

Community Development Connection

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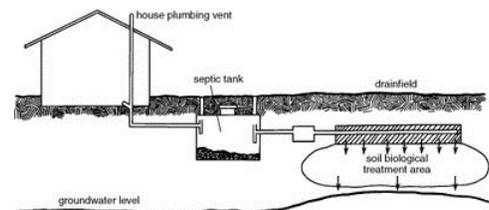
APRIL 25, 2014

Office of Community Development Department
Town of Amherst



Modernizing the Septic System Ordinance

The Town of Amherst was awarded over \$22,000 in 2013 to combine, simplify, and update the water resource related ordinances. The zoning related changes were approved by the voters at the March 2014 vote, leaving the last piece, the Water Pollution Control Regulations (to be known as the Septic System Ordinance) to be completed.



Staff in the Community Development Office have

worked with the Town's consultants and several local contractors to update the ordinance, which was originally adopted in 1976 and modified in 2003. A draft has been finalized to be presented by the Health Officer, Dr. Katherine Lockwood, to the Board of Selectmen for adoption through two public hearings scheduled for Monday, May 12th and Tuesday, May 27th (Memorial Day is Monday).

The updated Septic System Ordinance clarifies the replacement-in-kind process to align with the State's process, removes the requirement for the Town to inspect all test pits prior to the submission of the application, and allows for new technologies approved by the State of New Hampshire, such as serial distribution systems.

Your septic system is a highly efficient biological system that can effectively digest and disperse your household sewerage and other organic wastes. Properly designed, installed, and maintained, it should give you many years of trouble-free service, but only if it is properly maintained. The key to the life and service of any septic system is proper maintenance.

The full ordinance is available on the Special Projects page or through the Community Development Office. If you have any questions or concerns, please let us know!

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Did You Know?

"No occupation is so delightful to me as the culture of the earth, and no culture comparable to that of the garden." ~ Thomas Jefferson

If you have yard improvements on the mind, and are thinking of investing in a shed there are a couple of things you should consider. Sheds are considered accessory structures by the Zoning Ordinance. As such, they are subject to the basic setbacks defined for each district, generally a minimum of 20 to 30 feet from your side and rear property lines. In addition, your shed will need to be placed a sufficient distance from your septic system and any wetlands on your property.

If you have questions about where a shed could fit on your property, please give us a call or stop by the Community Development Office; and we would be happy to help you find the perfect location.



Meeting Results:



Each month this column will bring you a quick update on the results of the Zoning Board, Planning Board, and Historic District Commission's deliberations:

Zoning Board (ZBA)

The ZBA held a public hearing on April 15th. The Board heard two applications:

1. Case #PZ4855-031414 – Variance – Karen Tuthill, 123 Hollis Road, PIN# 001-015-003, requests a relief from §IV, 3, D.3 of the Zoning Ordinance to allow a shed within the side/rear setback in the Rural/Residential Zone.

The application was approved as presented.

2. Case #PZ4856-031414 – Variance – Karen Tuthill, 123 Hollis Road, PIN# 001-015-003, requests a relief from §IV, 11, F-1A of the Zoning Ordinance to allow a shed within the side/rear setback in the Wetland & Watershed Conservation District. .

The application was approved as presented.

Planning Board (PB)

At the April 2nd Public Hearing the Board heard two applications, and on April 16th the Board held a Scenic Road Public Hearing:

1. Case #4845-030514, Terry & Kelly Connor, PIN# 003-027-000, 003-028-001, 003-029-000, Smith Lane – Design Review of consolidation, subdivision, and site plan for Senior Community in the Residential/Rural Zone .

The Board heard the Design Review application and made recommendations for the full application submittal including: management of the community well system, possibility of small private land ownership areas, winter maintenance plan for emergency access driveway, maintenance requirements for septic systems, limiting use of fertilizers and pesticides for property maintenance, strong landscaping plan and pedestrian connectivity. The Board looks forward to the opportunity of working with the applicant to design a community that is visually appealing and can be a model for future development in Amherst.

2. Amendment and Clarification – Granite Hills Subdivision, PIN# 006-079-000 & 001, Walnut Hill Road – NH Public Water Supply Wellhead Protection Area reference map correction for Granite Hills Subdivision (approved in 2005) .

The amendment was approved as submitted.

3. SCENIC ROAD HEARING - Austin Road, Parcel ID# 008-010-000 – To cut down two (2) trees and remove sixty (60) feet of stone wall to provide access into the lot to conduct forest management activities.

The conditionally approved the request with the following conditions: 1. They must stockpile and restore the rocks from the stone wall to the extent practicable; and 2. The opening in the wall must be no larger than sixteen (16) feet to allow for the safe passage of cars.

Thank You Anne Krantz, Nancy Spears & Sandra Fraser for your service on the Heritage Commission!

Anne, Nancy and Sandra recently stepped down after many years volunteering on the Heritage Commission. We would like to thank you for your years of service to the Town. The commission would not exist without dedicated members like you. We wish you the best in the future and hope you have some fun on your free Thursday nights!

(continued...) Meeting Results:

Historic District Commission (HDC)

The HDC held a site walk on April 12th and a public hearing on April 17th for three applications.

1. Case #4887-032714 – Stephen & Diane Yurish – 10 Main Street, PIN# 017-086-000 – to replace existing glass doors with new panel and glass doors.

Upon a motion duly made/seconded the HDC unanimously voted to approve the replacement of the glass commercial doors with residential wooden interior doors more suitable in appearance to the commercial doors. Pending legal counsel sought by the HDC, the HDC agrees to grandfather the commercial doors should the residential doors fail.

Findings:

- *This is a non-contributing property.*
- *It is a very important structure in the Village.*
- *It is a commercial building*
- *It has high visibility*
- *New doors will be more attractive to the Village.*

The HDC will let the applicants know the advice from legal counsel. The Yurishes may still decide to go ahead with the residential door, because the appearance of the door is more in-keeping with the Village. Chair Ramsay cautioned Steve to wait 20 days before beginning the project to give the opportunity for public comment.

2. Case #4902-040314 – Christopher Hall – 1 Davis Lane, PIN# 017-015-000 – to remove spruce tree for new septic leach field.

Upon a motion duly made/seconded the HDC unanimously voted to approve the removal of the tree as required. The HDC would appreciate that the applicant makes every effort to disguise the vent.

3. Case #4903-040414 – Anthony & Jean Desany – 124 Amherst Street, PIN# 005-056-000 – to replace three windows and garage access.

Upon a motion duly made/seconded (DC/SW), the HDC voted to approve the proposal as presented (6/1).

Findings:

- *This is a non-contributing property.*
- *The property has limited visibility from the public way.*
- *The house was built in 1988.*
- *This property is in the Extended Historic District.*

Next Household Hazardous Waste & Electronics Collection in **Milford**

WHEN

Saturday, May 3rd, 8:00 AM - NOON

WHERE

Milford Public Works Garage

289 South Street, Milford

WHO CAN ATTEND

Residents of Amherst, Brookline, Hollis, Hudson, Litchfield, Merrimack, Milford, Mont Vernon, Nashua, Pelham, and Windham

COST

\$10 user fee per vehicle covers up to 10 gallons or 20 pounds, additional charges for electronics recycling

For more information and a complete list of accepted items visit: <http://www.nashuarpc.org/hhw> or call 603-424-2240.

DES Wetlands Bureau Rulemaking and Process Improvement Effort

The New Hampshire Department of Environmental Services (DES) has initiated a significant, multi-year effort to improve the technical standards as well as the operation and decision-making processes used by the Wetlands Bureau (referred to as the "Wetlands Program Rule Making and Process Improvement Effort"). Check the [NHDES Webpage](#) for more information, draft materials, scheduled outreach events, and to provide comments and ideas!



To view the list of scheduled listening sessions, [click here](#).

Thank You and Until Next Time...



Thank you for being generous with your energy, local expertise, and patience in bringing me aboard. I greatly appreciate the time I have had in Amherst and looking back am truly amazed at how much you have taught me.

This is a wonderful community of volunteers, and I feel blessed to have been a part of it. I look forward to seeing you in the future and wish you all the best of luck.

The next Community Development Connection will have a new feel and a new face behind it. Its always good to shake things up a bit! Please continue to use this office as a resource, and I hope you can welcome the next Director as you welcomed me.

Thank you and until next time ~ Sarah Marchant



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www.nh.gov/oep

MEMORANDUM

TO: Municipal Land Use Boards
FROM: Meredith A. Hatfield, Director
DATE: March 25, 2014
SUBJECT: 20th Annual Spring Planning & Zoning Conference

The New Hampshire Office of Energy and Planning is pleased to extend this invitation for our 20th annual spring conference, to be held on Saturday, May 3rd at the Mountain View Grand Resort in Whitefield, NH.

We are excited about the varied sessions and new format of this year's conference. The day is scheduled to begin with a plenary session featuring speakers Dennis Delay of the NH Center for Public Policy Studies, and Russ Thibeault of Applied Economic Research, who will share their research on current and future demographic trends, how these trends may impact current housing practices, and invite discussion on how your city or town's land use regulations will position your community for the future. Participants will also be offered sessions that not only provide basic information on planning and zoning duties and procedures, but also include topics that address agritourism, telecommunications facilities, and energy efficiency.

Online registration is available at www.nh.gov/oep. Hard copies are also available on the website for participants who may have limited Internet access. Should you require additional assistance with registration, please contact Michele Zydel at (603) 271-2155 or via e-mail at michele.zydel@nh.gov.

It is our hope that attendees will acquire new ideas and greater knowledge to help support their role in serving the communities of New Hampshire. We look forward to seeing you at the conference!

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WE ARE ON THE WEB!

WWW.AMHERSTNH.GOV

The Community Development Office strives to effectively manage community change in accordance with the Master Plan and the Town's ordinances and regulations by providing professional advice and technical expertise in a consistent and fair manner to citizens, boards, commissions, departments, and regional agencies on the implementation of land use ordinances, regulations, and policies for both the short- and long-term physical, natural, and economic development of the Town.

The Community Development Office is comprised of the Building, Zoning, Planning, Code Enforcement, and Economic Development Departments. The Office provides support to the Planning Board, Zoning Board, Amherst Conservation Commission, Historic District Commission, Heritage Commission, and the CIP Committee. The office provides a one-stop location for all land development processing in the Town.



NRPC UPDATE



**BIKE TO SCHOOL DAY
 MAY 7TH**

The National Center for Safe Routes to School announces National Bike to School Day. Bike to School Day is a national event that gives communities across the country the opportunity to join together in bicycling to school on the same day. The national event is part of the movement for year-round safe routes to school and encourages bicycling to school as a healthy way for kids and families to make their school commute. For more information on bike and walk to school activities in the United States, visit www.walkbiketoschool.org

**DON'T FORGET THESE
 UPCOMING EVENTS!**

National Prescription Drug Take Back Initiative April 26, 2014 - 10AM-2PM. Click [HERE](#) for a list of Collection sites.

NHDES Drinking Water Source Protection Conference, Wednesday, April 30, 2014 - 8:30am-4pm Grappone Conference Ctr Concord. [Info & Registration.](#)

20th Annual Spring Planning and Zoning Conference, May 3, 2014 ~ Mountain View Grand Resort, Whitefield, NH. Info & Registration at <http://www.nh.gov/oep/>

[index.htm.](#)

Spring NEARC Conference Tuesday, May 13, 2014 at UMASS Amherst. More info at [NEARC](#) website.

NRPC NEW WEBSITE HAS LAUNCHED

Check out their new website at www.nashuarpc.org.

