

TOWN OF AMHERST
Planning Board

July 20, 2022

APPROVED

In attendance at Amherst Town Hall: Arnie Rosenblatt – Chair, Bill Stoughton – Board of Selectmen Ex-Officio, Tracie Adams, Tom Quinn, Cynthia Dokmo [7:04pm], Tom Silvia, and Tim Kachmar (alternate).

Staff present: Nic Strong, Community Development Director; Nicole Stevens, Town Planner; and Kristan Patenaude, Recording Secretary (via Zoom)

Tom Kachmar sat for Chris Yates.

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 June 15, 2022.*

Arnie Rosenblatt noted that the applicant is requesting a continuance and has agreed to extend all associated deadlines.

Tom Silvia MOVED to continue the hearing to August 3, 2022, at 7pm, with the stipulation that the associated deadlines are extended. Seconded by Bill Stoughton. Motion carried 5-0-0.

OTHER BUSINESS:

2. **Notice of receipt of boundary plan, Map 17 Lot 21, Carriage Road, for the Board's information**

It was noted that the Board is in receipt of this boundary plan.

3. Master Plan Update

Tracie Adams stated that the Master Plan Steering Committee addressed the Planning Board on June 15, 2022. A Committee meeting was held on June 20, 2022, and several members of the community addressed the Committee with concerns regarding the large warehouse proposal that was previously before the Board and has since been withdrawn. The residents wanted to also address better communication between the Town and its residents, zoning regulations regarding the allowed size and height of proposed buildings, light, noise, and air quality items, and zoning of Residential/Rural properties next to the Industrial Zone. There was also discussion regarding a potential noise ordinance in Town, and Selectman Danielle Pray spoke to this item. Chris Buchanan, Chair of the Bicycle and Pedestrian Advisory Committee (BPAC), explained that it is important to have language in the Master Plan supporting the Multimodal Master Plan, as this will allow the BPAC to apply for grant funding. He also discussed safety items and multimodal applications that are appropriate for Town roads. The Committee then reviewed the draft of the third theme: Looking Forward, Amherst Land Uses and Economy. Amendments were sent to Nic Strong and forward along to the consultant. Tracie Adams invited everyone to join the next Committee meeting on July 26, 2022, where the entire Master Plan draft should be ready to

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review. The Master Plan draft is proposed to be submitted and discussed with the Planning Board at its August 17, 2022, meeting. There will be a public session to review this with the citizens in September. The Master Plan will be finalized in the fall and brought to the Board for adoption.

Arnie Rosenblatt thanked all involved for their participation and effort.

4. Minutes: July 6, 2022

Cynthia Dokmo moved to approve the meeting minutes of July 6, 2022, as submitted. Seconded by Tom Silvia.

Motion carried 5-0-1 [Tracie Adams abstaining].

5. Any other business to come before the Board

Arnie Rosenblatt stated that the Board has heard that community members may bring forward some proposed zoning changes. The Board invites anyone interested to draft zoning changes or include specific suggestions in writing. These will likely be addressed during the Board's first meeting in September.

Arnie Rosenblatt explained that there has also been a suggestion regarding a moratorium of all building in Town. There will be a preliminary meeting planned to discuss this item. The Amherst and Souhegan School Boards will be invited to this meeting.

Tom Silvia moved to adjourn at 7:10pm. Seconded by Cynthia Dokmo.

Motion carried unanimously 6-0-0.

Respectfully submitted,
Kristan Patenaude

Minutes approved: August 3, 2022