

February 1, 2023

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1 In attendance at Amherst Town Hall: Arnie Rosenblatt – Chair, Bill Stoughton – Board of
2 Selectmen Ex-Officio, Chris Yates, Tom Quinn, Tom Silvia, Cynthia Dokmo, Tim Kachmar
3 (alternate) and Pam Coughlin (alternate)
4

5 Staff present: Nic Strong, Community Development Director; and Kristan Patenaude, Recording
6 Secretary (via Zoom)
7

8 Arnie Rosenblatt called the meeting to order at 7:00pm.
9

10 **COMPLETENESS REVIEW OF APPLICATION AND PUBLIC HEARING IF**
11 **APPLICATION IS ACCEPTED AS COMPLETE:**
12

13 **1. CASE #: PZ16834-011023 – Robert Houvener (Owner & Applicant); 13 Washer**
14 **Cove Road, PIN #: 025-021-000 & Bruce Bowler (Owner & Applicant); 9 Washer Cove**
15 **Road, PIN #: 025-023-000 – Subdivision Application, Lot Line Adjustment. To adjust the**
16 **lot lines for parcels Map 025-021-000 & 025-023-000. *Zoned Residential/Rural.***
17

18 Arnie Rosenblatt read and opened the case.
19

20 In response to a question from Arnie Rosenblatt, Nic Strong stated that there were no outstanding
21 items in terms of completeness of the application.
22

23 *Tim Kachmar sat for Tracie Adams.*
24

25 **Bill Stoughton moved to accept the application as complete. Seconded by Chris**
26 **Yates.**

27 **Motion carried unanimously 6-0-0.**
28

29 Arnie Rosenblatt explained the public hearing process. He explained that the Board will begin
30 with a presentation by the applicant. The Board will then be allowed any questions or comments.
31 Next there will be public comments from interested parties or abutters. Finally, discussion will
32 come back to the Planning Board for a potential motion.
33

34 Earl Sandford, Sandford Surveying and Engineering, stated that this proposal deals with two lots
35 next to each other. The Bowler lot is actually four parcels which were previously combined. The
36 Houvener property sits to the left of the Bowler lot. These are two separate lots of record. The
37 Houvener lot was surrounded on two sides by old rights of way that were no longer being used.
38 Mr. Houvener went through a process with the Board of Selectmen to have these, so called paper
39 roads, released from any public servitude. The current boundary reflects that release. Earl
40 Sandford explained that the two subject lots are substandard and, due to the proposal to make
41 one lot more nonconforming, relief was sought and received from the Zoning Board of
42 Adjustment. The intention of this proposal is to better balance the two lots through this lot line
43 adjustment. This will not lead to new construction or an expansion of the existing structure. This
44 will allow the Houvener lot to have a decent backyard. There is Town land in the rear of the lot,

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45 and part of the agreement with the Board of Selectmen includes easements to make sure this area
46 is not landlocked.

47
48 In response to a question from Bill Stoughton, Earl Sandford stated that he believes most of the
49 issues and conditions in the staff report have been addressed.

50
51 There were no additional Board comments or questions at this time. There were no public
52 comments at this time.

53
54 **Bill Stoughton moved to approve CASE #: PZ16834-011023 – Robert Houvener and**
55 **Lisa Houvener and Bruce Bowler and Lynn Stratton for the above cited lot line**
56 **adjustment of Map 25 Lots 21 & 23 with frontage on Washer Cove Road, with the**
57 **conditions set forth in the staff report. Seconded by Chris Yates.**
58 **Motion carried unanimously 6-0-0.**

59
60 **2. CASE #: PZ16835-011023 – Scott McEttrick (Owner & Applicant); 6 North End of**
61 **Lake, PIN #: 008-066-000 – Conditional Use Permit. Construct a detached garage with an**
62 **Accessory Dwelling Unit and approved ISDS and reclaim areas of the existing gravel**
63 **driveway to be restored back to an unaltered state. Zoned Residential/Rural.**

64
65 Arnie Rosenblatt read and opened the case.

66
67 In response to a question from Arnie Rosenblatt, Nic Strong stated that there were no outstanding
68 items in terms of completeness of the application.

69
70 **Chris Yates. moved to accept the application for CASE #: PZ16835-011023 – Scott**
71 **McEttrick (Owner & Applicant); 6 North End of Lake, PIN #: 008-066-000 as**
72 **complete. Seconded by Tom Quinn.**
73 **Motion carried unanimously 6-0-0.**

74
75 Taylor Hennas, Meridian Land Services, stated that the subject parcel is identified as Map/Lot 8-
76 66 with an address of 6 North End of Lake. This lot is partially within the 250' shoreland zone of
77 Baboosic Lake and is partially located within the Wetland and Watershed Conservation District.
78 The 100' buffer associated with Baboosic Lake is represented on the plan, as well as a 50'
79 wetland buffer associated with the palustrine forest. This lot is zoned Residential Rural and
80 contains a primary structure, approved septic system for a 3-bedroom house and an existing
81 detached garage. The existing impervious area on this lot is currently 48.2% within the
82 Shoreland Zone. This proposal intends to construct a detached, 2 story garage, 792 s.f., with an
83 accessory dwelling unit (ADU) on the second floor. The proposed attached garage will utilize
84 drip edges and will have a conventional sewage disposal system, sized appropriately. All of the
85 proposed work will be located outside of the adjacent wetland buffers. This is the most feasible
86 location for a detached garage with an ADU, as an addition on the existing house would likely
87 require a variance, impact the existing easement, or would require buffer disturbance within the
88 100' buffer. The detached garage will have drip edges capable of storing and infiltrating

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89 stormwater runoff from a 10-year storm event. Taylor Hennas continued that this proposal also
90 intends to remove and reclaim areas of the existing gravel driveway within the 50' wetland
91 buffer. This is the only disturbance proposed within any wetland buffer on this site. 1,676 s.f. of
92 gravel is proposed to be removed within the wetland buffer. This area will be loamed and seeded
93 for erosion control. Following a meeting with the Amherst Conservation Commission last
94 Wednesday, it was recommended that stormwater management techniques be added to the
95 existing structure to create an overall net improvement on the lot. The plan proposes drip edges
96 to the existing detached garage and also plantings were added within the area to be reclaimed.
97 This proposal reduces the overall impervious area from 48.2% to 43.8%. The NH Natural
98 Heritage Bureau has identified that, although rare species or exemplary habitats are present
99 within the vicinity of this lot, the proposed scope of work will have no impacts on these rare
100 species or their respective habitats. This proposal met all NHDES wetland program
101 requirements, as well as subsurface requirements, and a construction approval was issued for the
102 septic design.

103
104 In response to a question from Tim Kachmar, Taylor Hennas stated that the new septic system
105 will serve both the house and the new ADU.

106
107 Bill Stoughton asked if the proposed septic system includes a pretreatment system, allowing for
108 better nitrogen removal than traditional systems. Taylor Hennas stated that the proposed system
109 is a conventional ISDS, which is usually more cost efficient from a homeowner standpoint. As
110 the lot has the capacity for a conventional system design, this was proposed.

111
112 Bill Stoughton stated that homeowners around the Lake, in general, are very concerned about the
113 water quality in the area, due to both nitrogen and phosphorus issues in the Lake. There are
114 cyanobacteria blooms and other issues with aquatic wildlife growing too quickly. He stated that
115 he is sensitive to adding loading to this area, without doing everything possible to bring the
116 contaminant levels down.

117
118 Bill Stoughton asked if it would be possible to place a pretreatment system in this septic system.
119 Taylor Hennas stated that a pretreatment system is physically possible on this site, but usually is
120 more costly than a conventional system. A conventional system was designed for this site, based
121 on the capacity needed. The owner would like to keep the existing septic tank which services the
122 existing home. This was previously approved by the State and the Town for use. Installing not
123 only one pretreatment system, but two, would be very costly, which is why this was not utilized
124 in the design. The existing system is proposed to be used for the existing structure, with another
125 system proposed which will service the detached garage with the proposed ADU. These will be
126 entirely separate systems, with one, new, leach field to service both the existing house and the
127 detached garage. Each building will have its own tank and pump exchange system.

128
129 Bill Stoughton stated that the regulations require drainage calculations up to the 50-year storm.
130 He only saw calculations for the 10-year storm. Taylor Hennas noted that the applicant requested
131 a waiver from this, as the only item within the proposed scope of work that would require
132 stormwater management techniques would be the reclamation of gravel, which is creating an

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133 overall net improvement on the lot. The combination of removing some impervious area,
134 plantings within the reclaimed area, along with stormwater management techniques proposed
135 such as the drip edges surrounding the proposed garage as well as the existing garage, would
136 suffice to create an overall net improvement. Bill Stoughton noted that the creation of a new
137 garage creates new impervious area on the site, which has to meet the regulatory requirements.
138 He would like to see calculations done up-to the 50-year storm, so that the Board knows how
139 much runoff is going directly into the Lake.

140
141 Bill Stoughton stated that the proposed drip edges do not quite meet the requirement for nitrogen
142 removal of 60%. He asked if there is a different stormwater management technique that could be
143 used to meet those requirements. Taylor Hennis stated that many of the stormwater management
144 techniques which meet the requirements set by Amherst would not be feasible on the lot. Due to
145 the required 75' setbacks to the leach field, a detention bioretention basin is not possible on this
146 lot. Drip edges allow the applicant to be within that distance to the proposed leach field.

147
148 Bill Stoughton stated that he would like to see additional calculation and, if warranted, slightly
149 larger drip edges, if the proposal cannot treat the first 1" of water runoff.

150
151 Cynthia Dokmo stated that the Board needs to act first on any proposed waivers. The information
152 requested by Bill Stoughton will help the Board deal with the proposed waiver at a future time.

153
154 Tom Silvia asked about the lot size of 0.78 acres and placing an ADU on the lot. He noted that
155 the regulations have dimensional requirements for lots and this lot seems too small for the
156 proposed ADU. He is concerned with constructing a new building right next to the Lake. This
157 proposal will effectively create more living space with human activity in a part of Town that the
158 Board is cautious about. He asked how the three buildings on the site will be used. Taylor
159 Hennis stated that the new garage will have parking underneath and a living area above. Tom
160 Silvia stated that the actual additional square footage being increased is closer to 1500-1600.
161 Taylor Hennis stated that the ADU would specifically be 792 s.f. The parking space would not
162 be living space. Tom Silvia stated that this still appears to be a lot of building on a lot that is in
163 an environmentally sensitive area.

164
165 Taylor Hennis noted that the plan meets the site loading requirements under the subsurface
166 regulations. The lot is capable of handling this proposed load. The proposed detached garage is
167 specifically proposed as detached because if it was constructed onto the existing primary
168 structure it would likely require a variance or impact the existing access easement that the
169 abutters currently use. Tom Silvia asked if the vehicles currently park in the existing garage.
170 Taylor Hennis stated that the vehicles currently park on the gravel area.

171
172 A resident, 8 North End of Lake, asked where the septic for the new garage will be located, as
173 this is a very tight area between the two houses. She also asked what gravel is planned to be
174 removed from the site. Taylor Hennis stated that the gravel between the house and the existing
175 garage is proposed to be removed. The proposed leach field will be located outside of any
176 existing access easement. After the gravel is reclaimed, the driveway will be reduced to 12'

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177 wide, the width of a standard residential driveway. The resident stated that the area of gravel
178 proposed to be removed is also considered a boat landing that is used by abutters. Taylor Hennas
179 stated that the existing boat landing is in a different location. The gravel access way utilized by
180 abutters is not proposed to be removed, but instead a gravel area on the applicant's lot that is not
181 used by any other abutting property.

182
183 Kathryn Boyd, 2 North End of Lake, stated that there is a house not shown on the plan which
184 will become landlocked through this proposal. She asked how Mike Isabelle, 4 North End of
185 Lake, is going to access his property. Taylor Hennas stated that the applicant has no intention to
186 remove gravel within the existing access way and does not want to impede on any abutters or
187 their ability to access their lots. The access way currently utilized by abutters will remain. The
188 area of gravel proposed to be removed is entirely on Scott McEttrick's parcel.

189
190 Kathryn Boyd stated that water currently runs off her property and into an existing natural
191 retention pond. When the applicant took down many trees on the property, debris ended up in
192 this retention pond. She asked how removing gravel from the site will impact the water that
193 flows out of that retention area towards Lake. Taylor Hennas explained that the gravel area will
194 be removed, and the surrounding area will be loamed and seeded to turn it back to an unaltered
195 state. Native plantings will also be included within this area, based on the recommendations of
196 the Amherst Conservation Commission.

197
198 Kathryn Boyd stated that, for years, heavy water has flowed through the applicant's property.
199 The applicant has changed the topography and the hydraulic flow of the water over the property.
200 She stated that she does not want more water to flow toward her house. Taylor Hennas stated that
201 the goal of the project is to reduce the overall impervious area on the lot, hopefully minimizing
202 stormwater runoff into the existing gravel driveway. The plan will also implement some
203 stormwater management techniques, as the lot currently has zero techniques in place. Kathryn
204 Boyd asked if this would handle the water running off from Camp Young Judaea. Taylor Hennas
205 stated that she does not have an answer for that item.

206
207 Ellen Bostwick, 8A, A and 10 North End of Lake, stated that she has deeds going back to 1938
208 for deeded right of ways between her property and the other property. These seem to be
209 shrinking. The house purchased by the applicant used to flood constantly.

210
211 There were no additional public comments at this time.

212
213 Bill Stoughton noted that the Board has to approve an ADU under the conditional use permit
214 (CUP) section of the regulations. One item that the Board needs to ascertain is if the property in
215 question is in conformance with the dimensional requirements of the zone or meets the standards
216 for a reduction in dimensional requirements, and that the proposed use is consistent with the
217 Amherst Master Plan. This property is located in a two-acre zoning area and is already a
218 substandard lot. Bill Stoughton asked, as this is currently a nonconforming lot, how the Board
219 can state that the property is in conformance with the dimensional requirements of the zone,

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220 when the proposal is to add square footage of living area to a lot that is already too small for any
221 construction under the current zoning.
222

223 Bill Stoughton suggested a continuance, based on questions from Board members and the public.
224 He stated that he wants to understand how this construction can take place in conformance with
225 the requirements of Section 3.18.C.1.a. It may be helpful if the applicant could address that, and
226 this may need to be reviewed by Town Counsel as well. He stated that he is not prepared to
227 address the stormwater waiver until the applicant submits additional calculations.
228

229 Tom Silvia stated that, as he made a quick drive by of the site, this seems to include a complex
230 arrangement of buildings and lot lines. He suggested a site walk of the property. Arnie
231 Rosenblatt stated that he would not normally suggest a site walk for this type of project but
232 would agree with it in this case. Chris Yates agreed that the area of the access drive, discussed by
233 abutters, is not clear, and he would like to understand how everything on the site fits together.
234 There was consensus that the Board members desire a site walk.
235

236 The Board discussed potential dates for a continuance and site walk. Nic Strong noted that the
237 65-day clock for this application begins today.
238

239 **Bill Stoughton moved to continue this hearing to March 15, 2023, at 7pm, at Town**
240 **Hall, with the understanding that the applicant will address questions regarding**
241 **stormwater management and Section 3.18.C.1.a. of the zoning ordinance, and that a**
242 **site walk take place before this date. Seconded by Tom Silvia.**
243 **Motion carried unanimously 6-0-0.**
244

245 The Board agreed to hold a site walk of this property on February 28, 2023, at 3pm. Taylor
246 Hennas stated that she would review this with the homeowner.
247

248 **Bill Stoughton moved to schedule a site walk of 6 North End of Lake on February**
249 **28, 2023, at 3pm. Seconded by Tom Quinn.**
250 **Motion carried unanimously 6-0-0.**
251

252 **3. CASE #: PZ16836-011023 – Sheila Armand; The Armand Living Trust (Owner**
253 **& Applicant); 16 Clark Avenue, PIN #: 025-035-000 – Conditional Use Permit. Raze the**
254 **existing family home and construct a smaller house within the same footprint along with an**
255 **approved ISDS. *Zoned Residential/Rural.***
256

257 Arnie Rosenblatt read and opened the case.
258

259 In response to a question from Arnie Rosenblatt, Nic Strong stated that there were no outstanding
260 items in terms of completeness of the application.
261

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262 **Chris Yates moved to accept the application for CASE #: PZ16836-011023 – Sheila**
263 **Armand; The Armand Living Trust (Owner & Applicant); 16 Clark Avenue, PIN #:**
264 **025-035-000 as complete. Seconded by Tom Silvia.**
265 **Motion carried unanimously 6-0-0.**
266

267 Taylor Hennas stated that this request is for the Board's approval for a pending CUP application.
268 This lot is partially located within the 250' shoreland zone of Baboosic Lake and is entirely
269 within the Wetland and Watershed Conservation District. The only buffer associated with
270 Baboosic Lake is shown on the plan and it overlaps with the wetland buffer associated with the
271 palustrine forest. This lot is zoned Residential Rural and is a preexisting, nonconforming lot of
272 record. The existing single-family home was constructed in 1930, is currently serviced by a
273 cesspool and has no potable drinking water supply. The existing lot also has no stormwater
274 management techniques. This proposal intends to raze the existing nonconforming structure and
275 construct a more nearly conforming structure with a pretreatment system, private water supply,
276 and stormwater management techniques, including a drip edge and porous paver driveway. The
277 drip edges will remove 90% of total suspended solids (TSS), 55% of total nitrogen, and 60% of
278 phosphorus concentrations from stormwater runoff. The porous paver driveway has also been
279 shown to remove 90% of TSS, 60% of total nitrogen, and 65% of total phosphorus. Taylor
280 Hennas explained that at the Conservation Commission meeting on January 25th, it was
281 suggested that additional plantings be added, if trees on the property were proposed to be
282 removed. The trees surrounding the existing nonconforming structure will be removed, with the
283 stumps proposed to remain. This is proposed only to facilitate construction. Following the
284 recommendations of the Conservation Commission, four plantings are now proposed around the
285 adjacent wetlands. The overall impervious area on the lot will be reduced from 18.5% to 13.7%,
286 and the combination of the impervious area reduction, pretreatment system, plantings, and
287 stormwater management techniques will create an overall net improvement on this lot. This
288 project meets all of the NHDES Shoreland Program requirements and Subsurface Bureau
289 requirements, with approval issued for the proposed pretreatment system.
290

291 Tom Silvia asked why the applicant is not proposing to hook up to the Baboosic Lake
292 community septic system. Taylor Hennas stated that the homeowner explored if they could tie
293 into the Baboosic Lake community septic system. However, it is at max capacity for site loading
294 based on subsurface regulations for the lots that it currently services and cannot handle additional
295 loading for the proposed 2-bedroom construction on this lot.
296

297 Tom Silvia noted that the Heritage Commission requested photos of the interior prior to
298 demolition. Taylor Hennas stated that photos of all existing rooms within the interior will be
299 taken to document any original portions of the home.
300

301 In response to a question from Tom Silvia, Taylor Hennas stated that the current cesspool will be
302 abandoned, filled, and partially removed. It will no longer be used. The tank's pipe will be
303 removed, filled with sand, and capped.
304

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305 Cynthia Dokmo stated that a letter from the Department of Public Works (DPW) and one of the
306 abutters, indicates that this property is known to flood on occasion. Taylor Hennas explained that
307 the proposed house will be elevated, and the treatment system will be designed with a sealed
308 tank to pretreat all runoff before it enters the leach field, and to prevent any leaching of effluent
309 during flood events or elevated high-water tables. The property will still flood on occasion, as it
310 has in the past, but the proposed home will be raised up, and the newly constructed slab will be
311 at a higher elevation.

312

313 Bill Stoughton questioned if the Baboosic Lake community septic system, which is operated by
314 the Town on behalf of the residents, is truly at its max capacity. Taylor Hennas stated that the
315 homeowners spoke with the Building Inspector who stated that the community septic system
316 which services the Lake area, is at capacity and can no longer take additional loading. Bill
317 Stoughton stated that the DPW comments suggest that the applicant look into hooking into the
318 Baboosic Lake community septic system. As the DPW has the responsibility for managing that
319 system, he recommended checking directly with the DPW on this item.

320

321 In response to a question from Bill Stoughton, Taylor Hennas stated that she does not believe the
322 property is entirely located within the 100-year floodplain. Bill Stoughton asked if the type of
323 pretreatment system proposed is appropriate for occasional submergence. Taylor Hennas stated
324 that the proposed pretreatment system was approved by the Subsurface Bureau back in October.
325 The tank will be sealed with a watertight sealant and all treatment will occur within that tank.

326

327 Bill Stoughton asked if the pretreatment system will continue to operate during a flooding event.
328 Taylor Hennas stated that she would have to look into that item. In response to a question from
329 Bill Stoughton, Taylor Hennas stated that this is an aerobic system, which pumps air in, and so
330 likely would not operate in times of floods. Bill Stoughton asked if the manufacturer of the
331 system approves of installing it in an area that is known to become submerged. Taylor Hennas
332 stated that the manufacturer provided a signed contract with the purchase and sales agreement to
333 install this system on this lot. Bill Stoughton asked if the manufacturer was provided with the
334 information that this area occasionally floods. Taylor Hennas stated that she did not provide that
335 information.

336

337 Bill Stoughton stated that, similar to the previous application, he would like to see additional
338 calculations regarding stormwater runoff that may not be infiltrated before the Board considers
339 approving the requested waiver.

340

341 In response to a question from Bill Stoughton, Taylor Hennas stated that the new house will be
342 smaller than the existing house and will be within the limits of the existing footprint. Thus, a
343 variance will not be required. The new house will have a smaller footprint and a smaller square
344 footage. The new structure will not exceed 44' in height, but the intent is to construct a two-story
345 building. The existing building is a one-story building.

346

347 Bill Stoughton stated that the current height restrictions in the regulations assume normal lot
348 setbacks, which are not present on this lot. The applicant is requesting approval to construct a

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349 building that is as tall as permitted in a normal setback situation, on a site that does not have
350 normal setbacks. There is a greater potential of this new structure shading or blocking the view
351 of abutters. Taylor Hennas agreed that this is a possibility if the structure is built to the max
352 height. Bill Stoughton stated that he believes this is a legitimate concern for abutters. This is an
353 existing nonconforming lot, and a taller building may make it more nonconforming.

354
355 Bill Stoughton asked about the proximity to the road for the new structure. There is currently a
356 walkway leading out to Clark Avenue. Taylor Hennas stated that the wall of the proposed
357 building will follow the outline of the existing building. It will not encroach further towards the
358 road. The existing walkway will be used as an entryway into the new home.

359
360 Bill Stoughton stated that he would recommend continuing this hearing, to allow for additional
361 stormwater calculations and information about the septic system in a flooding condition.

362
363 Chris Yates stated that he would like to see if there is ability to hook into the community septic
364 system. The septic system plan does not mention anything about partial flooding or occasional
365 flooding on the site. He has a concern that the front wall of the proposed house is 8' off the road.
366 With that proximity, and the removal of existing trees, this will change the look of the area a lot.
367 He also has concerns regarding the construction of a two-story house.

368
369 Tom Quinn stated that he believes the Board should also hold a site walk of this property as well.
370

371 Tim Kachmar asked how robust the Baboosic Lake Community Septic System is during flood
372 situations and if the proposed pretreatment system may be better sealed than the community
373 system. He would like more information on this from the DPW. Arnie Rosenblatt asked Nic
374 Strong if she could obtain this information. Tim Kachmar agreed with a site walk of the property.
375

376 Wayne Dykstra, 14 Clark Avenue, stated that he has a concern regarding demolition of the
377 existing cesspool and filling it with gravel or another material. He would like to make sure that
378 none of the contaminants leach out during that process, due to the proximity of nearby wetlands.
379 He would like to see the location calculations for his site to the proposed demolition of the
380 existing cesspool and to the installation site of the new septic system. He noted that a new two-
381 story structure on this site would lead to his childrens' bedroom being approximately 15' away
382 from the second floor. He is concerned with light pollution, complete blockage of views, sunlight
383 access, etc. If the proposed structure is approximately 40' tall, it would also tower over his
384 property. He stated that he is also concerned with the proposed proximity of the new structure to
385 the road. The existing area is already quite tight, and he is concerned with the ability of people
386 and emergency vehicles to pass through. He stated that, in the past eight years, the property in
387 question has flooded completely at least three times. His property is on the community septic
388 system, and the pumps have been shut down in the past due to the flood waters entering the
389 watertight tanks. He noted that it appears the well will be placed 75' from their septic system, but
390 that area is a very wet, swampy area.

391

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392 Taylor Hennas stated that the proposed well is located outside of the jurisdictional wetland. This
393 area was flagged by wetland scientists back in September.
394

395 **Bill Stoughton moved to continue this hearing to March 15, 2023, at 7pm, at Town**
396 **Hall, to allow the applicant time to address questions raised during this meeting**
397 **regarding the septic system, stormwater, etc., and to permit time for a site walk on**
398 **February 28, 2023, at 2pm. Seconded by Chris Yates.**
399 **Motion carried unanimously 6-0-0.**
400

401 **OTHER BUSINESS:**

402
403 **1. REGIONAL IMPACT:**

404 **a. CASE #: PZ12161-121319 - Robert H. Jacobson Revocable Trust, Laurie**
405 **Stevens Trustee (Owner) & TransFarmations, Inc. (Applicant), 17 Christian**
406 **Hill Road, PIN #s: Tax Map 005-148-000 & 005-100-000 - Conditional Use**
407 **Permit/Design Review. To depict a 60-unit Planned Residential Development per**
408 **the Integrated Innovative Housing Ordinance (IIHO). *Zoned Residential/Rural.***
409

410 Tim Kachmar asked if the development is still planned to have Pennichuck water, individual and
411 shared septic systems, and underground electric/phone/cable. Arnie Rosenblatt stated that this is
412 not yet clear, as the application has not been presented. Tim Kachmar noted that these items
413 could affect the regional impact of this development.
414

415 Bill Stoughton stated that he believes there is regional impact to Mont Vernon, based on the
416 potential addition of school-aged children from this development. Tom Quinn agreed that this
417 could also impact Mont Vernon in terms of traffic.
418

419 Arnie Rosenblatt stated that this could affect Milford in terms of traffic, as well.
420

421 **Bill Stoughton moved that there is potential regional impact to the towns of Milford**
422 **and Mont Vernon from the proposed application. Seconded by Chris Yates.**
423 **Motion carried unanimously 6-0-0.**
424

425 **b. CASE #:PZ - - Kevin & Claudine Curran, Pond Parish, Baboosic Lake &**
426 **Grater Roads, PIN #s: Tax Map 006-002-000 & 006-007-000 & 006-009-000 -**
427 **Subdivision. To depict the consolidation and conventional subdivision of Tax**
428 **Map 6 Lots 2, 7 & 9 for Planning Board approval. Forty-three (43) lots are**
429 **proposed and are to be served by public roads, individual wells & septic, and**
430 **underground utilities. *Zoned Residential/Rural.***
431

432 Cynthia Dokmo stated that this borders Merrimack and there could be potential regional impact
433 to that town.
434

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435 Bill Stoughton stated that this could impact Mont Vernon based on the potential addition of
436 school-aged children from this development. Tom Quinn agreed.

437

438 **Bill Stoughton moved that there is potential regional impact to the towns of**
439 **Merrimack and Mont Vernon from the proposed application. Seconded by Chris**
440 **Yates.**

441 **Motion carried unanimously 6-0-0.**

442

443 **2 . Minutes: January 18, 2023**

444

445 The Board agreed to table discussion on this item to its next meeting.

446

447 **2. Any other business that may come before the Board**

448 The Board agreed that it will not meet on February 15, 2023, if no applications have been
449 received.

450

451 Arnie Rosenblatt stated that the next meeting, March 1st, will be at Souhegan High School, as the
452 agenda contains the Jacobson property item. The Curran application, also scheduled for that
453 evening, has noted that it would be okay if the Board speaks to completeness of the application at
454 that time, and to then table it to a date in April.

455

456 In response to a question from Tim Kachmar, Nic Strong explained that the 65- day approval
457 clock starts again for TransFormations on the date it is accepted as complete.

458

459 Chris Yates asked if the TransFormations plan will be the one sent back to the Board by the
460 court. He has some confusion on what will be presented. Arnie Rosenblatt stated that this will be
461 confronted at a public meeting, when the applicant, its counsel, and the public, are present.

462

463 In response to a question from Tim Kachmar regarding if Town Counsel should be present at that
464 meeting, Arnie Rosenblatt stated that he does not believe there is a need for this. The application
465 is the Board's responsibility, and he has every belief that the Board will be able to handle it
466 properly.

467

468 **Chris Yates moved to adjourn at 8:15pm. Seconded by Tim Kachmar.**

469 **Motion carried unanimously 6-0-0.**

470

471 Respectfully submitted,

472 Kristan Patenaude

473

474 Minutes approved: March 1, 2023