

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.

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

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

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

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

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

Public Comment

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

The board had no comments on the sign issue.

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

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

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

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

NEW BUSINESS:

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

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

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

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

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

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

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

All in favor

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

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

Ken Clinton, Meridian represented the applicant for the discussion.

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

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

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

M. Peterman is in favor of the project.

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

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

3. PUBLIC HEARING – 2019 Proposed Zoning Amendment

Amendment 1 – Accessory Apartments

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

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

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

S. Wilkins suggested item C6 should be item D.

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

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

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 5th 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 19th 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