

TOWN OF AMHERST  
Planning Board

June 15, 2022

**APPROVED**

In attendance at Amherst Town Hall: Arnie Rosenblatt – Chair, Tracie Adams – Vice Chair, Bill Stoughton – Board of Selectmen Ex-Officio, Chris Yates - Secretary, Dan LeClerc (alternate), Tom Silvia, Pam Coughlin (alternate), and Tom Quinn.  
Staff present: Nic Strong, Community Development Director; Nicole Stevens, Town Planner; and Kristan Patenaude, Recording Secretary (via Zoom)

**PUBLIC HEARING:**

**1. CASE # PZ14920-101321- Clearview Subdivision (Owner & Applicant); Boston Post Road, PIN #: 005-159-001 & 38 New Boston Road, PIN #: 007-072-000 – Subdivision Application. To depict the design of a 43-unit Planned Residential Housing Development and WWCD CUP known as Prew Purchase Condominium on Tax Map 7, Lot 72 & Tax Map 5, Lot 159-1. Zoned Residential/Rural. *Continued from May 4, 2022***

Ken Clinton, Meridian Land Services, and Erol Duymazler, Clearview Subdivision, addressed the Board via Zoom. Ken Clinton explained that this proposal is left over from the Innovative Integrated Housing Ordinance (IIHO). A revised plan set has been submitted along with an extensive set of legal documents, including Declaration of Condominium, Condominium Covenants and Restrictions, and a Development Agreement. He is unclear of the legal review status from Town Counsel. He noted that some of the documents are boilerplate with certain inserted content. He asked that applicant's legal counsel, Jim Callahan, be allowed to answer any questions about these documents.

Ken Clinton noted that a secondary application, for a Conditional Use Permit (CUP) for wetland buffer impacts, has also been submitted, and he would hope to review this with the Board at its next meeting.

Ken Clinton stated that he is unsure if staff has had time to go over all comments addressed by his team since the last meeting. He would be happy to sit down with Nic Strong next week to address each comment made by his staff to make sure none are missed. He would like tonight's discussion to focus on the legal documents submitted. The Declaration of Condominium contains one umbrella document with two separate villages under it, similar to a previous Ducal Development proposed. This references the separate conservation easements, to be held by the Amherst Land Trust, and addresses water testing. It also agrees to a third-party management company to address housing requirements. He asked the Board if there were any questions about this document in particular. Arnie Rosenblatt stated that he would like the applicant to finish the entire presentation before the Board discusses the documents.

Ken Clinton explained that the Covenants and Restrictions document also contains boilerplate language regarding what is/is not allowed in these units. It discusses the architectural design pattern. 6-8 additional housing palette styles have been added. These keep in style, pattern, and size with those previously submitted. There was a previous request to allow the Community Development Staff to approve similar unit styles that match with the design palette as discussed, though maybe were not the identical ones seen during this presentation. If this was not palatable

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with the staff, these designs could be brought back before the Board at a future meeting for approval. Last year's October submittal included bedroom counts. The west village units were noted to have 3-4 bedrooms, unless an ADU was approved, to bring the count up to 4-5 bedrooms. The east village units were noted to be 1-2 bedrooms. These have stayed similar throughout the application process. Ken Clinton stated that the Covenants and Restrictions document also includes boilerplate language regarding unit restrictions.

Ken Clinton stated that the Development Agreement identifies the intent for phasing, the performance guarantee, and mitigation of development impacts. There is no clear need to create specific phasing for this project, so the proposal is to get the road infrastructure in and then build out unit-by-unit. This is the most efficient way to phase the project. This is included as note #32 on the plan – "No formal construction phasing schedule is composed. The project will be constructed according to market demands, economic conditions, and availability of labor and materials as determined by the developer." Lack of materials might lead to a self-induced slow down beyond the developer's control, but not as part of phasing per se. Market demands are currently high, but this could change in the future.

Ken Clinton explained that, regarding the performance guarantee, this is a private development, and is thus largely overseen by the State Attorney General's (AG's) office as part of the Condominium Act. This can be covered by Attorney Jim Callahan. Mitigation of development deals with impact fees, and LUCT fees that will help to mitigate for Town services.

Ken Clinton stated that he is working on a list of outstanding items. The Keach Nordstrom review comments have been addressed and implemented into the plan set. Architectural style confirmations are complete, and he would like comments from the Board on that item. The Conditional Use Permit (CUP) for wetland buffer impacts has been submitted. Legal documents have been submitted for Town Counsel review. Impact fees will need to be addressed. He does not believe both sides require the full range of impact fees. The Development Agreement is also on the list to be discussed. A verification of the bedroom count was previously submitted. An agreement with the Amherst Land Trust has been included in the documents previously submitted to the Board. There was an inquiry from the Community Development Office to the DPW Director and Fire Chief regarding turnarounds proposed on the properties. These are more similar to driveways located on private roads. DPW Director Slosek stated that, as these are not public roads, he was not planning to comment on the turnarounds, but did state that on a public road he would prefer cul-de-sacs. The Fire Chief agreed that the current plan was adequate, and if two of the turnarounds in the east village were extended he would believe these to be more than adequate. The plans have been altered to extend these turnarounds. Ken Clinton stated that he believes the legal documents are the key items to confirm content and completeness at this point.

*Pam Coughlin sat for Cynthia Dokmo.*

Tracie Adams stated that Keach Nordstrom recommended a performance guarantee. Ken Clinton explained that bonding is exclusively a requirement for town or public roads. This is a private

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road. He is not saying that there will not be a performance guarantee, but more that this will not be in the form of a regular bond and instead part of the Attorney General's review process.

Tracie Adams stated that she would like to have further discussion regarding the Declaration of Covenants and the look and style of the units. She would also like to hear more about the meeting the applicant had with the Fire Chief regarding the extended hammerheads proposed. She would like to see definitive language from the Fire Chief on the proposal.

Tom Quinn asked why the CUP for wetland buffer impacts is not being addressed first in this process. Arnie Rosenblatt stated that sometimes these items are handled side-by-side. Bill Stoughton stated that he does not believe the CUP for this application is very extensive. Ken Clinton stated that he would agree it is very minimal, for one impact at a road crossing. These are generally filed concurrently. The discussions of the subdivision often touch on and incorporate the CUP requirements.

In response to a question from Tom Quinn, Bill Stoughton stated that disturbance within a wetland or buffer triggers the CUP process. Placement of septic outside the buffer does not trigger the CUP process.

Tom Quinn stated that there seem to be a lot of open-ended issues as part of this application, including a legal issue. He is not prepared to make any decisions on this application tonight.

Tom Silvia pointed out that the condominium documents that he received contained some highlighted portions. He asked where the documents originated and how they were drafted. Jim Callahan, Esq., and Erol Duymazler stated that their copies did not contain any highlighting and the documents the Board were apparently looking at were incorrect. In response to a question from Tom Silvia regarding phasing, Ken Clinton stated that no further phasing is proposed than as currently stated.

Bill Stoughton stated that, with respect to the wells in the east village, the sanitary exclusion zones extend into the stormwater best management practice. He believes this violates Section 4.A.5 of the Town's stormwater regulations and DES regulations, ENV-Wq 1508.02(a). He also asked about retention pond 1, which flows it will be capturing and why it is proposed as a retention area instead of an infiltration area. The stormwater calculations show an outflow from that feature in the larger storms, so not all runoff is being captured. He would like more information on this. He would like to know how long it takes that feature to drain, as the regulations require that it drains within 72 hours. He stated that he is unclear if Boston Post Road has storm sewers and noted that stormwater runoff is not allowed to discharge into the storm sewers, if that is what is being proposed for this feature. Ken Clinton asked that Bill Stoughton's comments be forwarded to him after the meeting so he could address the questions.

Bill Stoughton noted that some of the documents sent seem to have corrections and redlines attached. He would like to see more final documentation. He would like to see the proposed

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conservation easement to make sure that the appropriate conservation restrictions are in place to protect the land into the future.

Bill Stoughton noted that the condo documents seem to read that water testing will be required to show potable water for every unit before a certificate of occupancy is granted, and additionally annual testing for the east village. He would still like to see language included regarding capacity testing. Erol Duymazler stated that he agrees, and he believes there is an agreement as to what the capacity testing will look like. Jim Callahan stated that Section 8.5.1 does address capacity testing a bit. This section can be expanded upon. Bill Stoughton stated that he believes this could be listed on the plan, and he is unsure if there is actually agreement on this item.

Bill Stoughton thanked the applicant for including language regarding age restriction and verification. He noted that the age restricted east village must be considered a separate “community” and must have separate governance. This includes not allowing a vote by the west village vote to alter “community” issues decided by the east village. He referenced the HUD Document titled “Questions and Answers Concerning the Final Rule Implementing the Housing for Older Persons Act of 1995 (HOPA).” The Town has taken a position previously that elder housing communities will be governed separately and the amendment rights for the documents are such that the non-elder portion cannot change rules that are important to the elder community. This could lead to two separate associations or sub associations. Jim Callahan noted that the applicant is willing to collaborate with Town Counsel regarding acceptable language.

Bill Stoughton stated that, regarding the development agreement, he is not concerned about phasing of the east village as he does not believe it will place a heavy burden on Town resources. He believes the community may want that 55+ housing built sooner than later. However, regarding the west village, this is not the only development currently being proposed in Town which may overlap in terms of issuances of certificates of occupancy. In recent years, the Town has seen 30-40 new construction housing starts in Town outside of larger projects, about the total size of this development. Most of this construction is not age-restricted and thus, will likely include school-aged children, similar to the west village in all likelihood. He is concerned regarding the build rate for all of the proposed projects, including the west village project. If no phasing is proposed with regard to school aged children, this may place a burden on some of the already overcrowded schools in Town. The regulations have numbers the Board is required to use if it decides phasing is necessary.

Bill Stoughton stated that there are features of this development which are important to protect the public interest such as the stormwater management features and cisterns. Thus, he will be looking for a performance guarantee, similar to what was mentioned by Keach Nordstrom.

With regard to mitigation of development impacts, Bill Stoughton stated that he disagrees with everything he has read so far about that. He believes the age-restriction on the east village is a legitimate mitigation item, however the LUCT tax and impact fees are not unique to this development. He believes this section should speak to unique items for this development. He has previously stated his objections to the Fiscal Impact Analysis. He does not agree with its

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conclusions and does not accept it as a mitigating factor. In his view, it is inappropriate for inclusion in this proposed agreement.

Bill Stoughton stated that he was pleased with the range of sizes in regard to bedroom counts. He is concerned with leaving this entirely to market forces though. He would like to find a compromise, such as varying the number of bedrooms based on some percentage in the future.

Chris Yates and Dan LeClerc did not have any questions at this time.

Pam Coughlin stated that she has concerns regarding emergency equipment being able to access the site, with regard to safety of the citizens. She is also concerned with water quality in the area.

Arnie Rosenblatt asked for public comment. There was none at this time.

Ken Clinton stated that he would request a continuance at this time. He noted that certain comments can be included, and amendments can be made to the documents. He also noted that the applicant's intention is to present the CUP wetland buffer application items at the next meeting as well.

**Bill Stoughton moved to continue this hearing to July 20, 2022, at 7pm, at Town Hall. Seconded by Chris Yates.  
Motion carried unanimously 6-0-0.**

**2. CASE #: PZ15622-040822 – Brian Scanlan (Owner & Applicant); 17 Thornton Ferry Road I, PIN #: 005-006-000 – Conditional Use Permit. To delineate the proposed pool & patio installation with associated drainage improvements. Zoned Residential/Rural. Continued from May 18, 2022.**

Sam Foisie, Meridian Land Services, addressed the Board. He asked the Board to decide if the Aquifer Protection District applies to this application, as a residential pool is a permitted use in this district. He believes this was left out of the Staff Report because Nic Strong agrees with this item.

Bill Stoughton stated that as long as large quantities of chemicals are not being stored, he is accepting of this. Sam Foisie stated that the applicant will not be storing more than 5 gallons, per the regulations, on site.

Sam Foisie stated that the plan has been revised to remove the previously proposed paver pathway from the pool to the parking area. This will reduce the amount of impervious area proposed from 2,100 s.f. to 1,800 s.f. It also removed impervious area that drains toward the associated wetland. The improvement is proposed within the buffer, but the house acts as a ridgeline between flow to the west and east. Everything on the west, including the proposed pool location, flows away from the wetland, though it makes its way there indirectly through sheet flow. The drainage model has been revised on the plan but has had no changes to the stormwater

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management system. The proposal now includes installation of deep sumps before the stormwater enters the infiltration system. These are being used for pretreatment. The sumps have been added to the operation & maintenance manual, and he has increased their inspection rates to four times per year. Sam Foisie stated that he has spoken with the pool installer and there was no specific mention of algaecides because the pool system proposed is cutting edge technology which uses 60% of the typical pool chlorine, and algaecide is not needed as long as the pool is running properly. Chemicals are an issue if they leave a closed system, but there is no backwash proposed as part of this system. It is also unlikely for the pool to overflow. The protocol for winterizing a pool includes letting it sit untreated for a couple of weeks to let the chlorine level reach zero, before draining it. He noted that this house was built in 1870 and the lawn has, reasonably, always been there as a grass area, including before these regulations were in place. The grass area does not provide the habitat associated with a wetland buffer and the contributing area flows away so the water quality does not directly flow to the wetland as a buffer would.

Sam Foisie stated that typical sized pools are 10'x20' or 20'x40', between 200 and 800 s.f.. This pool is proposed to be 750 s.f., or within the average size of a pool. The snow removal area and treatment of the snow will remain the same on site. Saltwater pools have become more common, but this does not mean they are chemical-free. There are some municipalities that do not allow discharge of saltwater pools to their sewer systems due to the amount of salt being discharged. The UV and ozone system proposed is top of the line, it will break down the contaminants and algae in the water. Chlorine is also used as a stabilizer in the water. There is also a mesh to collect some of the algae within the pool. This project will provide a net benefit to the area as there is a proposed treatment for stormwater through collecting the roof runoff, where there is currently no treatment. The waiver proposed is very close to meeting Town regulations for water quality, but no additional impervious area can be captured due to the existing topography of the land.

Chris Yates and Pam Coughlin had no questions at this time.

In response to a question from Dan LeClerc, Sam Foisie stated that the pool will be drained for winterization. This will include letting it sit untreated for a couple of weeks to let the chlorine level reach zero, before draining it. Dan LeClerc stated that, to keep his pool clean when opening it for the first time each year, approximately a gallon of chlorine was needed each evening. Dan LeClerc stated that he does believe discharge will be minimal in this case and is happy to see the reduction in patio pavers.

Bill Stoughton asked where the roof drains are located. Sam Foisie stated that these will be located in the vicinity of gutters and roofs to be installed.

Bill Stoughton stated that there are yard drains at the end of the infiltration basins. Sam Foisie stated that these are the 2' deep sumps that are 2' in diameter. They are placed in these areas due to the fact that these are where the drains will connect to the system.

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Bill Stoughton asked if all of the water entering the infiltration trench up to the 50-year storm will infiltrate without overflow. Sam Foisie stated that he believes this is the case.

Bill Stoughton stated that the regulations require all new impervious area and 30% of the existing area to be captured and treated. Sam Foisie stated that he is cubic feet shy of being able to reach the requirement for the 30%. Bill Stoughton stated that more stormwater will be treated under this proposal than is currently being treated on this site. Sam Foisie agreed with this.

Bill Stoughton stated that the pre/post construction volume for the 10-year storm likely has a misprint since it shows a positive number and should be negative. He asked that this be confirmed and corrected.

Bill Stoughton stated that a smaller pool would lead to less use of a buffer, however, the buffer area being impacted is immediately adjacent to the house. This is not usually an area that is significant for cleaning up stormwater, as there is often human activity associated in these areas. He also would like residents to be able to do what they wish with their land.

Bill Stoughton reviewed a couple of conditions that he would propose as part of this application's approval:

Condition Subsequent 1: Pool treatment chemicals are limited to those identified in the Meridian letter of June 8, 2022, and then only if used consistent with the practices identified in that letter and, if more restrictive, the manufacturer's instructions. Further, all use of algicides in pool water is expressly prohibited. This condition does not authorize any discharge that does not comply with all applicable federal, state, and local requirements.

Condition Subsequent 2: The owner is responsible for ensuring any discharge from the pool complies with federal, state, and local discharge requirements, including but not limited to Stormwater Regulations Section 10, addressing pool water discharges.

Sam Foisie stated that he would have concerns regarding the mention of algicide in these conditions, as there is a small amount which could potentially be used in this pool. There are also copper-free algicides to discuss. Bill Stoughton stated that there is a list of proposed chemicals to be used in this pool and he is relying on that. He is not willing to give an open-ended allowance of algicides. He noted that copper-based algicides can have environmental impacts. Sam Foisie stated that he believes this condition would be accepted by the applicant and, if anything were to change in the future, the applicant would need to come back before the Board.

Bill Stoughton noted that these conditions raise the issue of enforcement. It is unclear how these would ever be enforced. He is concerned that the Board is misleading itself by thinking the conditions alone are enough and that the Town will need to tackle this topic more broadly.

Tom Silvia asked about how the inspection and maintenance manual will be used by the homeowner. He is also concerned regarding enforcement. Sam Foisie stated that this manual is

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given to the homeowners but there is no follow-up performed, per se. It would be in the homeowner's best interest to maintain the pool in accordance with the manual.

Tom Quinn stated that he believes the proposed will have a net positive impact in regard to stormwater on this site. He would like the homeowners to be able to move forward with this at this time. He agreed that there does not seem to be a way to enforce the conditions.

Tracie Adams stated that the UV/ozone system information that she found in her research matched what was mentioned by Sam Foisie. She appreciates the effort to reduce the amount of impervious surface on site. She asked if the operation and maintenance manual could spell out for the homeowner how often each maintenance item should be completed. Sam Foisie stated that the document requires that inspection of most of the systems be biannual, but the deep sumps should be inspected four times per year. Tracie Adams asked that these notes be placed on the checklist for the homeowner.

Arnie Rosenblatt asked for public comment. There was none at this time.

In response to a question from Tom Silvia, Bill Stoughton stated that he is not willing to amend his proposed condition regarding algaecides at this time. Bill Stoughton stated that he believes the applicant should come back before the Board if relief is sought from this item in the future.

Tom Quinn stated that, while the Board does not know exactly what an applicant will do with the information, it is important for applicants to have the information. These conditions are an important part of the approval.

Chris Yates stated that he has owned two pools and never needed to use algaecides. He believes the proposed condition is appropriate.

**Bill Stoughton moved to waive Section 6.D.1 - requirement of the Stormwater Regulations, which requires that 30% of existing impervious area be treated, and that the Board finds that 1) granting the waiver will not impair achieving the spirit and intent of the regulations, 2) that compliance with the regulations is not reasonably possible given the specific circumstances relative to the conditions of the land in such CUP and 3) that the proposed substitute solution is consistent with the goals of these regulations and is in the best interest of the Town. Seconded by Tom Quinn.**

**Motion carried unanimously 6-0-0.**

**Bill Stoughton moved that the Board finds the application satisfies the criteria of the Zoning Ordinance, addressing the findings required for approval of a Conditional Use Permit in the Wetlands and Watershed Conservation District; and, further, to approve Case # PZ15622-040822 for Brian Scanlan for a Conditional Use Permit and Stormwater Management Plan for site improvements in the WWCD and ACWPD at 17 Thornton Ferry Road I, Tax Map 5, Lot 6, as shown on the plan**



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dated April 4, 2022, most recently revised May 6, 2022, with the conditions set forth in the Staff Report, and the following condition precedent:

- 1) The applicant shall review the 10-year storm discharge calculation and demonstrate to the satisfaction of the Community Development Office that the post development volumes are less than the predevelopment volumes.

And the additional conditions subsequent:

- 1) Pool treatment chemicals are limited to those identified in the Meridian letter of June 8, 2022, and then only if used consistent with the practices identified in that letter and, if more restrictive, the manufacturer's instructions. Further, all use of algacides in pool water is expressly prohibited. This condition does not authorize any discharge that does not comply with all applicable federal, state, and local requirements.
- 2) The owner is responsible for ensuring any discharge from the pool complies with federal, state, and local discharge requirements, including but not limited to Stormwater Regulations section 10, addressing pool water discharges.

Seconded by Chris Yates.

Motion carried unanimously 6-0-0.

### **OTHER BUSINESS:**

#### **3. REGIONAL IMPACT**

- a. CASE #: PZ15888-060622 –Thomas Bredillet (Owner & Applicant), 10 The Flume, PIN #: 010-030-043 – Conditional Use Permit – Site Plan for proposed backyard improvements including a swimming pool, pool house, patio, fire pit, and landscape plantings. Some of this proposed work is within 100' of wetlands. *Zoned Northern Rural.*

Tom Silvia moved that CASE #: PZ15888-060622 does not have regional impact.

Seconded by Tracie Adams.

Motion carried unanimously 6-0-0.

- b. CASE #: PZ15907-060722 – Walnut Hollow Realty LLC (Owner) & Ashley and Jarron Dunnick (Applicants) – Walnut Hill Road, PIN #: 006-081-003–Subdivision Application. Depict a subdivision of Tax Map Lot 006-081-003 to create one new 2.66-acre residential lot with a +/-6.2-acre remainder lot. *Zoned Residential/Rural.*

Chris Yates moved that CASE #: PZ15907-060722 does not have regional impact.

Seconded by Tom Quinn.

Motion carried unanimously 6-0-0.

#### **4. Master Plan Update**

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Sara Siskavich, GIS Manager NRPC, and Ryan Friedman, GIS Professional NRPC, addressed the Board. Sara Siskavich stated that NRPC is working on the Buildout Analysis which will be included as an appendix to, and which will help inform, the Master Plan. Ryan Friedman presented the Amherst Buildout Analysis Report to the Board. Sara Siskavich explained that a buildout analysis is a quantitative exercise and model through GIS to examine the potential for developable land in Town through different scenarios. It is also an expression of the local land use controls. The base scenario examines the existing buildings in Town and current zoning. Models are then created using different constraints to look at how the Town could be built out. For Amherst's base scenario buildout, development constraint layers included: surface water and shoreland buffers; wetlands and associated buffers; large powerline easements; soils classified as having poor to very poor drainage; slopes equaling or in excess of 20%; and conserved land.

Ryan Friedman explained that the base scenario under both a 20-year timeframe and full buildout were analyzed. In 20 years with 30 residential buildings added a year, 600 new homes would be added. At full buildout using all current regulations, constraints, and assumptions, CommunityViz (the software program) produced the following estimates: 1,900 new buildings - 1,784 residential, 116 commercial and industrial; 437,000 square feet of new commercial space; and 1.64 million square feet of new industrial space. These are then displayed using a heat map around Town. This gives a sense of development patterns over the years. Sara Siskavich reminded the Board that a full buildout is not predictive; it shows a fantastical carrying capacity of the Town at some unknown point in the future.

Ryan Friedman explained that, under the terms of this project, NRPC agreed to produce at least one alternative scenario for Amherst in order to compare results to the base scenario. In discussion with Town staff and boards, it was determined that this should be centered around the concept of increased constraints related to natural resources, particularly water and conservation lands. Thus, the new scenario differs from the base in its additional layers of development constraints, further limiting where future buildings could be placed and leading to less growth at the end of the unlimited timeline buildout. These layers include: 100-and 500-year floodplain; wellhead protection areas; and any currently vacant parcels located in a ranked habitat per New Hampshire's Wildlife Action Plan. Together, these layers added an additional 2,900 acres of land to the undevelopable land category.

Ryan Friedman explained that CommunityViz produced the following estimates for a full buildout under the alternative scenario: 1,450 new buildings - 1,387 residential, 63 commercial and industrial; 268,872 square feet of new commercial space; and 955,000 square feet of new industrial space.

Ryan Friedman stated that the comparative effects of the potential results of local development under various scenarios can be better understood through quantitative measures referred to in this project as impact indicators. Impact indicators are a series of data points based on real-world rates and can project future changes to the townspeople and infrastructure. Charts were created to compare these impacts between the base and alternate scenarios. Some of these include

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households, school enrollment, vehicle trips generated, and yearly incident responses for emergency response services.

Tom Quinn noted that the heat maps do not have labels or landmarks. Ryan Friedman explained that the intent is for those maps to be very general so that members of the public do not try to zoom to their streets and make assumptions. Sara Siskavich suggested that some road labels be added.

Tom Quinn noted that a recent proposal for a large warehouse was withdrawn, and he believes that is still included in this report. He asked if the number included for industrial space is adequate. Ryan Friedman stated that the model runs on math calculations, but there are obviously unknown items which could occur into the future. New developments or redevelopments may change these models. There are many geographical and spatial reasons that the model is running these numbers this way.

Tom Quinn asked if historical trends were taken into account in terms of the numbers used for Mont Vernon in the school information. Ryan Friedman stated that the model did not assume any abnormal growth for Mont Vernon, as this is an Amherst buildout analysis. A full buildout for Mont Vernon would generate a much different model.

Tom Quinn stated that the population at full buildout was approximately 40% higher than the baseline scenario, but all other impacts such as trips generated, and crime incidences were at 50%. He asked why this would be the case. Ryan Friedman stated that he would look into this, as the percentages should be the same.

Bill Stoughton asked if residential, commercial, and industrial uses could be marked in different colors on the heat maps. He thought it important to note that these heat maps only take into account traditional zoning and do not look at compliance with frontage requirements or new roads. These also do not take into account developments such as Planned Residential Developments (PRDs). Ryan Friedman agreed with these statements.

Arnie Rosenblatt agreed with the request to have some landmarks on the heat maps to give people their bearings.

Tracie Adams thanked Sara Siskavich and Ryan Friedman for their work on the Build Out Analysis. She next noted a change to the Committee composition, announcing that Joe Ilsley had resigned from the Master Plan Steering Committee.

Chris Yates stated that the Committee will meet on June 20<sup>th</sup> to review an initial Master Plan draft. The documents will be reviewed through July. A draft should be ready for the Planning Board to review on August 17<sup>th</sup>. There will likely be a public forum in September. The documents are all online for review and comment.

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**5. Discussion re: Planning Board requirements for Traffic and Hydrogeological Studies**

The Board agreed to table this conversation to a future meeting.

**6. Minutes: June 1, 2022**

**Tracie Adams moved to approve the meeting minutes of June 1, 2022, as amended [Change “Tom Silvia” to “Tom Quinn” on Line 49]. Seconded Chris Yates. Motion carried unanimously 6-0-0.**

**6. Any other business to come before the Board**

**Tom Silvia moved to adjourn at 9:10pm. Seconded by Chris Yates. Motion carried unanimously 6-0-0.**

Respectfully submitted,  
Kristan Patenaude

Minutes approved: July 5, 2022