

AMHERST PLANNING BOARD

Wednesday April 3, 2019

In attendance: M. Dell Orfano- Chair, John D'Angelo-Selectman Ex-Officio, R. Hart, E. Hahn, A. Rosenblatt, S. Wilkins, C. Harris and Community Development Director G. Leedy

M. Dell Orfano called the meeting to order at 7:33pm.

NEW BUSINESS:

1. CASE #: PZ10997-020619 – Ballinger Properties/Nash Family Investment Property (Owner) & Ashoke Rampuria (Applicant), 2 Howe Drive, PIN #: 002-034-001 – Request for approval for a Non-Residential Site Plan Application for a proposed 254,915 s.f. warehouse building with associated parking and site improvements as well as the subdivision of Tax Map 2-34-1. Zoned Industrial.

A. Rosenblatt moved to accept the plan for review, C. Harris seconded. All in favor.

Robert Duval along with Shaun Vando, project engineer TF Moran presented the plan and discussed changes since the last meeting. The applicant Ashoke Rampuria was also present. The traffic issues and traffic studies were discussed. Approvals by the board are subject to DOT review. S. Wilkins' concern is the left-hand turn out of North Hollis Rd in the afternoon. G. Leedy said that issue is still under review.

The storm water design has been completed. S. Keach submitted a list of concerns which Mr. Duval addressed.

Mr. Duval addressed the parking issue from S. Keach's note 5. The spaces were widened to allow future users to park trucks on site if needed. This pushed some of the parking out of phase one which will need to be worked back in.

Mr. Keach listed a note about height of lighting poles. That will be updated on the plan.

G. Leedy noted some changes were made to the landscape plan but they fit within the regulations. He also stated the phasing needs more clarification.

Public comment:

None

A. Rosenblatt prefers to incorporate the regulations regarding the aquifer into the approval. Regarding testing, the only way to know if the process is working is to do the monitoring well. Perhaps it is the expense that is a challenge. If there are monitoring wells in place nearby, those could be used.

E. Hahn wondered about a possible discrepancy between some of the notes. Mr. Duval addressed the concern regarding the gravel permit in place and also the subdivision of the lots.

E. Hahn wondered about restricting sodium chloride on site.

Note 20 references an impervious membrane and E. Hahn wondered how that will work with separate phases. Mr. Duval explained how the process will work.

R. Hart agreed that the monitoring well seems like a good idea. A. Rosenblatt suggested that approval would be subject to monitoring at a schedule Keach Nordstrom sets.

C. Harris suggested a trailer roof scraper in the back area so they can be scraped before the trucks head out in the morning.

G. Leedy suggested dealing with all three applications at once. The subdivision is straight-forward. The CUP has been before the Conservation Commission.

2. CASE #: PZ10998-020619 – Ballinger Properties/Nash Family Investment Property (Owner) & Ashoke Rampuria (Applicant), 2 Howe Drive, PIN #: 002-034-001 – Request for approval for a Subdivision Application for a proposed 254,915 s.f. warehouse building with associated parking and site improvements and the subdivision of Tax Map 2-34-1. Zoned Industrial.

A. Rosenblatt moved to accept the subdivision for review, C. Harris seconded. All in favor

Mr. Duval explained the subdivision proposal.

Public comment:

None

S. Wilkins moved and A. Rosenblatt seconded to approve the subdivision conditioned upon a note be put on the plans requiring bounds to be set. All in favor

3. CASE #: PZ10999-020619 – Ballinger Properties/Nash Family Investment Property (Owner) & Ashoke Rampuria (Applicant), 2 Howe Drive, PIN #: 002-034-001 – Request for approval for a Conditional Use Permit for a proposed 254,915 s.f. warehouse building with associated parking and site improvements and the subdivision of Tax Map 2-34-1. Zoned Industrial.

C. Harris moved, A. Rosenblatt seconded to accept the Conditional Use Permit for review. All in favor.

Mr. Duval stated they went before the Conservation Commission and were asked to provide additional landscaping in the buffer area which they've done.

Mr. Duval addressed the six criteria for meeting CUP.

S. Wilkins moved to approve the CUP subject to consultant's comments. C. Harris seconded. All in favor

A. Rosenblatt moved approval of the Site Plan for Case PZ10997-020619 subject to the following:

1) The Applicant shall address all the items mentioned in the Keach Nordstrom Associates letter dated April 3, 2019.

2) The Applicant shall address any comments from the Amherst Planning Board relative to design and zoning issues with the application.

a. Consultant shall determine a "reasonable" groundwater and surface water monitoring program consistent with our site plan regulations.

b. Applicant shall record a Notice of Decision at the HCRD stating that the project is subject to a site plan approval and O & M program, and that the owners, successors and assigns are responsible for following the requirements of such, including annual inspection of stormwater facilities and certification by a PE or other qualified professional that the stormwater system is functioning as designed.

- 3) The Applicant shall submit the appropriately amended traffic study to Bill O'Donnell, NHDOT for review and approval.
- 4) The Applicant shall provide confirmation from Pennichuck Corporation acknowledging their ability to provide water service to the facility.
- 5) The Applicant shall note the State of New Hampshire approvals and permit numbers on the plans.
- 6) The Applicant shall provide mylars for endorsement and recording that are signed by the Owner and sealed and signed by the appropriate professionals.
- 7) The applicant shall provide appropriate payment to pay any HCRD recording fees and any unpaid engineering review balance.
- C. Harris seconded. All in favor.

NEW BUSINESS:

4. CASE #: PZ11050-022119 – Robert & Martha Boissonneault (Owners & Applicants) & Kevin Bevis & Susan Lebel (Owners), 8 Red Gate Lane, PIN #: 008-119-000 – Request for approval for a Subdivision Application for a Lot Line Adjustment. Zoned Residential/Rural.

This application has been requested to table to June 3rd. The applicant needs to seek relief from the ZBA.

A. Rosenblatt moved to open the case. C. Harris seconded. All in favor

S. Wilkins moved and C. Harris seconded to table the application to June 3, 2019. All in favor.

5. CASE #: PZ11095-031219 – SAMINIST Realty, LLC (Owner) & Omrom Management Center of America, Inc. (Applicant), 10 Columbia Drive, PIN #: 002-028-009 – Request for approval for a Non-Residential Site Plan Application to construct a one-story, 7170 square foot building addition with associated site improvements. Zoned Industrial.

C. Harris moved and A. Rosenblatt seconded to accept the plan for review.

Tom Zajac from Hayner-Swanson explained the specifications of the property and presented the plan for the applicant.

The owner hopes to employ 25 additional staff after the addition. Site improvements include relocating the front parking area and drive, utilities, landscaping and a new underground storm water management system. There will be five extra parking spaces than what currently exists. The site will end up with 34% open space where 30% is required.

The existing septic system was evaluated and determined to have plenty of capacity to support the plans.

The new sub-surface storm water system will also support the plan.

A landscaping waiver is being requested due to the minor nature of the project. They propose to move and replant as many of the trees and shrubs affected as possible.

The proposal is an 11% increase to the building and an overall 10% disturbance to the site. The staff report conditions are acceptable to the applicant. The plan is to break ground this summer and complete the project by the end of the year.

S. Wilkins wondered if the addition will be the same height as the lowest height portion of the building. Yes.

A. Rosenblatt moved to accept the plan for review. C. Harris seconded. All in favor

A. Rosenblatt moved and C. Harris seconded to accept the waiver as requested. All in favor.

144 **A. Rosenblatt moved and C. Harris seconded to approve the site plan application subject to**
145 **submission of a fully endorsed plan for signature. All in favor.**

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147 **OTHER BUSINESS:**

148 **6. Minutes: March 20, 2019**

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150 **A. Rosenblatt moved to approve the minutes of March 20, 2019. C. Harris seconded.**

151 **All in favor with J. D'Angelo and M. Dell Orfano abstaining.**

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153 **C. Harris moved to adjourn at 9:15pm. A. Rosenblatt seconded. All in favor**

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155 Respectfully submitted,

156 Jessica Marchant