

# Community Development Connection

VOLUME 2, ISSUE 3

MARCH 27, 2014

Office of Community Development Department  
Town of Amherst



## Amherst's 2014 Roadway Maintenance Plan!

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The Town approved a \$15 million dollar Road Reconstruction Bond to provide for the reconstruction of the 22.5 miles of the most significantly deteriorated sections of Amherst's roadways. The bond funds can only be used to reconstruct those portions of roadways identified in the 2009 Proposed Road Reconstruction List derived from the Road Management Study of 2008.

Since 2010 the Department of Public Works (DPW) has completed 11.44 miles of reconstruction work through the bond, almost half of the original work identified, and 7.24 miles of reconstruction funded through annual budget appropriations.



The 2014 Road Reconstruction plan was presented to the Board of Selectmen at their February 24, 2014, meeting. In addition, since there will be significant work within the Town center, the plan was presented to the Historic District Commission at their March 4, 2014 meeting. The 2014 plan includes road and drainage reconstruction, as well as water main replacements on those roadways served by Pennichuck water.

A full list of the roads to be improved can be found on page 4 of the newsletter. For complete information on the 2014 Road Reconstruction plan check out the DPW [Road Improvements website](#) and video of the Board of Selectmen's February 24<sup>th</sup> meeting online at [ACTV](#).

[\(Continued on page 4\)](#)

## Did You Know?



As the days are finally getting longer, hopefully your thoughts are shifting to spring and maybe even drifting to summer. If a pool could be in your future, there are a couple of things to consider when imagining the perfect location on your property. Pools 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 pool 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 pool 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 March 18th. The Board heard two applications:

**1. Case #PZ 4812-021314 – Variance – Lydia Greene, 21 New Boston Road, PIN# 021-015-000**, requests a relief from §IV, 3, D.3 of the Zoning Ordinance to allow a shed within the side and rear setbacks in the Rural/Residential Zone.

*The application was approved as presented.*

**2. Case #PZ4820-021414 – Variance – Richard & Ellen Fallon, 9 Clark Avenue, PIN# 025-048-000**, requests relief from §4.3, D.3 of the Zoning Ordinance to allow for a shed within the side setback in the Rural/Residential Zone.

*The application was approved as presented.*

**3. Case # PZ4821-021414 – Variance – Richard & Ellen Fallon, 9 Clark Avenue, PIN# 025-048-000**, requests relief from §4.3,D.5 from the Zoning Ordinance to allow for a floor area ratio greater than 15% in the Rural/Residential Zone.

*The application was approved as presented.*

**4. Case #PZ4813-021414 – Variance – Southern New Hampshire Medical Center, 2 Limbo Lane, PIN# 020-037-000**, requests relief from §III, 3.11, B.6 of the Zoning Ordinance to allow construction of a medical building with associated site improvements within 100' of the scenic setback along NH Route 101 (Horace Greeley Highway) in the General Office Zone.

*The application was approved as presented.*

**5. Case #PZ4814-021414 – Variance – Southern New Hampshire Medical Center, 2 Limbo Lane, PIN# 020-037-000**, requests a variance from §IV, 4.6,B.2 of the Zoning Ordinance to allow access to the lot which has less than 200' on Limbo Lane.

*The application was withdrawn.*

**6. Case #PZ4815-021414 – Variance – Southern New Hampshire Medical Center, 2 Limbo Lane, PIN# 020-037-000**, requests relief from §IV, 4.6, C.1.of the Zoning Ordinance to allow parking within the 50' front setback.

*The application was approved as presented.*

**7. Case #PZ4816-021414 – Variance – Southern New Hampshire Medical Center, 2 Limbo Lane, PIN# 020-037-000**, requests relief from §IV, 4.11, D.3 of the Zoning Ordinance to construct a structure within the 50' wetland setback.

*The application was withdrawn.*

## **(continued...) Meeting Results:**

8. Case #PZ4817-021414 – Variance – Southern New Hampshire Medical Center, 2 Limbo Lane, PIN# 020-037-000, requests relief from §IV, 4.11, D.4 of the Zoning Ordinance to construct a retaining wall and site improvements within the 25' naturally vegetated buffer.

*The application was withdrawn.*

### **Planning Board (PB)**

At the March 5th Public Hearing, the Board heard three applications.

1. Case # 4688-121213, Wal-Mart Wastewater Treatment Plant, PIN# 002-066-001, 85 Route 101A – Amend existing Non-Residential Site Plan to allow construction of a wastewater pre-treatment plant and associated structures.

*The waivers and application were approved with the following conditions: 1. Add a note to sheet 1 stating all outdoor storage of fuels for emergency power generation shall be installed to meet Secondary Containment standards as stipulated in the Aquifer Conservation and Wellhead Protection District. 2. Remove from Sheet 1, Note 9, requiring a Compliance Hearing.*

2. Case #4793-020314, Edward J. Rusher, PIN# 002-062-000, 89 Rte 101A – Sign Master Plan for multi-tenant property in the Commercial Zone.

*The application was approved with the following conditions: 1. The document and drawings detailing the final approved sign master plan specifications with uniform maroon coloring be submitted.*

3. Case #4809-021214, William & Kyle Langille, PIN# 005-069-003, 60 Lyndeborough Road – Discussion regarding potential subdivision of a 18.6 acre parcel into two lots.

*The Board discussed the applicants proposal to subdivide their lot with one additional rear lot. No decisions were made.*

### **Historic District Commission (HDC)**

The HDC held a site walk on March 15th and a public hearing on March 20th for one application.

1. Case #4839-022614 – Jason & Christine Chabot, 12 Jones Road, PIN# 019-007-001 – to remove and replace two windows at the rear of the house.

*The HDC made the following findings:*

*It is a non-contributing property. None of the addition/construction is visible to the abutters or the public way. The work being done will improve the property.*

*The application was approved as presented.*

## **2014 Zoning Changes Approved ~ Thank you!**

Thank you to all of you who voted in support of the Planning Board's Zoning Changes on this year's ballot. The Planning Board and Office of Community Development appreciate your support!

For information on the approved zoning changes check out [2014 Zoning Changes](#) or the [Regulations and Ordinances](#) webpage for the current Zoning Ordinance under Chapter A and the Building Code under Chapter H.



City of Nashua Division of Public Health and Community Services  
and Community Partners Present:

## 2014 Community Health Assessment FOCUS GROUPS

A Community Health Assessment is a process by which community members gain an understanding of the health concerns of a community by identifying, collecting, analyzing, and disseminating information on community assets, strengths, resources, and needs. The final report will be available in Fall, 2014.

### 2014 Focus Group - Schedule

**Milford Regional Community Forum**

Milford, Lyndeborough, Wilton, Mason, Mont Vernon, Brookline

April 2<sup>nd</sup>, 2014, 6 - 7pm

SHARE Outreach, Inc.

1 Columbus Avenue • Milford, NH 03055

**Target Audience:**

Residents, Key Leaders, Medical Providers

**Merrimack Regional Community Forum**

Merrimack, Amherst, Hollis

April 3<sup>rd</sup>, 2014, 6 - 7pm

St. James United Methodist Church

646 Daniel Webster Hwy • Merrimack, NH 03054

**Target Audience:**

Residents, Key Leaders, Medical Providers

**Hudson Regional Community Forum**

Hudson, Litchfield, Pelham

April 22<sup>nd</sup>, 2014, 6 - 7pm

Rodgers Memorial Library

194 Derry Road • Hudson, NH 03051

**Target Audience:**

Residents, Key Leaders, Medical Providers

**YOUR Input is  
NEEDED!!!**

Input from residents is critical to this process.

This focus group will ask you, as a resident, what you think the most important health issues are in your community.

Please consider attending this FREE forum and offer your time, experiences and feedback.



Light refreshments, raffle prizes and grab bags will be provided!!

Let us know if we can count on your attendance or if you would like more information, [please contact:](#)

Melissa Whalen, MPH  
18 Mulberry Street, Nashua, NH 03060  
603-589-4543, whalenm2@nashuanh.gov

## 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.](#)

## (continued...) Amherst's 2014 Roadway Maintenance Plan!

Roadways to be Reconstructed	Linear Feet	Funding Source
Boston Post, Amherst St. to New Boston Rd	3,015'	Bond and budget
County Road, Cricket Corner to Upham Rd	675'	Bond
Cricket Corner Rd, Boston Post to County	3,100'	Bond
Cross St, Middle to Boston Post	340'	Bond
Danbury Circle	3,630'	Bond and budget
Foundry St, Boston Post to Christian Hill	1,300'	Bond
North Meadow Rd	2,495'	Bond and budget
Merrimack Rd (mill & fill), Boston Post to Route 122	6,800'	Budget
Boston Post and Foundry Rd sidewalks	6,800'+1,100'	Budget

As in years past, if you own property along one of these roadways the Department of Public Works will contact you for an information session specific to the work on your roadway prior to beginning any construction work.

For full details on the reconstruction plans please contact the Director of Public Works, Bruce Berry.



The Milford Improvement Team  
and  
The Souhegan Valley Chamber of Commerce  
Present  
A Self Guided Tour of  
Available Commercial Properties in Milford and Amherst  
Saturday, March 29th  
9 am to 2 pm  
Event Starts at Chappell Tractor\*  
454 Route 13 Milford NH

- 9 am to 10am— Light Breakfast and Panel Discussion with Milford and Amherst Community Development Directors, Fire Department and Building Officials, and Commercial Lenders about Opening or Re-locating your business to Milford or Amherst.
- 10 am to 2 pm— Self-guided Tour of Available Commercial Properties in Milford and Amherst
- 10 am to 2 pm— Raffles and Giveaways by realtors/owners at their sites
- 10 am to 2 pm Tour lunch specials at area restaurants listed in the tour program.
- Attendees will receive a map of locations and printed brochure with space details. Real estate agents and/or owners will be at the sites on the tour to answer your questions and show you the properties.
- Tickets can be purchased on-line at [www.souhegan.net](http://www.souhegan.net) and are \$15 for 1, \$25 for 2, so bring a friend!
- Questions? Email: [Director@milfordimprovementteam.org](mailto:Director@milfordimprovementteam.org) or [Tracy@souhegan.net](mailto:Tracy@souhegan.net).

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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 MAPGEO DISCUSSIONS**

MapGeo is NRPC's Live Maps App that features a wealth of mapping information about the Region. Sara Siskavich, GIS Manager, NRPC is arranging a series of demonstrations on-site in our communities.

Commissioners, town staff, and board and committee members will learn the typical workflow of browsing maps, querying an address, examining thematic overlays such as zoning, landuse, and flood hazard, exploring linkages between Bing Bird's eye, Google Street View, and Vision Appraisal, and then creating a printable map.

Explore on your own at: [www.mapgeo.com/nrpcnh](http://www.mapgeo.com/nrpcnh) and check

the NRPC calendar for the full schedule of demonstrations.

**FIRST HOUSEHOLD HAZARDOUS WASTE AND ELECTRONICS COLLECTION OF 2014!**

**WHEN:** Saturday April 19, 8:00 AM - Noon

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

**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 603-424-2240.

**NRPC NEW WEBSITE HAS LAUNCHED**

Check out their new website at [www.nashuarpc.org](http://www.nashuarpc.org).

