

TOWN OF AMHERST
Planning Board

June 15, 2022

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1 In attendance at Amherst Town Hall: Arnie Rosenblatt – Chair, Tracie Adams – Vice Chair, Bill
2 Stoughton – Board of Selectmen Ex-Officio, Chris Yates - Secretary, Dan LeClerc (alternate),
3 Tom Silvia, Pam Coughlin (alternate), and Tom Quinn.
4 Staff present: Nic Strong, Community Development Director; Nicole Stevens, Town Planner;
5 and Kristan Patenaude, Recording Secretary (via Zoom)
6

PUBLIC HEARING:

8 **1. CASE # PZ14920-101321- Clearview Subdivision (Owner & Applicant); Boston**
9 **Post Road, PIN #: 005-159-001 & 38 New Boston Road, PIN #: 007-072-000 –**
10 **Subdivision Application. To depict the design of a 43-unit Planned Residential**
11 **Housing Development and WWCD CUP known as Prew Purchase Condominium on**
12 **Tax Map 7, Lot 72 & Tax Map 5, Lot 159-1. Zoned Residential/Rural. *Continued***
13 **from May 4, 2022**

14
15 Ken Clinton, Meridian Land Services, and Erol Duymazler, Clearview Subdivision, addressed
16 the Board via Zoom. Ken Clinton explained that this proposal is left over from the Innovative
17 Integrated Housing Ordinance (IIHO). A revised plan set has been submitted along with an
18 extensive set of legal documents, including Declaration of Condominium, Condominium
19 Covenants and Restrictions, and a Development Agreement. He is unclear of the legal review
20 status from Town Counsel. He noted that some of the documents are boilerplate with certain
21 inserted content. He asked that applicant's legal counsel, Jim Callahan, be allowed to answer any
22 questions about these documents.

23
24 Ken Clinton noted that a secondary application, for a Conditional Use Permit (CUP) for wetland
25 buffer impacts, has also been submitted, and he would hope to review this with the Board at its
26 next meeting.

27
28 Ken Clinton stated that he is unsure if staff has had time to go over all comments addressed by
29 his team since the last meeting. He would be happy to sit down with Nic Strong next week to
30 address each comment made by his staff to make sure none are missed. He would like tonight's
31 discussion to focus on the legal documents submitted. The Declaration of Condominium contains
32 one umbrella document with two separate villages under it, similar to a previous Ducal
33 Development proposed. This references the separate conservation easements, to be held by the
34 Amherst Land Trust, and addresses water testing. It also agrees to a third-party management
35 company to address housing requirements. He asked the Board if there were any questions about
36 this document in particular. Arnie Rosenblatt stated that he would like the applicant to finish the
37 entire presentation before the Board discusses the documents.

38
39 Ken Clinton explained that the Covenants and Restrictions document also contains boilerplate
40 language regarding what is/is not allowed in these units. It discusses the architectural design
41 pattern. 6-8 additional housing palette styles have been added. These keep in style, pattern, and
42 size with those previously submitted. There was a previous request to allow the Community
43 Development Staff to approve similar unit styles that match with the design palette as discussed,
44 though maybe were not the identical ones seen during this presentation. If this was not palatable

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45 with the staff, these designs could be brought back before the Board at a future meeting for
46 approval. Last year's October submittal included bedroom counts. The west village units were
47 noted to have 3-4 bedrooms, unless an ADU was approved, to bring the count up to 4-5
48 bedrooms. The east village units were noted to be 1-2 bedrooms. These have stayed similar
49 throughout the application process. Ken Clinton stated that the Covenants and Restrictions
50 document also includes boilerplate language regarding unit restrictions.
51

52 Ken Clinton stated that the Development Agreement identifies the intent for phasing, the
53 performance guarantee, and mitigation of development impacts. There is no clear need to create
54 specific phasing for this project, so the proposal is to get the road infrastructure in and then build
55 out unit-by-unit. This is the most efficient way to phase the project. This is included as note #32
56 on the plan – “No formal construction phasing schedule is composed. The project will be
57 constructed according to market demands, economic conditions, and availability of labor and
58 materials as determined by the developer.” Lack of materials might lead to a self-induced slow
59 down beyond the developer’s control, but not as part of phasing per se. Market demands are
60 currently high, but this could change in the future.
61

62 Ken Clinton explained that, regarding the performance guarantee, this is a private development,
63 and is thus largely overseen by the State Attorney General’s (AG’s) office as part of the
64 Condominium Act. This can be covered by Attorney Jim Callahan. Mitigation of development
65 deals with impact fees, and LUCT fees that will help to mitigate for Town services.
66

67 Ken Clinton stated that he is working on a list of outstanding items. The Keach Nordstrom
68 review comments have been addressed and implemented into the plan set. Architectural style
69 confirmations are complete, and he would like comments from the Board on that item. The
70 Conditional Use Permit (CUP) for wetland buffer impacts has been submitted. Legal documents
71 have been submitted for Town Counsel review. Impact fees will need to be addressed. He does
72 not believe both sides require the full range of impact fees. The Development Agreement is also
73 on the list to be discussed. A verification of the bedroom count was previously submitted. An
74 agreement with the Amherst Land Trust has been included in the documents previously
75 submitted to the Board. There was an inquiry from the Community Development Office to the
76 DPW Director and Fire Chief regarding turnarounds proposed on the properties. These are more
77 similar to driveways located on private roads. DPW Director Slosek stated that, as these are not
78 public roads, he was not planning to comment on the turnarounds, but did state that on a public
79 road he would prefer cul-de-sacs. The Fire Chief agreed that the current plan was adequate, and
80 if two of the turnarounds in the east village were extended he would believe these to be more
81 than adequate. The plans have been altered to extend these turnarounds. Ken Clinton stated that
82 he believes the legal documents are the key items to confirm content and completeness at this
83 point.
84

85 *Pam Coughlin sat for Cynthia Dokmo.*

86
87 Tracie Adams stated that Keach Nordstrom recommended a performance guarantee. Ken Clinton
88 explained that bonding is exclusively a requirement for town or public roads. This is a private

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89 road. He is not saying that there will not be a performance guarantee, but more that this will not
90 be in the form of a regular bond and instead part of the Attorney General's review process.
91

92 Tracie Adams stated that she would like to have further discussion regarding the Declaration of
93 Covenants and the look and style of the units. She would also like to hear more about the
94 meeting the applicant had with the Fire Chief regarding the extended hammerheads proposed.
95 She would like to see definitive language from the Fire Chief on the proposal.

96 Tom Quinn asked why the CUP for wetland buffer impacts is not being addressed first in this
97 process. Arnie Rosenblatt stated that sometimes these items are handled side-by-side. Bill
98 Stoughton stated that he does not believe the CUP for this application is very extensive. Ken
99 Clinton stated that he would agree it is very minimal, for one impact at a road crossing. These are
100 generally filed concurrently. The discussions of the subdivision often touch on and incorporate
101 the CUP requirements.
102

103
104 In response to a question from Tom Quinn, Bill Stoughton stated that disturbance within a
105 wetland or buffer triggers the CUP process. Placement of septic systems outside the buffer does not
106 trigger the CUP process.
107

108 Tom Quinn stated that there seem to be a lot of open-ended issues as part of this application,
109 including a legal issue. He is not prepared to make any decisions on this application tonight.
110

111 Tom Silvia pointed out that the condominium documents that he received contained some
112 highlighted portions. He asked where the documents originated and how they were drafted. Jim
113 Callahan, Esq., and Erol Duymazler stated that their copies did not contain any highlighting and
114 the documents the Board were apparently looking at were incorrect. In response to a question
115 from Tom Silvia regarding phasing, Ken Clinton stated that no further phasing is proposed than
116 as currently stated.
117

118 Bill Stoughton stated that, with respect to the wells in the east village, the sanitary exclusion
119 zones extend into the stormwater best management practice. He believes this violates Section
120 4.A.5 of the Town's stormwater regulations and DES regulations, ENV-Wq 1508.02(a). He also
121 asked about retention pond 1, which flows it will be capturing and why it is proposed as a
122 retention area instead of an infiltration area. The stormwater calculations show an outflow from
123 that feature in the larger storms, so not all runoff is being captured. He would like more
124 information on this. He would like to know how long it takes that feature to drain, as the
125 regulations require that it drains within 72 hours. He stated that he is unclear if Boston Post Road
126 has storm sewers and noted that stormwater runoff is not allowed to discharge into the storm
127 sewers, if that is what is being proposed for this feature. Ken Clinton asked that Bill Stoughton's
128 comments be forwarded to him after the meeting so he could address the questions.
129

130 Bill Stoughton noted that some of the documents sent seem to have corrections and redlines
131 attached. He would like to see more final documentation. He would like to see the proposed

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132 conservation easement to make sure that the appropriate conservation restrictions are in place to
133 protect the land into the future.

134
135 Bill Stoughton noted that the condo documents seem to read that water testing will be required to
136 show potable water for every unit before a certificate of occupancy is granted, and additionally
137 annual testing for the east village. He would still like to see language included regarding capacity
138 testing. Erol Duymazler stated that he agrees, and he believes there is an agreement as to what
139 the capacity testing will look like. Jim Callahan stated that Section 8.5.1 does address capacity
140 testing a bit. This section can be expanded upon. Bill Stoughton stated that he believes this could
141 be listed on the plan, and he is unsure if there is actually agreement on this item.

142
143 Bill Stoughton thanked the applicant for including language regarding age restriction and
144 verification. He noted that the age restricted east village must be considered a separate
145 “community” and must have separate governance. This includes not allowing a vote by the west
146 village vote to alter “community” issues decided by the east village. He referenced the HUD
147 Document titled “Questions and Answers Concerning the Final Rule Implementing the Housing
148 for Older Persons Act of 1995 (HOPA).” The Town has taken a position previously that elder
149 housing communities will be governed separately and the amendment rights for the documents
150 are such that the non-elder portion cannot change rules that are important to the elder
151 community. This could lead to two separate associations or sub associations. Jim Callahan noted
152 that the applicant is willing to collaborate with Town Counsel regarding acceptable language.

153
154 Bill Stoughton stated that, regarding the development agreement, he is not concerned about
155 phasing of the east village as he does not believe it will place a heavy burden on Town resources.
156 He believes the community may want that 55+ housing built sooner than later. However,
157 regarding the west village, this is not the only development currently being proposed in Town
158 which may overlap in terms of issuances of certificates of occupancy. In recent years, the Town
159 has seen 30-40 new construction housing starts in Town outside of larger projects, about the total
160 size of this development. Most of this construction is not age-restricted and thus, will likely
161 include school-aged children, similar to the west village in all likelihood. He is concerned
162 regarding the build rate for all of the proposed projects, including the west village project. If no
163 phasing is proposed with regard to school aged children, this may place a burden on some of the
164 already overcrowded schools in Town. The regulations have numbers the Board is required to
165 use if it decides phasing is necessary.

166
167 Bill Stoughton stated that there are features of this development which are important to protect
168 the public interest such as the stormwater management features and cisterns. Thus, he will be
169 looking for a performance guarantee, similar to what was mentioned by Keach Nordstrom.

170
171 With regard to mitigation of development impacts, Bill Stoughton stated that he disagrees with
172 everything he has read so far about that. He believes the age-restriction on the east village is a
173 legitimate mitigation item, however the LUCT tax and impact fees are not unique to this
174 development. He believes this section should speak to unique items for this development. He has
175 previously stated his objections to the Fiscal Impact Analysis. He does not agree with its

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176 conclusions and does not accept it as a mitigating factor. In his view, it is inappropriate for
177 inclusion in this proposed agreement.

178 Bill Stoughton stated that he was pleased with the range of sizes in regard to bedroom counts. He
179 is concerned with leaving this entirely to market forces though. He would like to find a
180 compromise, such as varying the number of bedrooms based on some percentage in the future.
181

182 Chris Yates and Dan LeClerc did not have any questions at this time.
183

184 Pam Coughlin stated that she has concerns regarding emergency equipment being able to access
185 the site, with regard to safety of the citizens. She is also concerned with water quality in the area.
186

187 Arnie Rosenblatt asked for public comment. There was none at this time.
188

189 Ken Clinton stated that he would request a continuance at this time. He noted that certain
190 comments can be included, and amendments can be made to the documents. He also noted that
191 the applicant's intention is to present the CUP wetland buffer application items at the next
192 meeting as well.
193

194
195 **Bill Stoughton moved to continue this hearing to July 20, 2022, at 7pm, at Town**
196 **Hall. Seconded by Chris Yates.**
197 **Motion carried unanimously 6-0-0.**

198
199 **2. CASE #: PZ15622-040822 – Brian Scanlan (Owner & Applicant); 17 Thornton**
200 **Ferry Road I, PIN #: 005-006-000 – Conditional Use Permit. To delineate the**
201 **proposed pool & patio installation with associated drainage improvements. Zoned**
202 **Residential/Rural. Continued from May 18, 2022.**

203 Sam Foisie, Meridian Land Services, addressed the Board. He asked the Board to decide if the
204 Aquifer Protection District applies to this application, as a residential pool is a permitted use in
205 this district. He believes this was left out of the Staff Report because Nic Strong agrees with this
206 item.
207

208 Bill Stoughton stated that as long as large quantities of chemicals are not being stored, he is
209 accepting of this. Sam Foisie stated that the applicant will not be storing more than 5 gallons, per
210 the regulations, on site.
211

212 Sam Foisie stated that the plan has been revised to remove the previously proposed paver
213 pathway from the pool to the parking area. This will reduce the amount of impervious area
214 proposed from 2,100 s.f. to 1,800 s.f. It also removed impervious area that drains toward the
215 associated wetland. The improvement is proposed within the buffer, but the house acts as a
216 ridgeline between flow to the west and east. Everything on the west, including the proposed pool
217 location, flows away from the wetland, though it makes its way there indirectly through sheet
218 flow. The drainage model has been revised on the plan but has had no changes to the stormwater
219

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220 management system. The proposal now includes installation of deep sumps before the
221 stormwater enters the infiltration system. These are being used for pretreatment. The sumps have
222 been added to the operation & maintenance manual, and he has increased their inspection rates to
223 four times per year. Sam Foisie stated that he has spoken with the pool installer and there was no
224 specific mention of algaecides because the pool system proposed is cutting edge technology
225 which uses 60% of the typical pool chlorine, and algaecide is not needed as long as the pool is
226 running properly. Chemicals are an issue if they leave a closed system, but there is no backwash
227 proposed as part of this system. It is also unlikely for the pool to overflow. The protocol for
228 winterizing a pool includes letting it sit untreated for a couple of weeks to let the chlorine level
229 reach zero, before draining it. He noted that this house was built in 1870 and the lawn has,
230 reasonably, always been there as a grass area, including before these regulations were in place.
231 The grass area does not provide the habitat associated with a wetland buffer and the contributing
232 area flows away so the water quality does not directly flow to the wetland as a buffer would.
233

234 Sam Foisie stated that typical sized pools are 10'x20' or 20'x40', between 200 and 800 s.f.. This
235 pool is proposed to be 750 s.f., or within the average size of a pool. The snow removal area and
236 treatment of the snow will remain the same on site. Saltwater pools have become more common,
237 but this does not mean they are chemical-free. There are some municipalities that do not allow
238 discharge of saltwater pools to their sewer systems due to the amount of salt being discharged.
239 The UV and ozone system proposed is top of the line, it will break down the contaminants and
240 algae in the water. Chlorine is also used as a stabilizer in the water. There is also a mesh to
241 collect some of the algae within the pool. This project will provide a net benefit to the area as
242 there is a proposed treatment for stormwater through collecting the roof runoff, where there is
243 currently no treatment. The waiver proposed is very close to meeting Town regulations for water
244 quality, but no additional impervious area can be captured due to the existing topography of the
245 land.

246
247 Chris Yates and Pam Coughlin had no questions at this time.
248

249 In response to a question from Dan LeClerc, Sam Foisie stated that the pool will be drained for
250 winterization. This will include letting it sit untreated for a couple of weeks to let the chlorine
251 level reach zero, before draining it. Dan LeClerc stated that, to keep his pool clean when opening
252 it for the first time each year, approximately a gallon of chlorine was needed each evening. Dan
253 LeClerc stated that he does believe discharge will be minimal in this case and is happy to see the
254 reduction in patio pavers.
255

256 Bill Stoughton asked where the roof drains are located. Sam Foisie stated that these will be
257 located in the vicinity of gutters and roofs to be installed.
258

259 Bill Stoughton stated that there are yard drains at the end of the infiltration basins. Sam Foisie
260 stated that these are the 2' deep sumps that are 2' in diameter. They are placed in these areas due
261 to the fact that these are where the drains will connect to the system.
262

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263 Bill Stoughton asked if all of the water entering the infiltration trench up to the 50-year storm
264 will infiltrate without overflow. Sam Foisie stated that he believes this is the case.
265

266 Bill Stoughton stated that the regulations require all new impervious area and 30% of the
267 existing area to be captured and treated. Sam Foisie stated that he is cubic feet shy of being able
268 to reach the requirement for the 30%. Bill Stoughton stated that more stormwater will be treated
269 under this proposal than is currently being treated on this site. Sam Foisie agreed with this.
270

271 Bill Stoughton stated that the pre/post construction volume for the 10-year storm likely has a
272 misprint since it shows a positive number and should be negative. He asked that this be
273 confirmed and corrected.
274

275 Bill Stoughton stated that a smaller pool would lead to less use of a buffer, however, the buffer
276 area being impacted is immediately adjacent to the house. This is not usually an area that is
277 significant for cleaning up stormwater, as there is often human activity associated in these areas.
278 He also would like residents to be able to do what they wish with their land.
279

280 Bill Stoughton reviewed a couple of conditions that he would propose as part of this
281 application's approval:

282 Condition Subsequent 1: Pool treatment chemicals are limited to those identified in the
283 Meridian letter of June 8, 2022, and then only if used consistent with the practices
284 identified in that letter and, if more restrictive, the manufacturer's instructions. Further,
285 all use of algicides in pool water is expressly prohibited. This condition does not
286 authorize any discharge that does not comply with all applicable federal, state, and local
287 requirements.
288

289 Condition Subsequent 2: The owner is responsible for ensuring any discharge from the
290 pool complies with federal, state, and local discharge requirements, including but not
291 limited to Stormwater Regulations Section 10, addressing pool water discharges.
292

293 Sam Foisie stated that he would have concerns regarding the mention of algaecide in these
294 conditions, as there is a small amount which could potentially be used in this pool. There are also
295 copper-free algaecides to discuss. Bill Stoughton stated that there is a list of proposed chemicals
296 to be used in this pool and he is relying on that. He is not willing to give an open-ended
297 allowance of algaecides. He noted that copper-based algaecides can have environmental impacts.
298 Sam Foisie stated that he believes this condition would be accepted by the applicant and, if
299 anything were to change in the future, the applicant would need to come back before the Board.
300

301 Bill Stoughton noted that these conditions raise the issue of enforcement. It is unclear how these
302 would ever be enforced. He is concerned that the Board is misleading itself by thinking the
303 conditions alone are enough and that the Town will need to tackle this topic more broadly.
304

305 Tom Silvia asked about how the inspection and maintenance manual will be used by the
306 homeowner. He is also concerned regarding enforcement. Sam Foisie stated that this manual is

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307 given to the homeowners but there is no follow-up performed, per se. It would be in the
308 homeowner's best interest to maintain the pool in accordance with the manual.

309
310 Tom Quinn stated that he believes the proposed will have a net positive impact in regard to
311 stormwater on this site. He would like the homeowners to be able to move forward with this at
312 this time. He agreed that there does not seem to be a way to enforce the conditions.
313

314 Tracie Adams stated that the UV/ozone system information that she found in her research
315 matched what was mentioned by Sam Foisie. She appreciates the effort to reduce the amount of
316 impervious surface on site. She asked if the operation and maintenance manual could spell out
317 for the homeowner how often each maintenance item should be completed. Sam Foisie stated
318 that the document requires that inspection of most of the systems be biannual, but the deep
319 sumps should be inspected four times per year. Tracie Adams asked that these notes be placed on
320 the checklist for the homeowner.
321

322 Arnie Rosenblatt asked for public comment. There was none at this time.
323

324 In response to a question from Tom Silvia, Bill Stoughton stated that he is not willing to amend
325 his proposed condition regarding algaecides at this time. Bill Stoughton stated that he believes
326 the applicant should come back before the Board if relief is sought from this item in the future.
327

328 Tom Quinn stated that, while the Board does not know exactly what an applicant will do with the
329 information, it is important for applicants to have the information. These conditions are an
330 important part of the approval.
331

332 Chris Yates stated that he has owned two pools and never needed to use algaecides. He believes
333 the proposed condition is appropriate.
334

**335 Bill Stoughton moved to waive Section 6.D.1 - requirement of the Stormwater
336 Regulations, which requires that 30% of existing impervious area be treated, and
337 that the Board finds that 1) granting the waiver will not impair achieving the spirit
338 and intent of the regulations, 2) that compliance with the regulations is not
339 reasonably possible given the specific circumstances relative to the conditions of the
340 land in such CUP and 3) that the proposed substitute solution is consistent with the
341 goals of these regulations and is in the best interest of the Town. Seconded by Tom
342 Quinn.**

343 Motion carried unanimously 6-0-0.

**344
345 Bill Stoughton moved that the Board finds the application satisfies the criteria of the
346 Zoning Ordinance, addressing the findings required for approval of a Conditional
347 Use Permit in the Wetlands and Watershed Conservation District; and, further, to
348 approve Case # PZ15622-040822 for Brian Scanlan for a Conditional Use Permit
349 and Stormwater Management Plan for site improvements in the WWCD and
350 ACWPD at 17 Thornton Ferry Road I, Tax Map 5, Lot 6, as shown on the plan**

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dated April 4, 2022, most recently revised May 6, 2022, with the conditions set forth in the Staff Report, and the following condition precedent:

- 351 1) The applicant shall review the 10-year storm discharge calculation and
352 demonstrate to the satisfaction of the Community Development Office
353 that the post development volumes are less than the predevelopment
354 volumes.

355 And the additional conditions subsequent:

- 356 1) Pool treatment chemicals are limited to those identified in the Meridian
357 letter of June 8, 2022, and then only if used consistent with the practices
358 identified in that letter and, if more restrictive, the manufacturer's
359 instructions. Further, all use of algaecides in pool water is expressly
360 prohibited. This condition does not authorize any discharge that does not
361 comply with all applicable federal, state, and local requirements.
362 2) The owner is responsible for ensuring any discharge from the pool
363 complies with federal, state, and local discharge requirements, including
364 but not limited to Stormwater Regulations section 10, addressing pool
365 water discharges.

366 Seconded by Chris Yates.

367 Motion carried unanimously 6-0-0.

OTHER BUSINESS:

3. REGIONAL IMPACT

- 371 a. CASE #: PZ15888-060622 –Thomas Bredillet (Owner & Applicant), 10
372 The Flume, PIN #: 010-030-043 – Conditional Use Permit – Site Plan for
373 proposed backyard improvements including a swimming pool, pool house,
374 patio, fire pit, and landscape plantings. Some of this proposed work is within
375 100' of wetlands. *Zoned Northern Rural.*

376 Tom Silvia moved that CASE #: PZ15888-060622 does not have regional impact.

377 Seconded by Tracie Adams.

378 Motion carried unanimously 6-0-0.

- 379 b. CASE #: PZ15907-060722 – Walnut Hollow Realty LLC (Owner) &
380 Ashley and Jarron Dunnick (Applicants) – Walnut Hill Road, PIN #: 006-
381 081-003–Subdivision Application. Depict a subdivision of Tax Map Lot 006-
382 081-003 to create one new 2.66-acre residential lot with a +/-6.2-acre
383 remainder lot. *Zoned Residential/Rural.*

384 Chris Yates moved that CASE #: PZ15907-060722 does not have regional impact.

385 Seconded by Tom Quinn.

386 Motion carried unanimously 6-0-0.

4. Master Plan Update

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394 Sara Siskavich, GIS Manager NRPC, and Ryan Friedman, GIS Professional NRPC, addressed
395 the Board. Sara Siskavich stated that NRPC is working on the Buildout Analysis which will be
396 included as an appendix to, and which will help inform, the Master Plan. Ryan Friedman
397 presented the Amherst Buildout Analysis Report to the Board. Sara Siskavich explained that a
398 buildout analysis is a quantitative exercise and model through GIS to examine the potential for
399 developable land in Town through different scenarios. It is also an expression of the local land
400 use controls. The base scenario examines the existing buildings in Town and current zoning.
401 Models are then created using different constraints to look at how the Town could be built out.
402 For Amherst's base scenario buildout, development constraint layers included: surface water and
403 shoreland buffers; wetlands and associated buffers; large powerline easements; soils classified as
404 having poor to very poor drainage; slopes equaling or in excess of 20%; and conserved land.
405

406 Ryan Friedman explained that the base scenario under both a 20-year timeframe and full buildout
407 were analyzed. In 20 years with 30 residential buildings added a year, 600 new homes would be
408 added. At full buildout using all current regulations, constraints, and assumptions,
409 CommunityViz (the software program) produced the following estimates: 1,900 new buildings -
410 1,784 residential, 116 commercial and industrial; 437,000 square feet of new commercial space;
411 and 1.64 million square feet of new industrial space. These are then displayed using a heat map
412 around Town. This gives a sense of development patterns over the years. Sara Siskavich
413 reminded the Board that a full buildout is not predictive; it shows a fantastical carrying capacity
414 of the Town at some unknown point in the future.
415

416 Ryan Friedman explained that, under the terms of this project, NRPC agreed to produce at least
417 one alternative scenario for Amherst in order to compare results to the base scenario. In
418 discussion with Town staff and boards, it was determined that this should be centered around the
419 concept of increased constraints related to natural resources, particularly water and conservation
420 lands. Thus, the new scenario differs from the base in its additional layers of development
421 constraints, further limiting where future buildings could be placed and leading to less growth at
422 the end of the unlimited timeline buildout. These layers include: 100-and 500-year floodplain;
423 wellhead protection areas; and any currently vacant parcels located in a ranked habitat per New
424 Hampshire's Wildlife Action Plan. Together, these layers added an additional 2,900 acres of land
425 to the undevelopable land category.
426

427 Ryan Friedman explained that CommunityViz produced the following estimates for a full
428 buildout under the alternative scenario: 1,450 new buildings - 1,387 residential, 63 commercial
429 and industrial; 268,872 square feet of new commercial space; and 955,000 square feet of new
430 industrial space.
431

432 Ryan Friedman stated that the comparative effects of the potential results of local development
433 under various scenarios can be better understood through quantitative measures referred to in
434 this project as impact indicators. Impact indicators are a series of data points based on real-world
435 rates and can project future changes to the townspeople and infrastructure. Charts were created to
436 compare these impacts between the base and alternate scenarios. Some of these include

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437 households, school enrollment, vehicle trips generated, and yearly incident responses for
438 emergency response services.

439
440 Tom Quinn noted that the heat maps do not have labels or landmarks. Ryan Friedman explained
441 that the intent is for those maps to be very general so that members of the public do not try to
442 zoom to their streets and make assumptions. Sara Siskavich suggested that some road labels be
443 added.

444
445 Tom Quinn noted that a recent proposal for a large warehouse was withdrawn, and he believes
446 that is still included in this report. He asked if the number included for industrial space is
447 adequate. Ryan Friedman stated that the model runs on math calculations, but there are obviously
448 unknown items which could occur into the future. New developments or redevelopments may
449 change these models. There are many geographical and spatial reasons that the model is running
450 these numbers this way.

451
452 Tom Quinn asked if historical trends were taken into account in terms of the numbers used for
453 Mont Vernon in the school information. Ryan Friedman stated that the model did not assume any
454 abnormal growth for Mont Vernon, as this is an Amherst buildout analysis. A full buildout for
455 Mont Vernon would generate a much different model.

456
457 Tom Quinn stated that the population at full buildout was approximately 40% higher than the
458 baseline scenario, but all other impacts such as trips generated, and crime incidences were at
459 50%. He asked why this would be the case. Ryan Friedman stated that he would look into this, as
460 the percentages should be the same.

461
462 Bill Stoughton asked if residential, commercial, and industrial uses could be marked in different
463 colors on the heat maps. He thought it important to note that these heat maps only take into
464 account traditional zoning and do not look at compliance with frontage requirements or new
465 roads. These also do not take into account developments such as Planned Residential
466 Developments (PRDs). Ryan Friedman agreed with these statements.

467
468 Arnie Rosenblatt agreed with the request to have some landmarks on the heat maps to give
469 people their bearings.

470
471 Tracie Adams thanked Sara Siskavich and Ryan Friedman for their work on the Build Out
472 Analysis. She next noted a change to the Committee composition, announcing that Joe Ilsley
473 had resigned from the Master Plan Steering Committee.

474
475 Chris Yates stated that the Committee will meet on June 20th to review an initial Master Plan
476 draft. The documents will be reviewed through July. A draft should be ready for the Planning
477 Board to review on August 17th. There will likely be a public forum in September. The
478 documents are all online for review and comment.

TOWN OF AMHERST
Planning Board

June 15, 2022

APPROVED

480 **5. Discussion re: Planning Board requirements for Traffic and Hydrogeological**
481 **Studies**

482 The Board agreed to table this conversation to a future meeting.

484

485 **6. Minutes: June 1, 2022**

486

487 **Tracie Adams moved to approve the meeting minutes of June 1, 2022, as amended**
488 **[Change “Tom Silvia” to “Tom Quinn” on Line 49]. Seconded Chris Yates.**
489 **Motion carried unanimously 6-0-0.**

490

491 **6. Any other business to come before the Board**

492

493 **Tom Silvia moved to adjourn at 9:10pm. Seconded by Chris Yates.**
494 **Motion carried unanimously 6-0-0.**

495

496

497 Respectfully submitted,
498 Kristan Patenaude

499

500 Minutes approved: July 5, 2022

501