

TOWN OF AMHERST
Planning Board

August 7, 2019

APPROVED

1 In attendance: Michael Dell Orfano- Chair, John D'Angelo-Selectman Ex-Officio, Arnold
2 Rosenblatt, Rich Hart, Marilyn Peterman, and Eric Hahn.

3
4 Staff present: Nic Strong, Community Development Director, and Kristan Patenaude, Minute
5 Taker.

6
7 Michael Dell Orfano called the meeting to order at 7:31 pm.

8
9 NEW BUSINESS:

- 10
11 **1. CASE #: PZ11528-070919 - Ducal Development LLC/Prew Properties – 38 New**
12 **Boston Road & Boston Post Road, PIN #s: 007-072-000 & 005-159-001 – Discussion**
13 **regarding potential Planned Residential Development of the two lots. Zoned**
14 ***Residential/Rural.***

15
16 Arnold Rosenblatt explained that this case is only in front of the Board for discussion purposes.
17 Nothing said tonight will be binding, as this is not a formal application.

18
19 *Sally Wilkins entered the meeting.*

20
21 Ken Clinton, of Meridian Land Services, and Errol Duymazlar, of Ducal Development, LLC, led
22 the discussion of the proposed Planned Residential Development. Mr. Clinton stated that the
23 proposed development spans two lots. Lot 005-159-001 lies to the south and west and has
24 frontage on Boston Post Road. It is about 70 acres. Lot 007-072-000 lies to the east and has
25 frontage on New Boston Road. It is about 10 acres. These lots sit just northwest of the town
26 center and are surrounded by individual house lots and also by the Day property which was
27 recently approved for a ten lot Planned Residential Development. There is a stone wall which
28 separates the two lots. Initially, Ken Clinton explained that he believed there could be a through
29 road placed between the two lots, with spurs, loops, etc., to join Boston Post Road to New
30 Boston Road. Unfortunately, due to the site conditions, including substantial slopes and a
31 wetland complex, a through road is not possible. Instead, the proposal will focus on two larger
32 buildable areas. Beaver Brook runs through a southeast section of the property. No cellar holes
33 or other foundations were discovered on the property. There is a small fruit field on the property
34 that has been maintained by an abutter, but otherwise the lots are wooded. Based on a rough
35 estimate of the gross area of the lots, there is space for approximately 33 base units.

36
37 Errol Duymazlar explained that Ducal Development is in the process of building Pendleton
38 Farms, which was the first development to be approved through Amherst's recently revised
39 Integrated Innovative Housing Ordinance. The development was well-received by the market.
40 There has not been a lot built yet, but there has been a lot of activity.

41
42 In response to a question from Mike Dell Orfano, Errol Duymazlar stated that Ducal
43 Development liked to mix many different home styles within a development. They hope to

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44 appeal to a mix of ages through their housing styles. They also like to focus on community
45 features, such as community gardens, trail systems, and open space for the public.
46 At Pendleton Farms, they have explored four rent-only units that are age restricted (55+). There
47 has been more of a demand for these units than expected. They will consider this type of unit for
48 the new proposed development, but possibly not age-restricted. They have also seen a high
49 demand for the aging population who want to stay close to their families; leading them to
50 develop multi-generational units.

51
52 Ken Clinton went over the incentives list for the proposed development, including senior units,
53 attached housing, single floor living, ADA compliant units, walkability, community space, and
54 open space. It was hoped that they could extend Pennichuck Water to reach this proposed
55 development, but that is not possible at this time. Due to the trail networks proposed on the
56 property, and some of the already surrounding trails, it would be possible for residents in this
57 area to almost walk to Wilkins School and then into town. There is also the possibility to have a
58 small parking lot for a trailhead on New Boston Road.

59
60 Ken Clinton explained that there are essentially three proposed neighborhoods in this
61 development. Neighborhood "A" is proposed to have 19 units. These units would have larger
62 footprints, individual wells and individual septs. Neighborhood "B" is proposed to have 14
63 units. These units would be slightly smaller and would have individual septic systems, and two
64 shared wells. This neighborhood could be serviced by public or private roads. Neighborhood "C"
65 is proposed to have 32 units. These units would be much smaller and would have shared leach
66 fields and individual wells. The hope would be to eventually apply for a lot line adjustment, so
67 that all of Neighborhood "C" will be grouped into a single lot.
68 In total, these proposed neighborhoods would have 65 units. This is not a proven number and can
69 be adjusted based on further studies.

70
71 In response to a question from Mike Dell Orfano, Ken Clinton explained that Neighborhood "C"
72 would be condos, Neighborhood "B" could be condos or individual lots, and Neighborhood "A"
73 would be individual lot ownership.

74
75 Ken Clinton stated that they already know there will be a wetland impact to get off Boston Post
76 Road into the proposed development. They are unsure at this time if there will be any other
77 wetland impacts on the properties.

78
79 In response to a question from Mike Dell Orfano, Ken Clinton explained that there will be one
80 master controlling rules document for the development, but then each group/village can have its
81 own condo/association/subdivision document that will be subject to the master document. There
82 will be varying levels of rules and fees based the different types of ownership.

83
84 In response to a question from Marilyn Peterman, Errol Duymazlar stated that the homes in
85 Ducal's Hutchinson Point development in Milford were priced for around \$275,000-300,000.
86 The rental units were priced around \$1,550-1,670/month depending on if they included a garage
87 or not.

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88 In response to a question from Rich Hart, Errol Duymazlar stated that, in the past, Ducal has
89 built the rental units and kept them for renting out.
90

91 In response to a question from Eric Hahn, Errol Duymazlar stated that if they can extend the
92 water lines then they will. However, at this time there is a 30% federal tax on water utility
93 improvements that is making it nearly financially impossible for this to happen.
94

95 In response to a question from Sally Wilkins, Ken Clinton stated that there is no plan yet to use
96 workforce or affordable housing as a restriction of this proposed development.
97

98 In response to a question from Marilyn Peterman, Errol Duymazlar explained that Ducal
99 Developments has, in the past, done all of the building in their developments. They are slightly
100 shifting their business model and are not promising that they will build all of these proposed
101 units themselves. Ducal will build the infrastructure and stay involved but they may make some
102 of the lots available for other builders. Alternate designs will be conditionally considered.
103

104 In response to a question from Marilyn Peterman, Errol Duymazlar explained that a universal
105 design unit will be used which can then easily be converted to an ADA compliant unit, if needed.
106 The plan would probably be to build one of these unit types and see if the market comes for
107 more.
108

109 In response to a question from Mike Dell Orfano, Errol Duymazlar stated that they are not
110 currently considering a community space for residents at this proposed development. He has seen
111 much more of a demand for outside amenities.
112

113 In response to a question from Mike Dell Orfano, Ken Clinton stated that the roads leading to
114 Neighborhoods "A" and "B" could be private or public. The road leading to Neighborhood "C"
115 will be private.
116

117 Mike Dell Orfano stated that he is interested in seeing housing design variation within the
118 development. Ken Clinton stated that there will be architectural design styles supplied that will
119 have variety, but they are asking for some leeway to submit alternate designs to the Community
120 Development Office for administrative approval if not greatly different from the approved
121 designs. This will allow the customers and Ducal more flexibility. Sally Wilkins asked for a
122 wider variety of options to be brought in at the start.
123

124 OTHER BUSINESS:

125 **2. Master Plan Discussion**

126 Community Development Director, Nic Strong, stated that there will be a Planning Board work
127 session on September 18th to go over a plan of action moving forward in the Master Plan process.
128

129 **3. Minutes: July 17, 2019**
130

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131 **Arnold Rosenblatt moved to approve the minutes of July 17, 2019, reflecting Sally**
132 **Wilkins' change [Line 40, change "Deed" to "Deeds"]. Marilyn Peterman seconded.**
133 **All in favor.**

134
135 **Arnold Rosenblatt moved to adjourn at 8:34 p.m. John D'Angelo seconded.**
136 **All in favor.**

137
138
139 Respectfully submitted,
140 Kristan Patenaude

141
142 Minutes approved: September 4, 2019