

# Community Development Connection

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Office of Community Development  
Town of Amherst



## Corn Crib Clean-Up

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On Friday, 11 October 2013, members of the Amherst Heritage and Conservation Commissions, private citizens, Parker Farm Homeowners Association, and the talents of Lee Gilman & Associates, master arborist, convened at the Corn Crib on Baboosic Lake Road to clear trees and brush to begin the initial phase of a Heritage Commission strategic goal for developing farm interpretive activities. The goal was to prepare the town-owned easement land for clearing, in which to move a preserved farm building to its new location. The project is intended to preserve farm structures and create a space to educate school children and the public on our rich agriculture heritage. The entire project will take several years to complete.



Special thanks and appreciation to Lee Gilman and his two assistants, Caleb Rowell and Stephen Ufnal, who donated their time, efforts, and technical talents for the clearing. Members of the Heritage and Conservation Commissions in attendance were Will Ludt, Anne Krantz, Andy Ouellette, Rob Clemens, and Richard Hart. And finally, Doug Nelson, farm owner, and Peter Batchelder, Parker Farm Homeowners Association, also contributed to the project success.

As the project goes forward in the next two years, we want to use this joint effort as a good example in showing our community what great things can be accomplished when a diverse group of volunteers comes together for a common goal. It is with sincere gratitude and appreciation and special “Thanks” to all who helped this project move forward. In the future, you’ll be able to learn more about the function and history of a corn crib by visiting this unique location on Baboosic Lake Road.  
*Submitted by Will Ludt, Heritage Commission Chair*

## Did You Know— Back to Town Hall!



The first floor of Town Hall, including the offices of the Town Clerk, Tax Collector, Assessing, and Community Development (Building, Planning, Zoning, Code Enforcement, and Economic Development) have reopened at the Town Hall!

The second floor is almost ready, with the finishing touches expected to be complete in the first couple weeks of January. Until the second floor is completed, all Planning Board, Zoning Board, Heritage Commission, Historic District Commission, and Conservation Commission meetings will continue to take place at Souhegan High School or the Brick School SAU building. Please continue to check all agendas carefully as to the location of the meetings. We are so thankful to be back!

Note: The Town Administration, Welfare, and Finance Departments are only accessible by appointment during construction. Please call 673-6041 x210 for Town Administration and x213 for Finance Department.

## 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 December 17th at the Souhegan High School to hear one application:

**Case #PZ 4628 – Special Exception - Terry & Kelly Connor, 1 Smith Lane, PIN# 003-028-001, 003-027-000, 003-028-000**, requested a special exception to Article V, Section 5.4.3 of the Amherst Zoning Code, to allow Elderly Housing in the Residential Rural Zone. (Previously granted on 1/3/13 under Case #1489.)

*The application was approved as presented.*

**PLEASE NOTE:** *The January ZBA Meeting will likely be held at Souhegan High School, Information Center, Rm. 202. Please check the agenda for the location prior to the meeting.*

### Planning Board (PB)

The PB held a public hearing on December 4, 2013, to hear one applications and hold a worksession on proposed zoning changes.

1. **Case #4401 – Peg Bennett – NRSP Amendment – 14 Cross Road, PIN# 002-145-000:** Temporary lighting of Bean Field.

*The application was tabled to the February 5, 2014, meeting, to allow the applicant to obtain a lighting plan from a professional lighting engineer that will allow for minimal impact to abutters and enough lighting for safe athletic activities.*

The PB held a public hearing on December 18, 2013, to discuss the six Planning Board proposed zoning changes.

1. **Chapter A – Zoning Ordinance, Article VI, Section 4.11 Wetlands Conservation District, and Section 4.12 Watershed Protection District** – The proposed amendments delete the existing ordinances and replace them with a newly-drafted, combined Wetlands and Watershed Conservation District.

*The Planning Board noted grammatical errors and voted to post the proposed changes for the 2014 Ballot.*

2. **Chapter A – Zoning Ordinance, Article VI, Section 4.13 Aquifer Conservation District** – The proposed amendment deletes the existing ordinance and replaces it with an updated Aquifer Conservation District.

*The Planning Board noted grammatical errors and voted to post the proposed changes for the 2014 Ballot.*

3. **Chapter A – Zoning Ordinance, Article I, Section 1.1 Purpose and Authority** – The proposed amendment would remove a sentence adopted in 1999 via a petition warrant article, that conflicts with State Law (RSA 674:54) and to clarify that governmental uses are exempt from Town Ordinances and Regulations. This change was recommended by Town Counsel.

*The Planning Board voted to post the proposed changes for the 2014 Ballot.*

The Planning Board Public Hearing for citizen Petition Zoning Articles to appear on the March 2014 ballot has been scheduled for **Tuesday, January 7th, 2014**, at Souhegan High School, in the Information Center, Room 202, at 7:30 pm. For full details on the proposed zoning changes check out the [2014 Zoning Changes](#) webpage or in the Community Development Office during regular business hours.

## Meeting Results (continued)

**4. Chapter A – Zoning Ordinance, Article VI, Section 4.3.D.5 Residential/Rural, 4.4.D.4 Northern Transitional Zone (NTZ), 4.5.E.4 Northern Rural Zone (NRZ), 4.6.C.4 General Office Zone (GO), 4.7.C.8 Commercial Zone, 4.8.D.5 Limited Commercial Zone (LC), 4.9.E.8 Industrial Zone (I): Building Height and Section 9.1 Definitions** – The proposed amendments would modify the definition of structure height from 35 to 40 feet and clarify how structure height will be measured.

*The Planning Board voted to post the proposed changes for the 2014 Ballot.*

**5. Chapter A - Zoning Ordinance, Article VI, Sections 6.1 and 6.2, and Chapter H - Building Code/Building Ordinance, Articles IV, VII, and XVI-XVIII, Sections 4, 7 and 16-18** - The proposed amendment would remove all references to BOCA and update the Building Codes section to reflect the State adopted codes, as amended, and include the Life Safety Codes.

*The Planning Board noted grammatical errors and voted to post the proposed changes for the 2014 Ballot.*

**6. Chapter A – Zoning Ordinance, Article VI, Section 4.14 Affordable Housing** - To amend the current Affordable Housing ordinance to align with State law updates and reduce the allowed density.

*The Planning Board discussed the need to completely revise the Affordable Housing Ordinance in 2014 and agreed to the proposed draft as a step forward until a full evaluation can be completed. The Board voted to post the proposed changes for the 2014 Ballot.*

**PLEASE NOTE:** *The January 7th public hearing for petition warrant articles and January 8th regular Planning Board meeting will be held at the Souhegan High School at 412 Boston Post Rd in the Information Center, Rm 202.*

### Historic District Commission (HDC)

The HDC did not have any applications for December.

## Welcome to Amherst!

Brian McGuigan, CFP—Edward Jones

Edward Jones opened their newest office at The Carriage House, located at 12 Middle Street. Please join us in welcoming Brian McGuigan and Edward Jones to Amherst.

You can contact Brian at 603.672.5520 or by email at [brian.mcguigan@edwardjones.com](mailto:brian.mcguigan@edwardjones.com)

# Edward Jones

MAKING SENSE OF INVESTING

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WE ARE ON THE WEB!

[WWW.AMHERSTNH.GOV](http://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



### NRPC EXPANDING TRAFFIC MODELING

NRPC is expanding its traffic modeling and analysis capability to include intersection analyses and micro-simulation modeling. The recent purchase of new intersection analysis software will allow NRPC staff to analyze intersection operations, complete signal warrant analyses and then present the results using the traffic simulation features of the new software. If you are interested in learning more contact Tim Roache at [timr@nashuarpc.org](mailto:timr@nashuarpc.org).

### NRPC REGIONAL PLAN UPDATE

Recently, NRPC as part of the regional plan development process co-hosted a presentation with the South-

ern and Central NH Planning Commissions featuring Dr. Cameron Wake of the University of New Hampshire. Dr. Wake presented preliminary findings of the soon to be released assessment report "Climate Change in Southern NH: Past, Present, and Future." He highlighted climate change trends, their effects on the region as well as projections for the future. His presentation was mentioned on NHPR as well as the DES Environmental Newsletter, and he has presented at other venues around the state regarding climate issues.

For more information on Dr. Wake's presentation or general questions on the regional plan progress, please contact Jennifer Czysz at [jenc@nashuarpc.org](mailto:jenc@nashuarpc.org) or Camille Marti-

neau at [camillem@nashuarpc.org](mailto:camillem@nashuarpc.org).

### DID YOU KNOW....

The Nashua Regional Planning Commission (NRPC) has a Facebook page . That you can follow NRPC on Twitter .

And that you can also follow the NRPC's Granite State Future project on Twitter and visit the Facebook page.

We would love to hear from you, so check us out on social media or visit our website at [www.nashuarpc.org](http://www.nashuarpc.org).