

AMHERST PLANNING BOARD
Wednesday October 4, 2017

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

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

NEW BUSINESS

1. CASE #: PZ9066-090117 – Wrist Pin Realty (Applicant) & 114 Route 101A (Owner), 114 NH Route 101A, PIN #: 002-042-002 – Request for a Design Review for a 12,960 SF 2-story commercial building for retail, office and light manufacturing use. Zoned Commercial.

Tim Goldthwaite from Meridian and Steve Young, property owner were present to discuss the case. This location was previously retail and office space for kayak sales before it burned down. It will be manufacturing, retail and office space under the new owner. Steve will discuss that in more detail. They have received variances for setback for the building (88ft rather than 100ft), parking setback (35ft rather than 50ft) and floor area ratio (31% rather than 25%). Much of that was due to the right of way taken by Rte. 101A in the 1980s.

They are asking for one waiver from landscaping in the 10ft. buffer strip.

There are 44 parking spaces required due to the use. They are planning 45 spaces. There are multiple egress doors from the building including one garage bay door in the back of the building.

Steve described his business. The building will be 12,000 sq. ft. and they will have 7,000 sq. ft. available for rental space. His business does motorcycle restoration, engine rebuilding and manufacturing of a 3-wheel motorcycle for people with physical limitations. This manufacturing will occur while they finalize the prototype. Once manufacturing/ production gets busier, that aspect will move to another building and this location will remain as retail only.

His parking requirements are minimal. They don't often have customers coming in. Most projects are long-term. They really only have customers in the summertime. Most of the parking spaces will be available for the retail businesses out front. They don't yet know what businesses that will be and what their parking needs are.

G. Leedy clarified that tonight's presentation is informational for the board to know what's going on with the project. Meridian wanted to make sure the board understood the project. The proposed building is basically in the same footprint as the previous building. The waivers they are requesting for landscaping are due to the fact they are in the same footprint as before and are constrained by existing pavement regarding landscape. Meridian wanted to make sure the board understood the reasoning. If the board thinks they can move forward with these intentions, the applicant will move on to a site plan.

M. Peterman asked about the rental retail. Steve said it can be rented as two units or four units. The board discussed parking and if they should request a waiver to have less parking and more green space. S. Wilkins suggested that if, during the site plan creation the applicant decides to ask for a waiver from having so many parking spaces, they can request that of the board. M. Peterman would be in favor of less parking.

P. Lyon asked if the proposed building will be in the same footprint as the old building. Yes, they are squaring up some jogs that the old building had. He asked if the parking they are showing on the proposal is already

there. Yes, the pavement is already there. The proposal shows the proposed parking configuration on the existing pavement. If the parking spaces were reduced, pavement would have to be removed.

P. Lyon confirmed that all 7,000 sq. ft. of rental space would be retail. Yes, that is the intention.

S. Wilkins asked what kinds of solvents are associated with the restoration process. Steve replied they don't paint there. Some oils are used on the motorcycles. She asked if the business already exists and they are just moving from an existing location. Yes, he had a location in Nashua and sold it to the neighbor.

R. Hart pointed out an abutters map ID numbering issue. He asked what the property does for water and sewage. There is a sewer system they will use on site already and plan to use Pennichuck for water. There is a leach field under the parking lot.

R. Hart asked what their plans are for runoff. The previous owner had leaching catch basins with perforated pipe and stone trenches. They are proposing the same, but will replace with new structure, pipe and stone.

A. Rosenblatt stated these comments from the board are not binding and not all board members were present tonight.

OTHER BUSINESS

Minutes: September 6, 2017

Line 35-36 to read: There is 600 feet from the access road to where the loop begins. The closest home to Rte. 122 on the loop is 250 feet away.

Line 41 leech to leach

Line 128 to read: ... 7.7 two-bedrooms can't be used as a number of units.

Line 173-174 to read: M. Dell Orfano asked if that is the right-of-way where the gas line was proposed. Yes, Eversource owns it in fee. It's not an easement.

Gordon said it would require a joint-use agreement.

Line 216 ... but the approval was appealed. It was....

Line 236 agreeance to agreement

Line 242 leech to leach

C. Harris arrived at this time.

M. Peterman moved to approve the minutes of September 6th as amended. P. Lyon seconded. All in favor

September 20, 2017 work session

Line 50 possible to appropriate

Line 128 recommend to recommended

C. Harris moved to approve the minutes of September 20th as amended. M. Peterman seconded. All in favor

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

Respectfully submitted, Jessica Marchant