

TOWN OF AMHERST
Planning Board

July 1, 2020

APPROVED

In attendance: Arnie Rosenblatt - Chair, Cynthia Dokmo – Vice Chair, Michael Dell Orfano, Dwight Brew-Selectman Ex-Officio, Marilyn Peterman, Bill Stoughton, Brian Coogan, Christy Houpis (Alternate) , and Tracie Adams (Alternate).

Staff present: Nic Strong, Community Development Director, Natasha Kypfer, Town Planner, and Kristan Patenaude, Minute Taker.

Arnie Rosenblatt called the meeting to order at 7:06 p.m., with the following statement. As Chair of the Amherst Planning Board, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, as extended by Executive Orders 2020-05, 2020-08, 2020-09, 2020-10 and 2020-14, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order.

However, in accordance with the Emergency Order, I am confirming that we are:

Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means:

We are utilizing Zoom for this electronic meeting.

All members of the Board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone #312-626-6799 and password 862 1647 0135, or by clicking on the following website address: <https://zoom.us/j/86216470135> that was included in the public notice of this meeting.

Providing public notice of the necessary information for accessing the meeting:

We previously gave notice to the public of the necessary information for accessing the meeting, including how to access the meeting using Zoom or telephonically. Instructions have also been provided on the website of the Planning Board at: www.amherstnh.gov.

Providing a mechanism for the public to alert the public body during the meeting if there are problems with access: If anybody has a problem, please call 603-341-5290.

Adjourning the meeting if the public is unable to access the meeting:

In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled.

Please note that all votes that are taken during this meeting shall be done by roll call vote.

Let's start the meeting by taking a roll call attendance. When each member states their presence, please also state whether there is anyone in the room with you during this meeting, which is required under the Right-to- Know law.

July 1, 2020

APPROVED

Roll call attendance: Bill Stoughton; Dwight Brew; Tracie Adams; Mike Dell Orfano; Cynthia Dokmo; Marilyn Peterman; Brian Coogan; Christy Houpis; Arnie Rosenblatt; all alone and present.

Arnie Rosenblatt stated that, prior to the Board beginning its business, he would like for Nic Strong, Community Development Director, to introduce the new Town Planner.

Nic Strong introduced the new Town Planner, Natasha Kypfer. She explained that Natasha was hired back in March and worked for approximately a week and a half before being asked to work from home, due to the pandemic. Nic Strong explained that Natasha has started to write up staff reports for some of the meetings.

The Board welcomed Natasha Kypfer.

PUBLIC HEARING:

- 1. CASE #: PZ12172-121819 – Arboleda Realty LLC (Owner & Applicant) – The Farmhouse Marketplace, 340 Route 101, PIN #: 008-052-000 – Public Hearing/Non-Residential Site Plan. Proposed multi-use commercial building. Zoned Northern Transitional. Continued from June 3, 2020.**

Arnie Rosenblatt explained that he will recuse himself by muting himself and turning off his camera at this time. He asked Cynthia Dokmo to sit as Chair.

Arnie Rosenblatt recused himself. Cynthia Dokmo sat as Chair.

Cynthia Dokmo stated that the applicant has requested a continuance to a date in August.

Nic Strong explained that the Board's regular meeting is on August 5, 2020. At that meeting, the Board already has scheduled a CUP for wetland buffer impacts and a site plan for a storage building. The Board also has a work session scheduled for August 19, 2020.

In response to a question from Cynthia Dokmo, Nic Strong stated that she believes the Board will be discussing the Master Plan at the work session.

In response to a question from Marilyn Peterman, Nic Strong explained that the wetland CUP is for a property on Stearns Road that is looking to put an addition on a house that is currently within the wetland buffer. The site plan review is for an existing storage facility on Pine Road that is looking to add on additional storage units.

Mike Dell Orfano stated that he believes the Board can make it through those two items and the additional continuance of this case on the 5th.

Mike Dell Orfano moved to table the Arboleda application to August 5, 2020. Marilyn Peterman seconded.

July 1, 2020

APPROVED

**Roll call: Marilyn Peterman – aye; Mike Dell Orfano – aye; Brian Coogan – aye;
Dwight Brew – aye...**

**Dwight Brew noted that the Board needs to note a date, time and place for the
continuance.**

**Mike Dell Orfano amended his motion to table the Arboleda application to August
5, 2020, at 7pm via Zoom teleconference. Marilyn Peterman seconded.**

**Roll call: Marilyn Peterman – aye; Mike Dell Orfano – aye; Dwight Brew – aye; Bill
Stoughton – aye; Brian Coogan – aye. Motion carried unanimously.**

In response to a question from Marilyn Peterman, Cynthia Dokmo stated that there will be no
other formal notice to abutters regarding the tabling of this application to August 5, 2020.

Arnie Rosenblatt returned to the meeting and resumed his seat as Chair.

OTHER BUSINESS:

3. Minutes: Site Walk - June 13, 2020; June 17, 2020

**Mike Dell Orfano moved to approve the site walk meeting minutes of June 13, 2020,
as presented. Marilyn Peterman seconded.**

**Roll call: Cynthia Dokmo – abstained; Brian Coogan – abstained; Mike Dell Orfano
– aye; Dwight Brew – aye; Marilyn Peterman – aye; Bill Stoughton – aye. Motion
carried unanimously.**

In response to a question from Bill Stoughton, Nic Strong explained that the Planning Board
packet for next week's meeting will contain the staff report, submitted items for the second
application, submitted items from the first application, and any items that were amended between
the initial application and its ultimate denial.

Bill Stoughton also requested the minutes from the meeting at which the first application was
denied and, if possible, a link to the video of that meeting.

**Bill Stoughton moved to approve the meeting minutes of June 17, 2020, as amended
[Line 216: for the sentence to read, "...it would appear that the town is not..." and
Line 283: for the sentence to read, "Tom Quinn questioned why there was a..."]
Dwight Brew seconded.**

**Roll call: Marilyn Peterman – aye; Cynthia Dokmo – aye; Mike Dell Orfano – aye;
Dwight Brew – aye; Bill Stoughton – aye; Brian Coogan – aye. Motion carried
unanimously.**

**Mike Dell Orfano moved to adjourn the meeting at 7:21pm. Marilyn Peterman
seconded.**

TOWN OF AMHERST
Planning Board

July 1, 2020

APPROVED

131 **Roll call: Marilyn Peterman – aye; Cynthia Dokmo – aye; Mike Dell Orfano – aye;**
132 **Dwight Brew – aye; Bill Stoughton – aye; Brian Coogan – aye. Motion carried**
133 **unanimously.**

134

135

136

137 Respectfully submitted,

138 Kristan Patenaude

139

140 Minutes approved: July 15, 2020