

1 **AMHERST PLANNING BOARD**

2 **Wednesday January 2, 2019**

3 In attendance: M. Dell Orfano- Chair, P. Lyon-Selectman Ex-Officio, M. Peterman, S. Wilkins, R. Hart,  
4 C. Harris and Community Development Director G. Leedy  
5 M. Dell Orfano called the meeting to order at 7:34pm.

6  
7 **OLD BUSINESS:**

8 **1. CASE #: PZ10547-101218 – GAM Realty (Applicant & Owner) – Carlson Manor, 153-159 Hollis Road,**  
9 **PIN #: 001-008-000 – Request for approval for a Conditional Use Permit to develop properties with a**  
10 **61-unit condominium style development that offers a variety of housing options. Zoned**  
11 **Residential/Rural. Continued from December 5, 2018**

12 Chad Branon, Fieldstone Engineering and Attorney Jerry Prunier presented the case.

13 Mr. Branon reviewed the history of the case as presented to the board this fall.

14 The plan and density worksheet have been revised to address comments from previous meetings and  
15 the site walk.

16  
17 The old plan requested 61 units. The revised plan requests 54 units. The revised plan has a through road  
18 that comes off Hollis Rd; the interior loop road has been eliminated to provide additional space between  
19 units and to reduce impervious areas; the original four duplexes along Hollis Rd were moved to the  
20 center of the project and there will now be seven duplexes on site; one parking area was increased to  
21 10 spaces; the trails were improved to provide a 1-mile loop and a .5-mile loop that will be open to the  
22 public; there are additional sidewalks in the revised plan.

23  
24 To determine if structures were adequate to meet the standard for receiving a bonus for repurposing,  
25 the Heritage Commission was consulted. They recommended three buildings for repurposing.

26 1. The old farmhouse at the main entrance will become the Clubhouse. 2. The small house on the other  
27 side of the driveway will be a community space for the residents. 3. The garage structure could be  
28 repurposed but would be moved to another location- perhaps in the back of the property near the trails.  
29 They are also repurposing two residential structures along Rocky Hill Rd. Those are not counted for any  
30 bonuses for repurposing, but it will maintain the character of the Rocky Hill Road area and, since they  
31 are not new structures, will draw from a different market of renters or buyers.

32  
33 Architectural renderings were received today and handed out for board review. They are different than  
34 the usual designs for this type of project.

35  
36 R. Hart requested the applicant use the trail standards the ACC uses in their development of the trail  
37 system. He also requested the repositioning of some units to allow some of the stone walls to be  
38 maintained. C. Harris recommended if any of the stone walls are removed the stone be repurposed  
39 along the frontage of the main road. S. Wilkins agreed.

40  
41 R. Hart stated it's important to keep the trees that are near the streams. That area houses one of the  
42 only native trout habitats in NH. They need cold water and no fertilizer in that water. C. Harris wondered  
43 if 'no fertilizer' could be posted on the buffer placards. S. Wilkins suggested it go in the condo docs and  
44 operations and maintenance plan as well.

45  
46 Mr. Branon highlighted an area on the plan where they deleted some units and is now a large open  
47 space. He stated that the developer planned to enhance the plantings along the stream, and restore a  
48 natural buffer to the stream.

49 S. Wilkins commended the revised plan. Board concerns have been addressed. She is happy with the  
50 variety of architecture provided and sidewalks are a plus. She asked if the community garden is  
51 restricted to residents, or possibly open to the public. Mr. Branon stated there is intention to allow  
52 public access. S. Wilkins asked about the parcel across Hollis Rd. Mr. Branon stated there are no plans to  
53 improve it and offered it can be preserved as open space.

54  
55 Pennichuck confirmed the project can get water. It's already along Hollis Rd on the other side. Nothing  
56 has been submitted yet to NHDES- it's too soon in the project.

57  
58 S. Wilkins is in favor of these trails. Mr. Branon stated maintenance has not been addressed yet, but  
59 they plan on following the trail standards and being in touch with the ACC. S. Wilkins sees possible  
60 issues with moving the existing building to the back of the property near the trails. There could be  
61 gathering at off times and littering. She also prefers it be closer to the main road so it can be seen by the  
62 public. Mr. Branon suggested moving it towards the community garden or along Hollis Rd near the trail.

63  
64 M. Peterman liked the revised plan and the elevations. Square footage of the units was discussed. Mr.  
65 Branon said the designs would need to be made to fit in each footprint which are about 55'x50'. She  
66 suggested the homes be shifted on angles when possible, so the houses are not lined up all facing the  
67 road. Discussion occurred regarding ADA compliant homes: how many units and which homes they  
68 would be.

69  
70 P. Lyon is pleased with the changes and improvements. He has questions about whether the same 14  
71 units are qualifying for several different bonuses. Mr. Branon stated the plan is not finalized at this  
72 point. Some units will satisfy more than one bonus at a time. P. Lyon clarified with Mr. Branon how  
73 some of the bonus criteria is being met:

74 Walkability: sidewalks and trails.

75 Community space open to the public: community garden and trails.

76 Utility betterments: Pennichuck water will do a loop system for the project and the public along Hollis  
77 Rd. Hydrants as well. M. Peterman agreed Pennichuck supplying the water is a benefit to the Town  
78 because it avoids drawing water from the aquifers.

79  
80 C. Harris stated the trail close to Rocky Hill Road could annoy the new residents. He suggested the trail  
81 go to the road, they enhance the road there for safe walking travel, and then have another entrance  
82 further along the road. He wondered if the duplexes could be scattered through the development  
83 rather than clumped together. Mr. Branon said one thought is that duplex owners are used to being  
84 close to neighbors and sharing space, though they could be rearranged in the plan- potentially four  
85 together and three together elsewhere.

86  
87 Public Comment

88 Linda Sutherland, 32 Peacock Brook, President of the association is concerned about traffic- the number  
89 of cars traveling in that area from multiple housing projects, Hollis flea market, and now these additional  
90 units and curb cuts. She asked what the pie-shaped land across the street will be used for and it was  
91 clarified it is planned to be undeveloped.

92  
93 Victor Carlson, 26 Peacock Brook

94 The Planning board is supposed to protect the zoning laws. On that stretch of Rte. 122 there are lots of  
95 new developments coming in- more than the rest of the town. The character of that neighborhood is  
96 changing. He's concerned about the density.

97  
98 Susan Gellman, 16 Peacock Brook enjoys the Victorian style and small number of units in the her  
99 development. She is concerned about the additional traffic especially at rush hour. She also wondered  
100 where the parking will be for the trails. It was clarified to be within the project area.  
101 S. Wilkins suggested to Mr. Branon that a traffic study will probably be requested. It was clarified the 54  
102 units that's been mentioned is off Witches Spring in Hollis. "Silver Lake Estates".  
103  
104 David Sutherland, 32 Peacock Brook expressed concerns about traffic, sight lines and the entrance near  
105 the clubhouse. The community garden and public trails will create extra traffic as well.  
106  
107 Susan McIntosh, 171 Hollis Rd asked about density allowances and double dipping. The board clarified  
108 how the formula works.  
109  
110 David Gellman, 16 Peacock Brook Ln inquired about what the septic system will be.  
111  
112 Mr. Branon addressed the concerns of the public and mentioned many of these are design issues and  
113 will be addressed at a design meeting at a future date.  
114  
115 P. Lyon suggested reducing the bonus for redevelopment of existing structures from 12 to 8 units. Mr.  
116 Branon mentioned he is also using two additional existing structures though he is not using them to  
117 calculate more bonuses.  
118 C. Harris still regards the process as double dipping, but he's ok with 54 or 50 units.  
119 M. Peterman stated the ordinances is written as-is until revised. She is in favor of the diversity of this  
120 community and is ok with the number of 54 units.  
121 R. Hart agrees with P. Lyon and would prefer a few less than 54.  
122 S. Wilkins' issue is with Improved Access to Public Places. That brings her total to 52.  
123 C. Harris commented that rebuilding the rock wall and repurposing the structures is a lot of work.  
124  
125 **S. Wilkins moved to approve the CUP for up to 54 units conditioned upon:**  
126 **Reuse of stone for stone walls**  
127 **State approval of septic design**  
128 **A Repairing and Restoration Plan for stream corridors**  
129 **C. Harris seconded**  
130  
131 **C. Harris moved to amend the motion to include that the trail run parallel to Rocky Hill Rd. P. Lyon**  
132 **seconded. Vote passed 4-1 with M. Peterman opposed**  
133  
134 **Vote on the motion for CUP: All in favor**  
135  
136 **2. CASE #: PZ10695-111318 – Red Major LLC (Owner) & Brew Crew LLC (Applicant) – Aroma Joe's of**  
137 **Amherst, 2 Paul's Way, PIN #: 002-043-007 - Request for approval for a Non-Residential Site Plan &**  
138 **Sign Master Plan to construct a drive thru coffee restaurant with no indoor seating and associated**  
139 **parking. Zoned Commercial. Continued from December 5, 2018.**  
140  
141 **S. Wilkins moved to reopen discussion of this case. P. Lyon seconded. All in favor (C. Harris not in the**  
142 **room)**  
143 Jason Hill, TF Moran, engineering – Bedford presented the case.  
144 Concerns have been addressed and a new plan was presented.

145 The revised plan addresses concerns about vegetation to north buffer, traffic to the street, safe access  
146 to the pick-up window and signage. Mr. Hill described these alterations to the plan.

147  
148 Mr. Hill reviewed the modified sign master plan documents, and indicated that the light background on  
149 the illuminated sign would be “blacked out” at night. He also indicated that the existing signs for the  
150 consignment store would be repainted to be a consistent color with the proposed Aroma Joe’s signage.  
151 The proposed sign area is significantly less than the maximum sign area allowed under the regulations.

152  
153 The board discussed parking spaces and truck parking as well as the walk-up window.

154 M. Peterman expressed concern about the traffic flow and its dangers.

155  
156 C. Harris mentioned the drainage. Mr. Hill indicated that they are improving (reducing) the flow to the  
157 drains, so that isn’t a concern to Mr. Hill.

158  
159 Public Comment

160 Beth Lucier, 4 Paul’s way discovered the drain runs off to a small pond near 3 Paul’s Way. That, along  
161 with how many trees are being cut, were her concerns.

162  
163 The board had no comments on the sign issue.

164  
165 S. Wilkins requested the BOS post a “local traffic only” sign on Paul’s Way beyond the opening of the  
166 driveway.

167  
168 **C. Harris moved to approve the site plan conditioned upon addressing peer review comments,**  
169 **addition of truck parking designation and appropriate signage to the customer parking area, listing**  
170 **any state permits on the plan, and submission of revised plan for signature of the board. S. Wilkins**  
171 **seconded. Vote passed 4-1 with M. Peterman opposed.**

172  
173 **C. Harris moved to accept the sign master plan. S. Wilkins seconded. All in favor**

174  
175 **S. Wilkins moved to approve sign master plan as submitted. C. Harris seconded. Vote 4 in favor with**  
176 **M. Peterman abstaining.**

177  
178 **NEW BUSINESS:**

179 **4. CASE #: PZ10747-112818 – Jeffrey & Patricia Affeldt (Owners & Applicants) – 19 Clark Avenue, PIN**  
180 **#: 025-044-000 – Request for approval for a Conditional Use Permit to place an addition on the**  
181 **western side of the house and screen in a porch on top of an existing concrete patio. No parts of the**  
182 **proposed structure are to be less conforming. Zoned Residential/Rural.**

183  
184 Tom Carr, Meridian presented the case. They received the shoreland permit. Mr. Carr described the  
185 property. The ACC reviewed the plan and had no issues with it. He described the project as an addition  
186 off the kitchen and a screen porch over the current patio location. The house will remain a three-  
187 bedroom home. They are decreasing the impervious surfaces of the lot by 1.3%.

188 The home size will increase from 1,100 sq. ft. to 1,400 sq. ft.

189 A non-residential site plan should be submitted, but he requested waiving it since it is a single-family  
190 home.

191

192 R. Hart inquired about drainage into the lake. Tom Carr indicated that less water would be draining to  
193 the lake due to the installation of infiltration trenches on the property.

194

195 **C. Harris moved to accept the plan. M. Peterman seconded. All in favor**

196 **S. Wilkins moved to accept the plan in lieu of a non-residential site plan. C. Harris seconded.**

197 **All in favor**

198 **S. Wilkins moved to approve the CUP. C. Harris seconded. All in favor**

199

200 **5. CASE #: PZ10764-12018 – Susan Currier, Trustee of the Susan M. Currier Revocable Trust (Owner) &**  
201 **Amherst Country Club (Applicant) – 76 Ponemah Road, PIN #: 004-031-000 – Discussion for a Non-**  
202 **Residential Site Plan for a potential development of an Inn, Event Center, & Restaurant. Zoned**  
203 **Residential/Rural**

204 Ken Clinton, Meridian represented the applicant for the discussion.

205 In 2007 he presented it as a discussion. They sought to convert the house at the corner of the country  
206 club to an inn and reconstruct the barn into a function space and restaurant. A variance was granted for  
207 these items at that time. The variance has since expired. Due to the economy at the time, the project did  
208 not go through.

209

210 Now, he is requesting something similar but not the same. The applicants are still deciding what they  
211 want to do. The back of the property is in the 100-year flood zone. They would propose parking there.  
212 Some of the existing structures are in the same zone. They would want to do a lot line adjustment. The  
213 two lots are separate but owned by the same family. The next step is to go before the ZBA in the next  
214 couple of months. He came here tonight seeking any opening comments from the board.

215

216 P. Lyon likes the concept. It was confirmed the zone there is residential rural.

217 M. Peterman is in favor of the project.

218

219 That concluded the discussion. Mr. Clinton offered that if the board thinks of any comments, they can  
220 pass them on to him through Gordon.

221

222 M. Dell Orfano commented that Brian Coogan is here and is interested in participating on the Planning  
223 Board. He has not been sworn in yet but should be joining soon in some capacity.

224

225 **3. PUBLIC HEARING – 2019 Proposed Zoning Amendment**

226 **Amendment 1 – Accessory Apartments**

227 **This amendment clarifies the definition of accessory apartments, limits the number allowed on a**  
228 **property, and allows accessory apartments in accessory buildings on a property by Conditional Use**  
229 **Permit.**

230 **M. Peterman moved to open the hearing. S. Wilkins seconded. All in favor**

231 G. Leedy explained the proposed amendment to accessory apartment provisions.

232

233 S. Wilkins suggested item C6 should be item D.

234 The board discussed rearranging the definition and decided to delete it, as it is defined within the  
235 proposed zoning section.

236

237 **S. Wilkins moved to post to the town warrant. M. Peterman seconded. All in favor**

238

239 **OTHER BUSINESS:**

240 **6. Minutes: December 5, 2018**

241 Line 76 "Jason" instead of "Jayson."

242 **P. Lyon moved to approve the minutes of December 5<sup>th</sup> as amended. C. Harris seconded. All in favor**  
243 **with M. Peterman abstaining**

244

245 **December 19, 2018 work session**

246 **M. Peterman moved to approve the minutes of December 19<sup>th</sup> as submitted. C. Harris seconded. All in**  
247 **favor with S. Wilkins abstaining**

248 **C. Harris moved to adjourn at 10:46pm. P. Lyon seconded. All in favor**

249

250 Respectfully submitted,

251 Jessica Marchant