

AMHERST PLANNING BOARD
Wednesday May 3, 2017

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

S. Wilkins called the meeting to order at 7:36pm. A. Rosenblatt arrived at 7:45 PM.

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 April 5, 2017*

This case has been withdrawn by the applicant.

CASE #: PZ8500-040317 – Donna Woods/Aubie Holdings (Applicant & Owner) – 332 Route 101/Old Mail Road- PIN# 008-051-002 & 008-051-003 – Request for a lot line adjustment between lots 008-051-002 & 008-051-003. Zoned Northern Transitional.

Mike Hammer of Meridian represented the owner and presented the case. It is a simple lot line adjustment.

There's an existing 21-acre lot and a 4-acre lot and they want to move the lot line which will result in an 11-acre lot and a 15-acre lot. He showed the adjustment on the map and described where each lot will have frontage. The existing lot has frontage on a Class VI road off Winterberry Dr. and the lot they are expanding has frontage on Rte. 101.

S. Wilkins confirmed the road is subject to gates and bars- that abutters can close it. She also asked how much of parcel A is upland and Mr. Hammer wasn't sure at the moment.

P. Lyon asked about access to lot 008-051-002. Mike said it is off of Winterberry- not Rte. 101. He also asked if Old Mail Rd is being used for access now. There's nothing back there to access, but that's how the owners get to that part of their property- through Winterberry Dr. onto Old Mail Rd.

P. Lyon asked Mike to expand on note 6. In his research he found conflicting information, but the owner received a letter from the town at some point indicating the town conveyed it (the shaded area on the plan), and he believes it belongs to the applicant. With the reconfiguration of 101, those lands went first to the state and then to the town as a Class IV road. He found a note from a plan in the 80's stating at least a portion of the road was discontinued.

S. Wilkins stated a new lot would need 400 feet of frontage on Rte. 101.

R. Hart understood that Old Mail Rd is used as a driveway- but wondered if it would be open to residents to access to the conservation trail back there.

G. Leedy clarified that Old Mail Rd is a Class VI road and this application does not change that. There was a petition approved by the BOS in the past to allow access via Old Mail Rd for a single building lot. There is also a waiver of liability on file as required.

Public Comment

Jim Malley- 15 Holly Hill Rd

Asked about the widening of Old Mail Rd

The two lots in the application are burdened by a widening easement from the lot in the back if they ever want to widen it.

C. Harris clarified the widening would occur on the opposite side of the road from the abutter asking the question. It would widen into the two lots that are part of the application.

Joyce Malley - 15 Holly Hill Rd

She commented that when they first moved here there was mostly just vacant land all around. Then the properties were sold and then logged. After Mr. Wood bought it he used it to store construction vehicles and now he wants to expand the property. She wondered what the use of the property is going to be. She is concerned about the land and what is going to happen to it and the rural neighborhood she is accustomed to.

Josie Greene - 9 Holly Hill Rd

She asked why the owner wants to make this change. The board stated applicants do not need to supply reasons for filing their applications.

M. Peterman moved to approve the application subject to the following conditions:

- 1. One mylar and three paper copies of the lot line adjustment plan be submitted for signature by the Planning Board Chair and recording at the Registry of Deeds.**
- 2. All fees associated with the recording of the plan be submitted.**

C. Harris seconded. All in favor.

OTHER BUSINESS

Minutes: March 1, 2017

C. Harris moved to approve the minutes of March 1st as submitted. M. Peterman seconded. All in favor.

March 15, 2017

Line 24 Buchanan

M. Peterman moved to approve the minutes of March 15th as amended. C. Harris seconded. All in favor.

April 5, 2017

C. Harris moved to approve the minutes of April 5th as submitted. P. Lyon seconded. All in favor with S. Wilkins abstaining.

April 19, 2017

C. Harris moved to approve the minutes of April 19th as submitted. P. Lyon seconded. All in favor with M. Peterman abstaining.

M. Peterman moved to adjourn at 7:59pm. C. Harris seconded. All in favor

Respectfully submitted,
Jessica Marchant