

Community Development Connection

VOLUME 1, ISSUE 7

JULY 25, 2013

Office of Community Office -
Town of Amherst



We Are MOVING!

Inside this issue:	
LCHIP Grant	2
Household Hazardous Waste Collection	2
CIP Update	2
Meeting Results	3-4
Welcome to Amherst!	5
Floodplain Insurance Changes	5
NRPC Update	6

The Town Hall Office will have been relocated as of July 29th to allow for the repair and replacement of Town Hall's roof and truss structures over the next several months. The Town Hall will be CLOSED as of noon on Thursday, July 25, and Friday, July 26. The offices of the Town Clerk, Tax Collector, Assessing, and Community Development (Building, Planning, Zoning, Code Enforcement, and Economic Development) have been relocated to temporary offices in the Central Fire Station Community Room, located at 177 Amherst Street. All phone numbers, email, and hours of operation will remain the same.

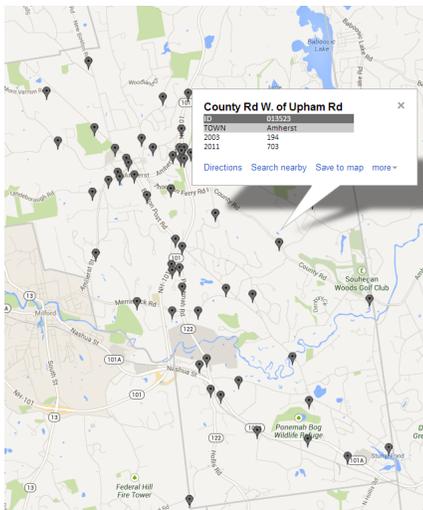
Beyond the new location, the main difference to be felt by the public will be delays in access to information. The move does not provide us with the space to move all of our files. As such, we will be allowed back into Town Hall on a regular basis (with hardhats on!) to retrieve Building, Planning, and Zoning information; but it will not be readily accessible. We ask for your patience in responding to information requests while in our temporary facilities.

The repairs are to be completed by the end of October. As soon as the work is completed, we will head back to our old offices.

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



Did You Know— Traffic Counts?



Have you ever wondered how many cars actually travel down your street on an average day? Or how many cars you are competing against for green lights as you make your way down route 101A? (Answer: Over 30,000 trips in 24 hours as of 2010 just east of Route 101A and Route 122 intersection!) There is an excellent, free source for local data on traffic counts provided by NRPC in the form of a [readily accessible Google Map](#). The traffic count points are located on the map. With a simple click, you can get a pop-up window detailing the 24 hour traffic count data for that location.

Each year, NRPC conducts well over 100 traffic counts at locations throughout the region. This data is used both by NRPC and New Hampshire DOT to generate reports that assist in decision making by local and state officials. NRPC also uses count data to calibrate and validate its traffic modeling program.

NRPC maintains historical records for many of these locations so that growth trends can be examined. This [data is now available online](#), covering every count from 1991 through 2012. Included are yearly counts requested by NHDOT, as well as any count performed at the request of NRPC's member communities or for the purposes of NRPC transportation studies.

LCHIP Grants

For the first time since the recording fees were created in 2007, the entire amount - estimated at just over \$4,000,000 for each year of the biennium - will accrue to LCHIP for grants! Communities and non-profit organization agencies are invited to submit applications for funding for land conservation and historic preservation projects. Applicants must meet LCHIP eligibility requirements and enroll the proposed project on the LCHIP Land and Community Heritage Register (LCH) on the LCHIP website www.lchip.org. At least 50% of the total project cost must come from sources other than the LCHIP grant.



Important Dates for Applicants

July 22, 2013: Grant Round opens, application available on LCHIP website (www.lchip.org)

July 30, 2013: Grant Writing Workshops

September 13, 2013: Application due at LCHIP office

December 18, 2013: Board Decision-making

Two application writing workshops will be held on July 30, 2013, at the historic Belknap Mill (an LCHIP project) in Laconia, NH. At least one person from each organization applying for funding must attend the applicable workshop, unless they have done so in a previous grant round.

Historic Resource applicants' workshop is 9:30 - 11:30 a.m. Natural Resource applicants' workshop is 1 p.m. to 3 p.m.

Register for the workshop by emailing the participant's name, organization, email, phone, project name, and which workshop the participant will attend to officemgr@lchip.org. LCHIP will confirm registration and further details for workshop participants.

Contact Historic Resources Specialist Amy Dixon, adixon@lchip.org, or Natural Resource Specialist Jess Charpetier, jcharpentier@lchip.org, if you have any questions about your organization's possible application.

Next Household Hazardous Waste & Electronics Collection

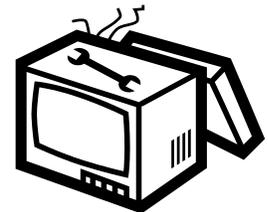
WHEN: SATURDAY, August 3, 2013 ~ 8:00am - 12:00pm

WHERE: Nashua Public Works Garage, 9 Stadium Drive, Nashua, NH

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, please visit: <http://www.nashuarpc.org/hhw> or call 424-2240.



Capital Improvements Plan (CIP) Update

The [Capital Improvements Plan \(CIP\) Committee](#) is meeting twice a month to hear presentations on all the project requests submitted for the 2014-2019 CIP. This process is complimented by the Board of Selectmen's initiative to develop Strategic Planning, which is simultaneously in the works. As these two tools are developed, more project requests are coming into the CIP committee with the hopes of ensuring the final CIP will provide a comprehensive look at the long term projects. As a quick refresher, the CIP is a program authorized by State law to link infrastructure investments with master plan goals, land use ordinances, and economic development.

There have been over 60 project requests submitted for review and placement in the CIP this year. Projects Requests are submitted to the volunteer CIP Committee for projects that will have a useful life of at least five years and are valued at a minimum of \$75,000. Department Heads are also allowed to submit lesser projects, if they determine a need. The goal is to have a final document drafted in September/October to be approved by the Planning Board. The document can then become a tool for the School Board and the Board of Selectmen to utilize as part of the budgeting process.

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 heard one Variance and one Request for Rehearing on July 16th:

1. Case #PZ 4153: Variance

336 Route 101, PIN# 008-051-004 – American K-9 Country – To allow retail use for sales of pet food and supplies to customers in the Northern Transitional Zone.

The variance request was approved with the following conditions: The applicant may sell related retail products to its kennel customers using approximately 250 SF of space. There shall be no outside display of product inventory, signs or advertising.

2. Case #3975: Request for Rehearing

340 Route 101, PIN# 008-052-000 – Kodiak Veterinary Center – To establish a veterinary center with on-site staff housing utilizing existing structures with additions to be constructed on approximately 15 acres of land in the Northern Transitional Zone.

The Request for Rehearing was denied.

PLEASE NOTE: August ZBA Meeting will be held on August 13th (second Tuesday) instead of the normal third Tuesday of the month at Souhegan High School, Information Center, Rm. 202.

Planning Board (PB)

The PB held a public hearing to update the Non-Residential Site Plan (NRSP) Regulations and heard five applications at the regular meeting.

1. PUBLIC HEARING: Amendment to the Non-Residential Site Plan (NRSP) Regulations Article XI: Personal Wireless Service Facilities to align with the newly adopted March 2013 Zoning Ordinance, Section 3.16, Personal Wireless Service Facilities.

The revised regulation was approved as posted.

2. Vorayuth Danaisawasdi – 63 Route 101A, PIN# 002-084-000: Amendment of an existing Site Plan for layout of outdoor seating area for Chiang Mai Thai Restaurant. A waiver has been requested from full NRSP review.

The application was approved with the following conditions: That the applicant obtain a variance from the ZBA to allow for the construction of the patio within the front setback or the area of non-conformance be removed from the plan. A note be added to the plan stating a maximum of 23 restaurant seats are allowed. A note be added stating the lighting will not be flood lighting mounted on the building, and that the applicant consider adding landscaping as screening between the patio and Route 101A.

(Continued on pg. 4)

Meeting Results (continued)

2. NeighborWorks Southern New Hampshire (Hidden Pond) – 104 Amherst Street, PIN# 005-046-001: To amend the landscaping on a previously approved Site Plan. A waiver has been requested from full NRSP review.

The application was approved with the following conditions: The trees removed from the original plan be replaced with evergreens to augment the existing tree buffer adjacent to Map 5, Lot 35. The proposed stone dust path to the northerly side of the lot be replaced with bark mulch and no trees are required to be removed. The crosswalks will be painted instead of stamped asphalt. The landscaping Legend be modified to require all trees to be a minimum 3” caliper, and the plans be revised back to originally approved conditions except as modified herein.

3. American K-9 Country – 336 Route 101, PIN# 008-051-004: Amendment of an existing Site Plan to add a 4,800 SF second floor in the existing structure, a 12’ x 109’ single story addition, and convert 250 sq. ft. of the first floor to retail. A waiver has been requested from full NRSP review.

The application was approved with the following conditions: The parking requirements note be updated to reflect the additional second floor office space, and a note be added stating “The proposed retail space is conditioned upon ZBA approval of a variance and shall not be utilized until ZBA permission is granted” or ZBA approval number be added to the plan.

4. Dennis & Elise Jaques – 10 High Meadow Lane, PIN #007-033-004 & 007-033-005: A Lot Line Adjustment to revise the common lot line between lots 7-33-4 and 7-33-5.

The application was approved with the following conditions: A signed original copy of the deed transferring Lot 5-122-9 be submitted for recording with the plan.

5. John Woods – Old Mail Rd, PIN# 008-051-002: Re-submission of a conditional approved, expired Water Resource Management Plan (WRMP) to address prior wetlands impacts on a vacant lot.

The application was re-approved.

PLEASE NOTE: *The August 7, September 4, and October 2 Planning Board meetings will be held at the Souhegan High School at 412 Boston Post Rd in the Auditorium. Note there will not be Air Conditioning at the August 7 meeting so please be prepared.*

Historic District Commission (HDC)

The HDC held a public hearing to adopt Waiver Criteria within their Regulations and held a follow-up discussion on Trees within the Historic District.

1. Discussion on Trees, the RSA’s, and Recent Case Law – Sarah Marchant

The Board discussed amending the current regulations in regards to the removal of trees, specifications for the removal of trees and tree replacement options. The Board will draft revisions to be discussed at their August 15th meeting.

2. PUBLIC HEARING: Amendment to the Historic District Regulations, Section 2.1 General Criteria, to add the criteria to be met for the granting of a waiver from the regulations.

The revised regulation was approved as posted.

PLEASE NOTE: *The August 15, September 19, and October 17 Historic District Commission meetings will be held at the SAU Office Conference Room in the Brick School located at 1 School Street.*

Welcome to Amherst!

“Caring through technology” is the cornerstone of Professional Software for Nurses, Inc. The company was created expressly for the unique needs of school nurses. Each product addresses the technological challenges of documenting professional care simply and correctly in real time.

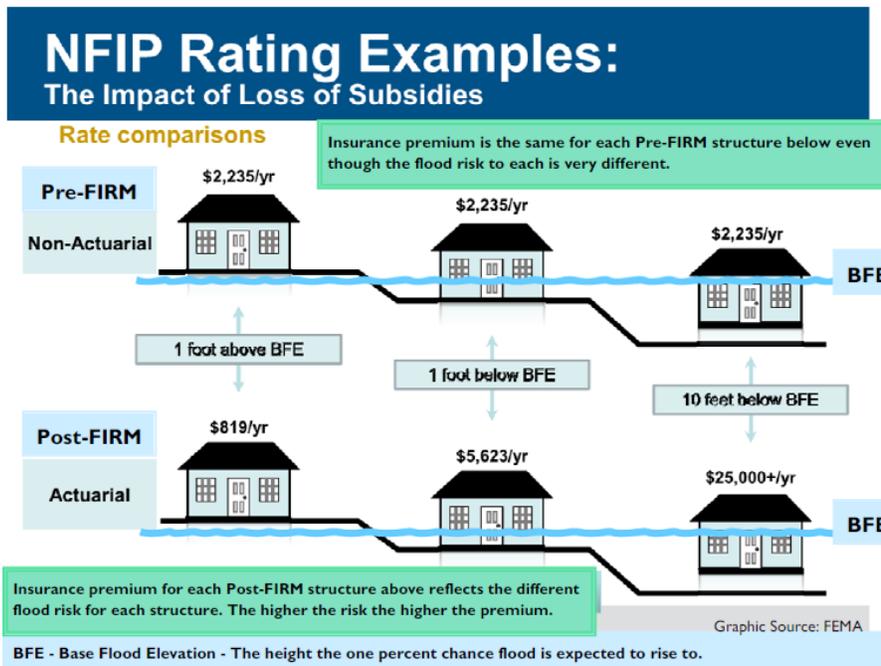
Check them out at: www.promedsoftware.com. Please join us in welcoming this dynamic company to 4 Limbo Lane!



Important Information on Flood Insurance Rate Changes

The following information is based on the rules as understood at the time of the writing of this article. Congress could change the rules at any time or leave them as they stand.

The purpose of the following information is to give a simple overview of the complex Biggert-Waters Flood Insurance Reform Act of 2012, which was passed by the U.S. Congress on July 6, 2012. Everyone is encouraged to learn more about this Act and how it may affect them by talking to their insurance agent and reviewing the information on FEMA’s web site at: <http://www.fema.gov/national-flood-insurance-program/flood-insurance-reform-act-2012>.



What You Need To Know

- Current flood insurance rates for certain older structures, which currently don’t reflect the structure’s true flood risk, will be phased out or eliminated starting in 2013.
- Flood risks are changing. New maps may reflect increased risk of flooding.
- Flood insurance rates for certain structures will increase to reflect these map changes.
- Building or rebuilding a structure’s lowest floor higher than the minimum floodplain ordinance requirements lowers your risk and your rates.

For more information on the upcoming insurance rate changes contact Jennifer Gilbert, NH Office of Energy and Planning at 603.271.2155 or <http://www.nh.gov/oep/programs/floodplainmanagement/> or FEMA’s website which has several excellent handouts and homeowner information guides at: <http://www.fema.gov/national-flood-insurance-program/flood-insurance-reform-act-2012>.

Community Office - Town of Amherst

2 Main Street
PO Box 960
Amherst, NH 03031
Phone: 603.673.6041
Fax: 603.673.4138
E-mail: smarchant@amherstnh.gov



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



NH Broadband Project

The [New Hampshire Broadband Mapping and Planning Program](#) (NHBMPP) is a comprehensive program that seeks to understand where broadband is currently available in NH, how it can be made more widely available in the future, and how to encourage increased levels of broadband adoption and usage. We recognize that a vibrant local and state economy requires broadband infrastructure to support economic development, energy efficiency, advances in health care, and improved educational opportunities, as well as the knowledge base and resources to effectively utilize that infrastructure.

Funded by the American Recovery and Reinvestment Act through the National Telecommunications and

Information Administration (NTIA), the NHBMPP comprises two main components: a broadband availability inventory and [mapping effort](#), and a suite of planning and technical assistance initiatives. Both components are part of a national effort to expand broadband access and adoption through improved [data collection](#) and broadband planning. Based on the project results, a regional broadband plan will be developed and aggregated into a state plan.

Why Broadband? Why should it matter to You?

The value comes from the significant difference in speed and capacity offered by broadband internet.

A business... can be provided with the tools it needs to be competitive, com-

municate with customers and to grow.

A resident...can be guaranteed that they will have access to the information and services they need and want.

Communities...can be provided with an array of tools that support civic engagement, economic development, and other elements needed to sustain vibrant communities.

General Benefits include: job growth, economic recovery, keeping local businesses in the region, attracting new businesses and jobs to the region, opportunities to access to new jobs from home, ability to start and run businesses from rural homes, easier access to jobs training and college classes via distance learning.

[Read more...](#)