of the site plan, there will be no outside storage of materials.

They are requesting a waiver from professional landscaping. Meridian submitted a landscaping plan which Gordon has seen and deems adequate.

Storm water mitigation for the site is simple. The site has been graded to two storm water ponds on site. They are shallow depressions which are not obtrusive and incorporate leaching catch-basins in order to promote infiltration into the ground. They will be easily maintained with lawn mowers.

The site is over an aquifer overlay district. A new monitoring well is being proposed. The old one will be wiped out during the construction.

They will incorporate a floor drain into this building. It will be connected to a holding tank outside the building. Snowmelt will come off the vehicles and need to be treated and properly disposed.

No landscaping materials will be stored on site. No regulated or hazardous materials will be stored on site. There will be a rubber barrier under the slab.

Required permits: the septic design permit is pending. The floor drain needs to be registered with the state. Meridian is putting maintenance requirements together in a single document.

C. Harris stated the drain seems to mitigate the questions the board usually has.

M. Dell Orfano asked why there was a monitoring well on that site previously. C. Harris said it was a dump site with old vehicles prior to the tree service ownership and the board wanted to monitor that. M. Dell Orfano recommended the new owner get a baseline reading from the old one.

M. Peterman confirmed the floor drain will capture what comes off of and out of the vehicles. She also asked about signage. Kevin said the plans are for a 64-sq. ft. ground-mounted sign.

S. Wilkins and Kevin clarified Note 17 will also state no indoor storage of materials.

R. Hart asked where on the site the monitoring well will be. Kevin described the location.

Public comment

None

M. Peterman asked about the staff recommendations. Yes, Kevin has seen them and they've been addressed.

**S. Wilkins moved and C. Harris seconded to approve the waiver request. All in favor**

**M. Peterman moved to accept the plan for review. S. Wilkins seconded. All in favor**

**P. Lyon moved to approve the plan subject to conditions as outlined by G. Leedy and to include the addition in note 17 of no indoor storage of materials. M. Dell Orfano seconded.**

Discussion

M. Dell Orfano asked what the covered outdoor area is for. It will be used for equipment storage.

P. Lyon asked who monitors the monitoring well. S. Wilkins said the applicant pays to have it tested the first year and submits the data to the board. From that point, someone in the office here takes over.

**Vote: All in favor**

#### OTHER BUSINESS

Vote to approve Road and Utilities Standards for a public hearing.

Upon review, S. Wilkins concluded the document presented does reflect the board's discussion.

Jim O'Mara has concerns about cutting pavement and this addresses that concern.

Steve Keach and Colleen Mailloux wrote this document in 2015.

The vote tonight is whether or not to post the road standards for a public hearing.

S. Wilkins explained her issues with the document:

1. Section 301.2 seems in conflict with itself. It states promoting both 1) continuation of streets to adjoining neighborhoods and 2) maximum separation of through and local traffic discouraging through traffic in residential neighborhoods.

2. Driveway regulations page 21 section 3.10 were included, which she is in favor of. However, page 27 Section J. 2. references to Section X.C, which does not exist.

There were differing opinions about whether to incorporate the driveway regulations as part of this document. A. Rosenblatt stated the driveway regulations can be disengaged from this document.

**S. Wilkins moved to post for public hearing Part 3 sections 301-309. C. Harris seconded. All in favor**

Minutes: June 7, 2017 and June 21, 2017

June 7

Line 34 should move to above line 28.

**C. Harris moved to approve the minutes of June 7<sup>th</sup> as amended. M. Peterman seconded.**

**All in favor**

97  
98 **C. Harris moved to approve the minutes of June 21<sup>st</sup> as submitted. R. Hart seconded. All in favor with**  
99 **the following abstentions: M. Peterman, M. Dell Orfano and P. Lyons.**

100  
101 M. Dell Orfano brought up the topic of the Masterplan. He said we might have missed an opportunity to  
102 work on them with another group. He would like to put it on an upcoming work session agenda to begin  
103 working on the Masterplan incrementally over the next three years so we are ready to adopt it at the  
104 ten- year mark. A. Rosenblatt suggested he bring ideas on how to begin incrementally working on the  
105 Masterplan to the next work session meeting.

106  
107 **S. Wilkins moved to adjourn at 8:10pm. C. Harris seconded. All in favor**

108  
109 Respectfully submitted,  
110 Jessica Marchant