

**AMHERST PLANNING BOARD**  
**Wednesday March 1, 2017**

In attendance: A. Rosenblatt- Chair, M. Dell Orfano, S. Wilkins, M. Peterman, P. Lyon- Selectman Ex-Officio, C. Harris, R. Hart, E. Hahn and Community Development Director G. Leedy

A. Rosenblatt called the meeting to order at 7:30pm.

**CASE #: PZ8052-102716 – Migrela Realty Trust II (Owner) – 153, 155, 157 & 169 Hollis Road, PIN #s: 001-008-002, 001-008-000, 002-007-000 & 7B** – Request for a Design Review of an elderly housing project with 66 detached single family-age restricted housing units and associated private roadways and driveways. Zone Residential/Rural. *Continued from December 7, 2016*

**S. Wilkins moved to un-table the case. M. Peterman seconded. All in favor**

The applicant has requested the design review to be tabled to the April 5<sup>th</sup> meeting.

**M. Dell Orfano moved to table the case to April 5<sup>th</sup>. M. Peterman seconded. All in favor**

**CASE #: PZ8348-013017 – Leonard Newell (Owner) – 2 Clark Island Road, PIN #: 008-111000** – Request for approval for a Conditional Use Permit for a Water Resource Management Plan for a shoreline project. Zoned Residential/Rural. *Continued from February 15, 2017*

Leonard Newell (home owner) and Sharon Monahan (wetlands specialist/ septic designer) presented.

A. Rosenblatt explained the planning board process.

Sharon stated the property had an existing two- bedroom house on Baboosic Lake which has already been demolished. It's a ledge site, so they got the demolition permit first because the owners wanted to make sure they could get through the ledge to include a basement in the plans.

There is a wetland that floods on one side. The lake is to the north. The proposal meets the 50' setback from the wetlands and from the road. There is a septic system that limits the site. The existing house was 79 feet from the lake and they will maintain that. The house is expanding, but they are keeping it two bedrooms. The septic has been approved and will remain. The expansion is towards the abutter and adds the garage.

Questions from the board:

R. Hart was not at the ACC meeting where this proposal was reviewed. Gordon stated the bottom line is that the ACC was satisfied.

E. Hahn asked if the proposed rain garden is yet to be designed. Yes. Will it have a maintenance plan? He suggested there should be – along with a note on the plan. The homeowner agreed to add that note.

Sharon stated the wetland to the northwest is wet and has wildlife which is why they increased the setback in that area and are maintaining the natural buffer.

There is already a lower elevation where the rain garden is. That is where they will direct water from the house. The current property doesn't have any storm water management plan. The soils are ledge, outcrop or sand so it's hard to grow there. They're planning for the runoff to go to that rain garden area because it's the best area for the vegetation. There will also be foundation drains.

C. Harris asked if the foundation is staying about the same- it is expanding lengthwise.  
He asked Gordon about what kind of fences to use. Gordon prefers the mulch tubes- silk sock. Leonard said the silt fences are already in place and he will be very careful with the lake.

S. Wilkins asked if the PVC pipe is buried. Yes. It's all been done.  
The proposed home is two stories, but only one level is shown on the plan. A discussion ensued about if it's a two- bedroom house with a study or a three- bedroom design. They discussed opening the wall to the study or putting in an arch-way type or glass door.  
S. Wilkins prefers to have the rain garden reviewed and approved in the office by Gordon.  
The homeowner said they can put glass doors on that office entry.

P. Lyon asked what the upstairs rooms include.  
Master bedroom, second bedroom, playroom (pool table etc.) over the garage with no closets.

G. Leedy suggested perhaps the septic can be beefed up to accommodate more rooms.  
Sharon said the original septic was approved by the state for three bedrooms, but they couldn't meet the town regulations without requesting a waiver.

Currently, the septic is 12 years old. The owner would like to keep the same system. He is here for the setback issue only.

M. Dell Orfano asked if the shed is remaining. No, it's gone. He also shared the concern of the house overwhelming the septic system.  
The owner stated the existing tank is big- a 1250 gallon.

R. Hart asked if the proposed driveway will be paved. No.

Gordon brought the septic plan up from the office for review.

Discussion ensued about bedroom labels and enforcement.  
M. Peterman said if the homeowners keep to their word and make the changes to the office that we discussed, that's all we can do to keep this a two-bedroom.  
A. Rosenblatt stated once any owners are issued their CO, there's no enforcement capabilities.  
S. Wilkins said a note stating no garbage disposal needs to be on the plan.

A. Rosenblatt said the concern is the future owners once this plan has been approved. S. Wilkins and M. Dell Orfano were in agreement.

No public comment.

**P. Lyon moved to approve the plan with the following conditions:**  
**Built as a two-bedroom**  
**No garbage disposal**  
**Rain garden approved by CDD before the CO is issued**  
**Homeowner will alter the office doors to glass and take out the closet or change it to a desk**

**C. Harris seconded**

E. Hahn mentioned the maintenance of the rain garden. G. Leedy said the design is for closed drainage from the roof. He suggested the addition of a submittal of Operations and Maintenance notes on the plan.

A. Rosenblatt said the bedroom count is a sensitive issue, but there's no mechanism to enforce it. S. Wilkins said there used to be standards when people came in to BOS to change cottages to full year houses. This plan is tripling the size of the house, yet calling it a two-bedroom.

**Vote:**

**In favor: P. Lyon, C. Harris, M. Peterman. Opposed: S. Wilkins, R. Hart, M. Dell Orfano.**

A. Rosenblatt stated it's draconian to apply rules to this house that are not applied to other houses. Therefore, he is uncomfortable voting against it so will vote in favor.

**Vote: in favor 4-3**

OTHER BUSINESS

Minutes: February 15, 2017

**C. Harris moved to approve the minutes of February 15<sup>th</sup> as submitted. S. Wilkins seconded.**

**All in favor with M. Peterman abstaining**

**C. Harris moved to adjourn at 8:22pm. S. Wilkins seconded. All in favor**

Respectfully submitted,  
Jessica Marchant