

AMHERST PLANNING BOARD
Wednesday October 17, 2018

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

M. Dell Orfano called the meeting to order at 7:32pm.

OTHER BUSINESS:

4. Minutes: October 3, 2018;

Line 77 add: This is using the innovative housing ordinance to increase density in an otherwise conventional subdivision.

C. Harris moved to approve the minutes of October 3rd as amended. M. Peterman seconded. All in favor with M. Peterman abstaining

NEW BUSINESS

1. CASE #: PZ10387-090418 – Robert Prew (Owner) & Graystone Builders (Applicant) - New Boston Road, PIN #: 005-159-001 & 007-072-000 – Conceptual discussion regarding a potential subdivision of parcels 005-159-001 & 007-072-000. Zoned Residential/Rural.

This case was tabled to the next meeting.

2. Zoning Amendment Discussion –New Section 3.05 –Accessory Apartments

G. Leedy handed out a copy of a new Section 3.5 of the zoning provisions regarding accessory apartments for review. The board discussed the language of the document.

3. Master Plan Discussion- Review of 1998 and 2010 Master Plans

The board wondered whether to start from scratch or revise the plan.

Were the goals identified in the previous master plan addressed?

The board discussed their opinions of the 1998 version and the 2010 version.

Public in attendance: Brian Coogan- 121 Mack Hill Rd, Rob Clemens and Jared Hardner- ACC members. Jared Hardner, ACC Vice-Chair discussed the conservation plan the ACC has developed. It should work as its own chapter in the new master plan.

Goal- Protecting the natural resources of the town.

The ACC used the state wildlife plan to denote areas of high wildlife habitat. The board asked clarifying questions of the Conservation Committee members.

G. Leedy stated about half of the goals from the last master plan have been completed.

He noted the census data comes out in 2020 which is helpful data to have prior to finalizing a new plan.

The board discussed drafting the chapters they have data for now and waiting to draft others until the data is available. They noted which chapters could be done first.

Prior to the next work session, the board agreed to read the 2010 master plan and come back with notes on each section on whether to keep, delete or edit.

P. Lyon moved to adjourn at 9:11pm. C. Harris seconded. All in favor

Respectfully submitted,
Jessica Marchant