

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

In attendance at Amherst Town Hall: Arnie Rosenblatt – Chair, Bill Stoughton – Board of Selectmen Ex-Officio, Tracie Adams, Tom Silvia, Dan LeClerc (alternate), and Tim Kachmar (alternate).

Staff present: Nic Strong, Community Development Director; and Kristan Patenaude, Recording Secretary (via Zoom)

Arnie Rosenblatt opened the meeting at 7:00pm. He noted that, due to the number of members of the public present at the meeting indicating that they were present to hear the regional impact items, the Board would first take up those items regarding regional impact. Regional impact only denotes that other nearby towns that may be impacted will be notified regarding these applications. He noted that the Board would not be discussing the merits of these applications in any way this evening, there will not be presentations from the applicants, and the Board would not be accepting public input on the regional impact votes. Both items will come before the Board for full applications, including public comment, at later dates.

Tim Kachmar sat for Chris Yates and Dan LeClerc sat for Tom Quinn.

REGIONAL IMPACT:

- a. **PZ15159-081022 - Kevin Curran (Owner & Applicant), Pond Parish Road, Baboosic Lake Road & Grater Road, PIN #: 006-002-000, 006-007-000, 006-009-000 – Subdivision Application Design Review. To depict the consolidation and conventional subdivision of Tax Map 6, Lots 2, 7 & 9 for Planning Board design review. Zoned Residential/Rural.**

Tracie Adams suggested that Merrimack may be impacted, due to the proposed location of this development.

Bill Stoughton suggested that Mont Vernon may also be impacted, due to the cooperative school district with Amherst.

Tom Silvia moved that PZ15159-081022 - Kevin Curran (Owner & Applicant), Pond Parish Road, Baboosic Lake Road & Grater Road has regional impact on the towns of Merrimack and Mont Vernon. Seconded by Bill Stoughton. Motion carried unanimously 5-0-0.

- b. **PZ16160-081022 –Vonderosa Properties LLC (Owner & Applicant), County & Cricket Corner Roads, PIN #: 004-122-000 – Subdivision Application. Proposed five (5) lot existing road frontage residential subdivision. Zoned Residential/Rural.**

Tracie Adams suggested that Merrimack may be impacted, due to the proposed location of this development.

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

In response to a question from Tom Silvia, Bill Stoughton explained that there was a previously proposed application for this property that the Board denied based on completeness. This is a new application for one fewer units on the property. The Board has not yet, and will not this evening, discuss its completeness.

Tom Silvia stated that, due to the number of units being proposed, he does not believe this item has regional impact.

Bill Stoughton suggested that Mont Vernon may also be impacted, due to the cooperative school district with Amherst. This is one of a group of developments by this owner, as announced by the owner himself. It would be consistent to take a broad approach of this development using the regional impact definition.

Tim Kachmar noted that Pennichuck water may need to be brought up to this development and stated that he agrees with regional impact from this proposed project to Merrimack and Mont Vernon.

Bill Stoughton moved that there is regional impact on the towns of Merrimack and Mont Vernon regarding the Vonderosa Properties proposal. Seconded by Tracie Adams.

Motion carried unanimously 4-1-0 [T. Silvia against].

Presentation of the draft Master Plan, Envision Amherst 2035, A Master Plan for the Town of Amherst, NH

Arnie Rosenblatt explained that the Board would hear a presentation on the Master Plan from the Master Plan Steering Committee, make comments, and recommend changes to be made to the draft. There has been and will be additional time for public comment at future dates.

Tracie Adams, Chair of the Master Plan Steering Committee, read the following statement:

I would like to read a description of the Master Plan from the New Hampshire Office of Energy and

Planning. While the Master Plan is not a legal document, it does provide the legal basis for zoning and other land use regulations. Specifically, in order to adopt a zoning ordinance (RSA 674:18), the Planning Board must have adopted a Master Plan with, at a minimum, Vision and Land Use sections (RSA 674:2). The Planning Board is responsible for preparing, amending, and adopting the municipality's Master Plan (RSA 674:3). Many planning boards create committees that include non-planning board members to assist with updating the plan.

The Amherst Planning Board commissioned the Master Plan Steering Committee (MPSC) to begin working on the Master Plan. The first meeting was August 17, 2020, and the MPSC included representatives from various boards and committees as well as citizens from the Town. The theme 'Envision Amherst' was created, and a Town Survey was conducted with excellent

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

participation by residents. Based on the results of the survey, the MPSC set out to create the Master Plan and partnered with Resilience Planning and Design, led by Steve Whitman, and supported by his team, Zak Brohinsky and Liz Kelly. The Office of Community Development has played a vital role in this process, and I want to recognize Nic Strong for her dedication, professionalism, and guidance throughout this process. It is not an understatement to say we would not be here tonight without her. Natasha Kypfer served as Town Planner early in the process and suggested "Envision Amherst" as our theme. Dedicated members of the MPSC met monthly over the last two years to prepare this draft. In alphabetical order I would like to recognize the MPSC members for their dedication and service.

Tracie Adams
Current Chair and Planning Board Representative

Dwight Brew
Chair through March 2022, Board of Selectman Representative
Dwight provided direction and guidance that allowed the MPSC to create a survey, choose a consultant, and begin the work of developing the MP. His leadership and service are much appreciated.

Tom Gauthier
Amherst School Board Representative
Tom provided valuable feedback throughout the process and represented the school's perspective in our discussions.

Jared Hardner
Amherst Conservation Commission (ACC) Representative
As the ACC liaison, Jared provided invaluable assistance to the MPSC. His thoughtful comments and well researched inputs were crucial to the Master Planning process. Jared is especially valued for his in-depth knowledge of and passion for the protection of our water resources.

Joe Ilsley,
Citizen Representative through June 2022
Joe provided an honest and common-sense approach to the Master Planning process. He shared his professional insights and helped keep the group on track.

Tim Kachmar
Citizen Representative
The MPSC came to count on Tim for fresh ideas and alternate perspectives that led to honest discussions and made the Master Plan better.

Will Ludt
Heritage Commission Representative
Will is so dedicated that he even returned early from vacation to participate in an especially important meeting. We can count on Will for excellent questions, and he consistently provided

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

guidance throughout the process that ensured the Town's cultural and historic resources interests were represented well.

Danielle Pray

Board of Selectmen (BOS) Representative since April 2022

We are pleased to have her as the new BOS representative. She shared her knowledge and experiences and we frequently looked to her to answer tough questions that allowed the MPSC to move forward.

Tom Quinn

Citizen Representative through March 2021

Tom could be counted on to share his insights and ideas which helped the MPSC process move forward in a positive way, especially early in the process when we were a new committee meeting over Zoom.

And finally,

Chris Yates

Planning Board Representative

Right away MPSC benefitted from Chris's leadership and organizational skills. He consistently provided a practical, realistic approach to creating the Master Plan draft and he helped ensure the group stayed on task.

Tonight, the MPSC looks forward to presenting this draft document of the Master Plan to the Planning Board for review. Throughout this process, inputs from the Planning Board, citizens, department heads, and various boards and committees have been valued and included in creating this draft. Based on feedback received tonight, this draft will be updated again. The MPSC would like to continue serving until the process is complete, including creation of the Story Map portion of the Master Plan. All documents related to the Master Plan are posted on the Town website under the Master Plan tab and then select Envision Amherst. Everything you see tonight is a draft and there will be opportunities to provide feedback.

On behalf of the MPSC, I want to thank the Planning Board for entrusting this Committee with the opportunity to develop this draft of the Master Plan. The MPSC recognizes that the Planning Board alone has the statutory authority to host public hearings and to adopt the Master Plan. Without further delay, I would like to present Steve Whitman from Resilience Planning and Design who will discuss the creation of the Master Plan draft, receive your feedback, and answer any questions. Thank you, Mr. Chair, and members of the Planning Board.

Steve Whitman stated that it has been a pleasure working with the Master Plan Steering Committee and noted that this Plan, once acceptable to the Planning Board, will be adopted by the Planning Board. He will continue to stay engaged with the process. He would like changes proposed by the Board to be clear in order to make amendments to the document. Steve

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

Whitman stated that this process could take as long as the Planning Board needed to get the document they were looking for.

Arnie Rosenblatt stated that the goal is to identify changes with consensus among the Board. A redlined version of the draft will then be presented at a future meeting. Steve Whitman stated that his group is willing to take a shot at redlining the document, as this will be the first time attempting it with their publishing software.

Arnie Rosenblatt noted that he would go around the room to each Board member to receive comments and questions on the draft document.

Tom Silvia thanked the Committee for their work noting that he could recognize that the Plan captured the information gathered from the surveys and general comments. He stated that it was a sound product.

Bill Stoughton also thanked the Committee and noted that volunteers in this Town do not get enough credit for the work they do. There are two changes that are essential, in his view. First, the results of the town-wide survey conducted in 2021, and the relationship of the survey results to the Master Plan recommendations, need to be stated expressly throughout the plan. For every recommendation that has a relationship to a survey question, the percentage of survey participants who answered the question, and the percentage in favor of the position advocated by the recommendation, should each be stated. This is essential for Town decisionmakers to understand the depth of support for a recommendation, and the priorities that should be given to the various recommendations. Otherwise, there is a risk of adopting a plan that includes recommendations that are important to a few individuals but do not represent a consensus of the community. Similarly, if there are land-use changes strongly favored by the survey that are not addressed at all by the draft plan, this needs to be made clear with an explanation as to why.

Bill Stoughton continued that, second, this plan, and especially the Implementation Matrix, repeatedly calls for policies to be adopted, for studies and analyses to be completed, and for other actions to be taken. The reality is that some of those actions will not be supported by the public. Even if there was agreement that many of these actions should be completed, the cost of doing all of them would be prohibitive. For these reasons, he believes the current draft oversteps its proper role. It would be appropriate to recommend that the Town “evaluate” or “consider” whether to take many of these actions, but it is, in his view, inappropriate for the plan to proclaim the need for the actions and dictate an implementation matrix prior to public vetting of, and Board of Selectmen and voter agreement to fund, the individual recommendations.

Bill Stoughton stated that, on page 44, the most significant land-use change proposal in this plan appears, where the plan states “the Town should consider requiring the use of the Planned Residential Development provisions to ensure clustering of new units.” The current plan buries the lead on this recommendation. He believes it should be prominent in the drafts that seek public comment. It will be critically important for this Board to know whether this is a change the public supports. He hopes it generates civil and respectful discussion both by those who favor

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

it and those who oppose it so that the Board can gauge whether this is something it should pursue.

Bill Stoughton stated that there needs to be greater attention paid to the accuracy of the data included in this plan. For example, in the Natural Resources profile, at P. 3, Table 3 is wrong and should be corrected or removed. It will be important to know if these errors carry over to other data or to analyses or conclusions elsewhere in the document. Similarly, at P. 43, the American Community Survey (ACS) is notoriously inaccurate at the Town level. Margins of error should be included if ACS data are used. Total Amherst population from the 2020 census is 11,753 and should be used.

Bill Stoughton stated that, on Page 26, the plan calls for establishment of a public transit system, public transit stops, and a Transportation Management Association. The Town currently has a modest level of on-demand public transit service for those in need (Souhegan Valley Rides). But this recommendation appears to be calling for a much larger bureaucracy and expense. He does not believe this recommendation reflects an expressed desire of the Town, nor does he believe it is appropriate for the Town to subsidize a much larger money-losing system that is likely to incur very high per-passenger costs.

Bill Stoughton stated that he has a number of other substantive but more minor comments which he will forward along to Steve Whitman for inclusion.

Dan LeClerc stated that he was previously on the Planning Board in Manchester, which recently completed its own Master Plan. He believes this is a good draft and has some important information included. The Master Plan is supposed to look into the future and suggest changes which might satisfy some and bother others. There may be zoning changes and planning changes that people may/may not agree with, but this is working toward the future of Amherst.

Tim Kachmar stated that there needs to be a more careful job of digging into the Complete Streets information included in the Plan. He would like the Board to dive into who backs that program, funds that program, who instituted it, and where it comes from, in terms of the grants that it will allow the Town to apply for. This is a political agenda that he does not believe belongs in Town planning documentation. He has already done his homework and asked other Board members to do the same before approving the language and recommendations on this item which are included in the Master Plan.

Arnie Rosenblatt stated that the Board needs to confirm there is a consensus regarding the proposed changes. He agrees with all of the comments made by Bill Stoughton. First, he shares the appreciation shown for the diligent effort made by everyone through this process. It is apparent that there was a successful effort to capture the views and ideas of many in Town and convey them in this document. His concern, regarding the views of the Town, is that there should be a reflection of the percentage from the Survey interested in the items proposed in the Plan. There is not necessarily consistency between what the Town has said it wants and the proposals made in the document. The Master Plan can be used to show an idealized view to move toward,

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

or the Planning Board can see people point toward items in the Master Plan in order to use them to their benefit. Every word needs to be scrutinized with thought toward the latter.

Arnie Rosenblatt stated that on, Page 26, regarding the items regarding public transit, he would be inclined to remove that section. On Page 30, he questioned proposing investing in more recreation resources without knowing more about their current adequacy in Town. He feels similarly regarding the language about funding the multipurpose and senior center. On page 35, he is unclear regarding the last sentence, “the reality is that the current regulatory path will not lead to the community the residents desire.” This is a broad statement, and he is unsure he agrees with it. On page 38, the reference to evaluating the Economic Revitalization Zones (ERZs) Amherst has identified along Route 101 for zoning changes, he is unclear if this should be/would be supported by the community. On page 39, he knows the transition areas will be seen as areas for enhanced commercial development, and he does not want the Master Plan to state that this will be considered. This language could be softened. On Page 44, regarding the language that ‘the Town should consider requiring the use of Planned Residential Developments (PRDs) to ensure the clustering of new units,’ he is uncomfortable with that statement. He is uncomfortable with a statement that PRDs should lead the development in Town, having seen how PRDs have been developed in Town in the past. PRDs in this Town means that good land is used for development and the junky land is left for open space; it does not necessarily mean cluster development. Mixed uses, as mentioned, may make sense, but he does not agree with the language supporting it up front. On page 46, the idea of an audit seems daunting, and he is unclear if it should be supported. On page 48, he is not sure how a program to keep track would work. Page 49, the implementation plan seems like a lot to set as a goal. He is unclear if this is a realistic expectation.

Arnie Rosenblatt asked for the Board’s thoughts regarding Bill Stoughton’s suggestions. Tom Silvia stated that he would like to hear Tracie Adam’s comments, as Chair of the Committee.

Tracie Adams stated that this was a team effort. She does not mind the idea of including the percentages from the survey. Steve Whitman stated that the survey happened before Resilience was ever involved and different data points were included after that time. At some points it was easy to tie these data pieces to the survey, but he cannot guarantee that every survey item was continued to be valued or not altered through other data sources. The project has evolved over time. Bill Stoughton stated that, from what he understands, the amount of input post survey was a fraction of what was received from the survey. Steve Whitman stated that there was more context from the data received after the survey though. Both items were included in the Existing Conditions section of the Plan.

Bill Stoughton stated that, as a decision maker in Town, it is important to see recommendations with relevant information that he can assess. He asked what the survey said about the proposed public transit system and where the idea came from. To the extent that there are answers, he would like to see that information included in the Plan.

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

Steve Whitman stated that some of what Resilience was hired to do was bring ideas from other communities to the Town that are emerging trends. There were different philosophies on the Committee regarding items, such as Complete Streets, and so if the Board does not believe these would be useful to it or to the Town, they can be removed from the Plan. There were a lot of items that did not feel like a right fit to the Committee and were tossed out.

Jared Hardner stated that the survey was very long and included many data points. A couple of those questions could easily be placed into this document, such as one that asked residents to rank their priority topics of interest. These could easily be mapped. It was not intended for the document to be comprehensive in including all data from the questions deeper in the survey. Another question which asked residents to answer, "Amherst should..." could also be included. Data presentation could be included early in the document to show the rankings provided in the survey. Bill Stoughton stated that this would be great progress. Tracie Adams agreed that some of the information can be backed up using the survey data.

Tracie Adams stated that the Committee encountered ideas which were stated strongly, and the Committee found to be too strong. She noted that some language could be further softened in those areas. Bill Stoughton stated that is essential in the Implementation Matrix because no one should ever be deceived that the Town will be able to or will want to achieve all of those items. Tracie Adams agreed that the Vision of the Town will change over time and these items will not all take root and grow. The options can be presented in a way with softened language. It has been valuable to hear different points of view across the Committee.

Bill Stoughton stated that there is a recommendation on page 44 that the Town consider requiring the use of PRDs to cluster new units. He stated that this language seems to insinuate that PRDs will be a requirement for development in Town moving forward. This is currently buried in the document, and he would consider highlighting it for discussion, if it is what the Committee truly believes should be moved toward. Arnie Rosenblatt stated that he does not want language which will dictate how zoning for PRDs will be done in the future. He is okay with language which states that 'modifications to the zoning may be appropriate in order to ensure open space.' If the intent of PRDs is to ensure open space, this is also okay but unclear at this time.

Tom Silvia stated that, regarding the Implementation Matrix, he likes having all of the possibilities listed that fit with the overall vision of the Town. While these might not be possible or viable today due to whatever reason, they may be in the future, and he does not want to lose them. The language could be softened. Tracie Adams agreed.

Bill Stoughton stated that he would like the language softened for each item in the Matrix to make sure it is clear they are suggestions only.

Tracie Adams stated that Jared Hardner is working on the data in the Natural Resources chapter. Jared Hardner stated that, in the Town-wide GIS there are a few lots characterized as agriculture but have not been actively used for agricultural purposes in likely a decade. He asked if there is a

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

way to change those listings, or to just have this item caveated in the Master Plan. This is important for a Town interested in maintaining its rural character, to make sure the data points are accurate. He does not want to create a map for the Plan that does not agree with Town records. Nic Strong stated that she would need to mention this to NRPC.

Bill Stoughton reiterated his concern with using ACS data at a Town-level. ACS samples a small number of residents and tries to draw conclusions leading to large margins of error. Steve Whitman stated that adding a caveat regarding this margin of error for this data is appropriate. Bill Stoughton stated that the Board is being asked to make policy decisions based on certain data that may not be accurate. Steve Whitman stated that he will check to make sure how many references to this there are throughout the document.

Tracie Adams noted that the Committee next meets on August 23rd.

Arnie Rosenblatt suggested eliminating the section on public transit. He does not believe it is needed in the Master Plan. Bill Stoughton stated that he personally would not make this a goal, but he is more interested in if the Town wanted this as a goal. Arnie Rosenblatt agreed that this item should only be included if the Town finds it an important idea or if the Planning Board does.

Tim Kachmar stated that Complete Streets are mentioned in the Implementation Plan and on page 25. Jared Hardner noted that this item was backed up through data which can be included in the Plan. Tim Kachmar stated that the entire box regarding Complete Streets he would like to discuss removing. Much of the wording for this item was completed by a certain Commissioner and handed off without discussion amongst the MPSC. Arnie Rosenblatt stated that he is fine with the MPSC discussing this item further at its upcoming meeting. He personally does not see the political agenda associated with this item, as previously mentioned by Tim Kachmar. This item did not throw up any red flags to him and there does seem to be interest by the Town in reducing accidents including pedestrians and cyclists.

Bill Stoughton stated that his concern with this item is the language found on page 25, ‘...to further strengthen this commitment, the Town should adopt a Complete Streets policy that doubles as a comprehensive safety action plan.’ He stated that this language could be changed to consider, evaluate, etc., because he is unsure of all the ins/outs of the policy or its potential costs. He would not feel comfortable going to the residents favoring a Plan with language that he does not completely understand. Arnie Rosenblatt agreed that he does not understand wholly what the term ‘complete streets’ means.

Jared Hardner stated that the Bicycle and Pedestrian Advisory Committee (BPAC) provided to Resilience and the Committee key content that needs to appear in the Plan to make the Town eligible for State and federal grant funding. BPAC should be consulted as to which key content is truly needed to make sure this is possible, before making wholesale changes. Before embarking on any initiative of this content, items would still be subject to vote. Bill Stoughton stated that he believes both objectives can be satisfied.

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

Tracie Adams stated that the Board seems to agree with language which will allow for keeping options alive but not mandating them.

Tracie Adams stated that Arnie Rosenblatt's comments seem to center on data consistency, and consistency throughout the document. Tim Kachmar noted that there was actually a lot of support for funding recreation resources in Town and a senior center through the survey. Tracie Adams agreed that these can be backed up through data.

Steve Whitman addressed Arnie Rosenblatt's concerns regarding the language on Page 35, that 'the reality is that the current regulatory path will not lead to the community the residents desire.' He explained that the sentence can be reworded. He noted that this came about as the Committee was reviewing the buildout analysis data with NRPC. It showed that, using the existing regulations with the predicted rate of growth, this countered what was in the vision or relayed through the survey. Thus, the regulations need to be considered in terms of if they meet the Town's needs. Arnie Rosenblatt stated that the problem is that he does not know what the sentence means, as its written. The language could read that 'the current ordinances are not consistent with maintaining the open space, sense of community, and Town center that residents want.' Steve Whitman stated that he would make the language clearer.

Arnie Rosenblatt stated that he is concerned with language regarding evaluating the ERZs in the Plan. Bill Stoughton stated that the Town currently has four ERZs, three along Route 101 between the Bedford line and Route 122 interchange. The public said that it likes Route 101 coming into Amherst as a gateway to the community with Bragdon Farm and the conservation area. That area is an ERZ which gives tax credits for greater development. Steve Whitman stated that the Town has twice adopted those ERZs through the State. It is unclear if the existing regulations will do the Town the service it needs if there is development in those nodes. The Committee did not want to plan a land use for those areas but wanted to understand the open space and transportation needs in those areas. The Town may decide that one of those ERZs is no longer appropriate. Steve Whitman stated that the language in this section can be softened.

Arnie Rosenblatt stated that he is unclear if the Master Plan is the right place to mention transition areas in Town being potential places for enhanced commercial development. Bill Stoughton stated that he remembers one recent proposed development in a large industrial zone next to a residential zone which generated a lot of public interest. There might be a better way to consider putting a large industrial building next to a residential zone, if that is what is meant by a transition zone. Tracie Adams stated that this was to consider more of a mixed-use area between industrial and residential zones. Bill Stoughton stated that the language could consider that intersections between different zones need to be considered for adjustments or additional requirements. Arnie Rosenblatt suggested softening the language in this section.

Arnie Rosenblatt stated that he believes the comment about PRDs should be eliminated. The language could reference that future ordinances and regulations will look to maintain open space, as this was very highly recognized as a want by the residents.

August 17, 2022

APPROVED

Bill Stoughton stated that there has been discussion, including by some Board members, that PRDs no longer exist. This is not true; they do, and they require that 40% of the land be maintained as open space. There needs to be a discussion regarding what needs to change about this topic or if a different process needs to be undertaken. This is the most serious discussion that may come out of the Master Plan.

Arnie Rosenblatt stated that he does not believe this language should be listed in the Master Plan, as it will reduce the Board's options. Bill Stoughton agreed.

Arnie Rosenblatt stated that he is unclear what the audit on Page 46 was in reference to. Steve Whitman stated that some funding from the government just became available that could be used for municipal audits. The idea is to look at zoning ordinances, site plan and subdivision regulations to see if they will help achieve the Vision laid out in the Master Plan. This will help to get a prioritized work plan. Resilience has worked on these for quite a few communities.

Arnie Rosenblatt stated that the Implementation Matrix includes 41 items, which seems daunting. Steve Whitman stated that this could be reduced either in number of items or by listing responsible parties for some of the items. Bill Stoughton stated that one of his concerns is that many of the items on the Matrix deal with spending money, which is a Board of Selectmen decision. He is sensitive to asking the residents for a lot of money to fund items. Until a Board of Selectmen agrees to fund these items, it seems crazy to track progress against them. Steve Whitman stated that the idea is that the Planning Board will think across the number of potential planning sources available for these items. Bill Stoughton suggested softening the language and leaving it to the Planning Board once the Master Plan is adopted to discuss and decide how best to track the items and encourage other boards to help. He did not think this needed to be laid out in the Master Plan. Arnie Rosenblatt agreed.

Tom Silvia stated that "implementation" implies recommendations that will be completed to measure success. This word could be softened. Tim Kachmar suggested, and the Board agreed with, the wording "Checklist of Future Considerations."

Bill Stoughton stated that he believes all of the items included are important, but he would just like to list it as which items are prioritized. Tim Kachmar agreed that he would like to see these prioritized by survey results.

Tracie Adams stated that she will still plan to update the Planning Board on the MPSC at the second monthly meeting in September.

OTHER BUSINESS:

2. Minutes: August 3, 2022

Tom Silvia moved to approve the meeting minutes of August 3, 2022, as amended [Line 201: change one "quantity" to "quality"]. Seconded by Bill Stoughton.

TOWN OF AMHERST
Planning Board

August 17, 2022

APPROVED

480 **Motion carried 4-0-0.**

481

482 **3. Any other business to come before the Board**

483

484 **Tom Silvia moved to adjourn at 8:30pm. Seconded by Tracie Adams.**

485 **Motion carried unanimously 4-0-0.**

486

487

488 Respectfully submitted,

489 Kristan Patenaude

490

491 Minutes approved: **October 5, 2022**