

1 **Amherst Planning Board**  
2 **Wednesday April 1, 2015**

3 Attendees: A. Rosenblatt-Chairman, J. D'Angelo-Ex Officio, G. Leedy, R. Hart-Conservation Commission,  
4 E. Hahn, A. Merriman, C. Harris, S. Wilkins and C. Mailloux- Community Development Director  
5

6 A. Rosenblatt called the meeting to order at 7:31pm.

7 **Case #: PZ5935-030215 – Camp Young Judaea, 9 Camp Road, PIN #: 008-059-000 – Request for**  
8 **approval of a Non-Residential Site Plan (NRSP) for reconfiguration of the girls' cabin area and**  
9 **construction of tennis courts.**

10 **Case #: PZ5936-030215 – Camp Young Judaea, 9 Camp Road, PIN #: 008-059-000 – Request for**  
11 **approval of a Conditional Use Permit (CUP) for impacts within the Wetland and Watershed**  
12 **Conservation District associated with the NRSP Application Case #PZ5935-030215.**

13 Jeff Merritt of Keach- Nordstrom introduced the other members in the room affiliated with the case.  
14 Camp Young Judaea is a private summer camp which has operated at this location since 1940. The camp  
15 serves 350 children for seven weeks a year in the summer. The total lot area of the parcel is  
16 approximately 169 acres in Amherst, Merrimack and Bedford. The majority of the property is  
17 undeveloped with the developed portion in Amherst. The property has frontage on both Baboosic Lake  
18 and Baboosic Brook.

19 The central portion of the site is where the proposed work is to be done- where the existing girls' cabins  
20 and adjacent tennis courts (8) are located. The cabins were built in the 1960s and 70s. The courts were  
21 built in the 1960s and rehabbed in the 80s.

22 The plan is to demo the old cabins and build new cabins. There will be nine new cabins: seven girls'  
23 bunks and two staff bunks. There will be no additional bunks or campers. The project is meant to build  
24 new, updated cabins in a footprint that is more modern. Currently, there is a separate bathhouse. That  
25 will be taken down and the new cabins will have baths in each cabin which is standard for the times.  
26 Because of the different shape of the new bunks, the land area where the bunks will be is larger.  
27 Because of this, the replacement tennis courts will be pushed further north encroaching on the wetlands  
28 by approximately 4,000 sq. ft. The applicant met with the conservation commission and is in the process  
29 of reconfiguring the plan. They are trying to reduce the impact to the wetlands. The conservation  
30 commission has proposed a four and four tennis court configuration which will bring the impact to  
31 about 3000 sq. ft., but will have some storm water effects. Next week on April 8<sup>th</sup> the applicant should  
32 have the revised plan at the conservation commission meeting. There is no storm water management  
33 currently in place. An Alteration of Terrain permit is required for the work they want to do. Mr. Merritt  
34 further explained the storm water details they will be implementing.

35 The applicant is requesting three waiver requests:  
36

37 • **section 3.2, B, 18 of the Amherst Non- Residential Site Plan Review Regulations**

38 This particular section of the regulations requires the Applicant to locate all trees over 5 inches  
39 in diameter and located from the edge of the existing traveled way to a point 50 feet back from  
40 the Town or State ROW line; and from 5 feet outside the sideline property lines to 30 feet inside  
41 the property lines for a distance of 100 feet back from the ROW line. The waiver will properly  
42 carry out the spirit and intent of the regulations. For this proposal, the majority of the proposed  
43 site improvements are to be located on the interior of the subject property, rather than within  
44 50 feet of the ROW of Camp Road.  
45

- 47 • **Article V - Landscaping Standards and associated Checklist items 8.0-8.11**  
48 The purpose of this section is to diminish adverse impacts on adjacent uses and parcels. The  
49 location of the proposed improvements will largely be invisible from adjacent uses and parcels  
50 and a significant vegetated and topographic buffer will remain, including existing vegetation  
51 along Camp Road.  
52
- 53 • **Article VII- Outdoor Lighting Guidelines and Checklist item 9**  
54 This section of the Regulations contains the outdoor lighting standards for non-residential site  
55 plans. The use of the subject property does not require the level of site lighting associated with  
56 many typical commercial uses. The girls' cabins are only operated for seven (7) weeks during  
57 the summer months, when the length of available daylight is near maximum. Only typical  
58 lighting associated with a residential use will be utilized on this project, including porch lights  
59 and limited security lighting. Additionally, the project location is on the interior of the subject  
60 parcel and it will maintain a significant vegetated and topographic buffer to neighboring parcels.

61 Steve Peach – architect from Dennis Mires  
62 Mr. Peach described the proposed cabins. There are three styles of cabin. Each one is 'L' shaped. The  
63 baths are included. They are built on concrete with wood frame, clapboard siding, asphalt roof, brown  
64 stain with green trim and a porch on each. The cabins will be drained and closed for the winters.  
65

66 A. Rosenblatt stated that E. Hahn will vote for M. Dell Orfano.

67 **S. Wilkins moved to approve the waivers. G. Leedy seconded.** Discussion:

68 G. Leedy had no problem with the waivers. He would like to see a landscape plan of some sort so the  
69 board can have an idea of what the finished condition will be. He would like to know the treatment of  
70 the recreation areas and other disturbed areas and have more information on the trees that are going to  
71 be saved.

72 **The motion carried and the waivers were approved.**

73 With regards to accepting the plan, G. Leedy suggested that the board defer because a lot is going to  
74 change. The board could accept the plan and start the clock, but the finished plan hasn't been  
75 presented. A. Rosenblatt asked the applicant what their timeline is. P. Finger of Camp Judaea stated  
76 they would like to start construction in August after the camp season. C. Harris stated he would rather  
77 wait to know what the board is accepting in terms of the site plan and the landscape plan too. The board  
78 and the applicant discussed a timeline of when to be ready to present the plans.

79 C. Harris asked why the applicant is not increasing the amount of cabins. P. Finger stated that the rest of  
80 the camp: dining hall, recreation fields etc. can support the current number of campers without  
81 renovations.

82 E. Hahn asked if the only structures that will be taken down are the female and staff cabins. J. Merritt  
83 stated yes, that's the only demo currently planned. (The barn won't be involved.)

84 G. Leedy stated the plan is heading in the right direction with moving the tennis courts out of the  
85 wetland area. He has concerns that the storm water management plan is overkill. Detention isn't the  
86 issue- treatment is. J. Merritt agreed, but stated they have to deal with the state regulations as well. The  
87 net increase isn't that much so G. Leedy encouraged the applicant to work out that issue- possibly with a  
88 series of bio filtration swales. It would decrease the level of disturbance.  
89

90 Public comment:

91 The abutter stated they are in favor of the project.  
92

93 P. Finger is also a landscape architect and stated there's not much landscaping being proposed around  
94 the bunks. It's a lawn area. He'll save some trees around there. There are no roadways; everything is dirt  
95 paths for maintenance vehicles. It's just the grass lawns and recreation areas. They may screen the  
96 backs of some of the bunks at the top of the slope. They may add some shade trees near the bunks or  
97 move the ones he previously planted.  
98 G. Leedy thought if they could reduce the amount of turf grass and add native grasses and wild flowers it  
99 would blend with nature and reduce maintenance.  
100 The applicant will take that into consideration.

101

102 **S. Wilkins moved to table both cases to May 6th. C. Harris seconded. The motion carried.**

103

104 The board agreed to a third party review and A. Rosenblatt asked what outside firms there are that can  
105 do the third party review. C. Mailloux replied; VHB (Vanasse Hangen Brustlin Inc.), TFMoran and  
106 Meridian. The board discussed these options and decided Meridian is fine.

107

### 108 **Regional Impact**

109 C. Mailloux stated there is nothing yet, but the deadline is next week.

110

### 111 **Approval of Minutes: March 4, 2015**

112 Line 12: Adams' to Adamses

113 Line 15: separate to seperate

114 Line 19: aquafer to aquifer

115 Line 24: land to upland

116 Line 28: land trust to Land Trust

117 **C. Harris moved to approve the minutes of March 4, 2015 as amended. S. Wilkins seconded. The**  
118 **motion passed with G. Leedy abstaining.**

119

120 C. Mailloux updated the board on some upcoming projects where committees may be needed.

121 • Road standards

122 • Regulations

123 G. Leedy volunteered for the regulations committee.

124 A. Merriman volunteered for the road committee.

125

126 J. D'Angelo asked whether the board should review sign regulations. The board discussed this.

127 A. Rosenblatt asked if the board should have a group look at the sign ordinance. He proposed the board  
128 consider the issue until the next meeting.

129 **C. Harris moved to adjourn at 8:19pm. S. Wilkins seconded. The motion carried.**

130

131 Respectfully submitted,

132 Jessica Marchant