

AMHERST PLANNING BOARD
Wednesday February 21, 2018

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

A. Rosenblatt called the meeting to order at 7:34pm and stated E. Hahn will vote for M. Peterman.

NEW BUSINESS

1. CASE #: PZ9495-010818 – Friends of Young Judea, Inc. (Owner) & Arboleda Realty, LLC (Applicant)
– Camp Road, PIN #: 008-058-000 – Request for a Lot Line Adjustment for Lots 8-58, 8-58-1 & 8-58-2.
Zoned Residential Rural.

The applicant seeks to create two lots out of three existing lots. Currently, lot 8-58 and 8-58-2 are owned by Camp Young Judea. The lots are divided by an old railroad right of way, shown on the plans as lot 8-58-1 (this lot does not have a lot designation by the Town) The lot line adjustment and consolidation plan take a portion of lot 8-58-1 and 8-58-2 and merges them into new lots 8-58 and 8-58-1 with 52.7 AC and 14.87 AC in area, respectively.

Ken Clinton from Meridian presented the case as follows:

The applicant is seeking a lot line adjustment between LaBelle and Camp Young Judea. This is related to the LaBelle expansion, but that expansion is not part of this application. This is to create a parcel for future expansion.

There are two land owners, but three parcels.

He showed, on the map he handed out, what the project proposal is.

This portion of the railroad bed has been acquired by LaBelle. Before this research started, the Amherst Assessor's office did not know that this parcel existed. They thought it was part of Camp Young Judea.

The three parcels will combine into two parcels.

P. Lyon confirmed what he understood that the portion of the rail between Camp Rd and the town line has been acquired by LaBelle and it will be partially owned by LaBelle and partially owned by Camp Young Judea.

Ken clarified for M. Dell Orfano that after Planning Board approval, deeds and conveyance will be finalized.

S. Wilkins asked about lot 8-58-2. Ken explained the portion of the rail under discussion needed to be assigned a lot number at the Assessor's office. That became 8-58-1. 8-58-2 became the north side of the rail bed because when you identify the rail bed, you need to identify the land around it as well.

C. Harris moved to approve the lot line adjustment as presented. M. Dell Orfano seconded.

M. Dell Orfano knows it is not the purview of this board to request the items in the Heritage Commission's comments but mentioned them. The comments were given to Ken, but the board agreed they were not pertinent to this stage of the application.

All in favor

2. Public Hearing – Consideration of revised Subdivision Regulations and Amended Roadway & Utilities Standards.

C. Harris left the room at this time.

Gordon said that several months ago the board approved roadway standards and utility regulations which is Part 3 of the Regulations.

Tonight, the hearing is for Part 1- land development and control regulations and Part 2-subdivision regulations. The highlighted portions of the standards in front of the board have been amended. After review and discussion, if there are no changes the board can adopt them.

P. Lyon moved to enter into a public hearing. S. Wilkins seconded. All in favor

The chair asked for comments or questions from the board and also from the public. There were none. Discussion began.

Gordon stated there were some points brought up about the recently adopted roadway standards since their adoption. The amendments he presented give the DPW Director and the Planning Board waiver authority for design requirements.

P. Lyon moved to close the public hearing. M. Dell Orfano seconded. All in favor

S. Wilkins moved to adopt the amendments to the roadway standards, land development regulations and subdivision regulations. M. Dell Orfano seconded. All in favor

C. Harris returned to the meeting at this time.

OTHER BUSINESS

3. Minutes: January 3, 2018

Line 23 (and other mentions of) changing the one tree to two trees.

C. Harris moved to approve the minutes of January 3rd as amended. M. Dell Orfano seconded. All in favor

S. Wilkins mentioned to Rob Clemens (in attendance as public and ACC chair) that R. Hart will be off the board for a while whilst he recovers from injury. The ACC may want to appoint an alternate to the Planning Board for the interim.

Board members wondered who does the appointment. One opinion was that the BOS does once the ACC asks for it. S. Wilkins believes the ACC can appoint the alternate. This will be double checked and acted upon.

C. Harris moved to adjourn at 8:05pm. M. Dell Orfano seconded. All in favor

Respectfully submitted,
Jessica Marchant