

TOWN OF AMHERST
Planning Board

January 19, 2022

APPROVED

In attendance via Zoom: Arnie Rosenblatt, Bill Stoughton, Christy Houpis, Tom Silvia (alternate), Mike Akillian (alternate), Tracie Adams, Chris Yates

In attendance at Amherst Town Hall: Dwight Brew

Staff present: Nic Strong, Community Development Director (in attendance at Amherst Town Hall); and Kristan Patenaude, Recording Secretary (via Zoom)

Arnie Rosenblatt, Chair, called the meeting to order at 7:00 pm via remote session. He read the following statement:

As Chair of the Amherst Planning Board, I find that:

- 1. the most recent information on the CDC website regarding the recent Omicron surges, including the increased transmissibility of the virus,*
- 2. the rising and dangerous rates of Covid infections evident in the CDC's statistics,*
- 3. the increased prevalence of infections even among vaccinated persons, and*
- 4. the current case and hospitalization rates in New Hampshire generally and in Hillsborough County in particular,*

constitute an emergency within the meaning of RSA 91-A:2 III (b).

I also find that immediate action by the Planning Board is imperative in order to satisfy statutory deadlines for actions on applications and for public hearings on proposed ordinance changes. I also find that in light of the current state of the Covid pandemic, the physical presence of a quorum of the Planning Board is not reasonably practicable within the time period required to take action.

Accordingly, after consultation with members of the Board and Town Counsel, and pursuant to the authority granted by RSA 91-A:2 III (b), the Planning Board meeting on January 19, 2022, will be held via Zoom. Members of the public may, and are encouraged to, attend via Zoom using the information below. There will also be the opportunity for members of the public to attend at the Town Hall, with a connection to the Zoom meeting available there, if they wish.

The Zoom link is as follows: <https://us02web.zoom.us/j/81318640093>

Dial +1 312 626 6799 Webinar ID: 813 1864 0093

Please note that all votes that are taken during this meeting shall be done by roll call vote.

Roll call attendance: Arnie Rosenblatt, Dwight Brew, Bill Stoughton, Christy Houpis, Tom Silvia, Mike Akillian, Tracie Adams, Chris Yates, all alone and present.

Tom Silvia sat for Tom Quinn.

PUBLIC HEARINGS:

CONTINUANCE REQUESTED:

1. CASE #: PZ14590-080321 – EAM Amherst Holdings LLC (Owner & Applicant); 317 Route 101, PIN #: 008-072-000 – Non-Residential Site Plan Application. To depict proposed site improvements to utilize the subject property

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for a proposed Agricultural Farming and Supply Operation. Zoned Residential/Rural. Continued from December 15, 2021.

Arnie Rosenblatt confirmed that the applicant has agreed to extend any and all deadlines associated with this continuance.

Christy Houpis moved to continue this hearing to March 2, 2022, at 7pm at Town Hall or via Zoom. Seconded by Chris Yates.

Voting: Dwight Brew - aye, Bill Stoughton - aye, Tracie Adams - aye, Tom Silvia - aye, Christy Houpis - aye, and Chris Yates - aye; 6-0-0 motion carried, unanimously.

OTHER BUSINESS:

2. REGIONAL IMPACT:

a. CASE #: PZ15281-010622 – Nancy Pomerleau (Owner & Applicant); 46 Chestnut Hill Road, PIN #: 010-033 and Chestnut Hill Road PIN #:010-033-001 – Subdivision Application – Lot Line Adjustment. To adjust the lot lines between Map 10 Lot 33 and Map 10 Lot 33-1 such that Parcel A of 0.805 acres is taken from Map 10 Lot 33 and added to Map 10 Lot 33-1. Zoned Northern Rural.

Dwight Brew moved that CASE #: PZ15281-010622, 46 Chestnut Hill Road, has no regional impact. Seconded by Tracie Adams.

Voting: Dwight Brew - aye, Bill Stoughton - aye, Tracie Adams - aye, Tom Silvia - aye, Christy Houpis - aye, and Chris Yates - aye; 6-0-0 motion carried, unanimously.

b. CASE #: PZ15282-010622 – Ballinger Properties/Nash Family Investment Property (Owner) & Howe Warehouse Q1, LLC (Applicant); 2 Howe Drive, PIN #: 002-034-001 – Subdivision Application/Final Approval. To create a two-unit commercial storage condominium from an existing two-unit building. No physical changes to building or site are proposed. Zoned Industrial.

Christy Houpis moved that CASE #: PZ15282-010622 has no regional impact. Seconded by Chris Yates.

Voting: Dwight Brew - aye, Bill Stoughton - aye, Tracie Adams - aye, Tom Silvia - aye, Christy Houpis - aye, and Chris Yates - aye; 6-0-0 motion carried, unanimously.

c. CASE #: PZ15283-010622 – Jeffrey & Allison Rudolph (Owner & Applicant); 2 Kendall Lane, PIN #: 021-020-068 & Thomas & Laura Fisher, Trustees (Owners), 38 Mack Hill Road, PIN #: 022-008-000 – Subdivision

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Application/Lot Line Adjustment. To adjust the lot lines taking a 10,800 square foot triangle from Lot 22-8 and add it to Lot 21-20-68. Zoned Residential/Rural.

Tracie Adams moved that CASE #: PZ15283-010622 has no regional impact. Seconded by Christy Houpis.

Voting: Dwight Brew - aye, Bill Stoughton - aye, Tracie Adams - aye, Tom Silvia - aye, Christy Houpis – aye, and Chris Yates – aye; 6-0-0 motion carried, unanimously.

4. Minutes: January 5, 2022

Chris Yates moved to approve the meeting minutes of January 5, 2022, as written. Seconded by Christy Houpis.

Voting: Dwight Brew - aye, Bill Stoughton - aye, Tracie Adams - aye, Tom Silvia - aye, Christy Houpis – aye, and Chris Yates – aye; 6-0-0 motion carried, unanimously.

5. Any other business to come before the Board

None at this time.

Christy Houpis moved to adjourn at 7:11pm. Seconded by Chris Yates.

Voting: Dwight Brew - aye, Bill Stoughton - aye, Tracie Adams - aye, Tom Silvia - aye, Christy Houpis – aye, and Chris Yates – aye; 6-0-0 motion carried, unanimously.

Respectfully submitted,
Kristan Patenaude

Minutes approved: February 2, 2022