

Amherst Planning Board
Wednesday August 5, 2015

Attendees: A. Rosenblatt-Chairman, J. D'Angelo-Selectman, G. Leedy, R. Hart-Conservation Commission, A. Merriman, C. Harris, S. Wilkins, M. Dell Orfano, E. Hahn and C. Mailloux- Community Development Director

A. Rosenblatt called the meeting to order at 7:30pm.

Case # PZ6328-070615 – PET Real Estate, LLC (Owner), Preforms Plus (Applicant) - 12 Howe Drive, PIN # 002-034-006 - Request for Planning Board approval of a Site Plan Amendment for the addition of three silos on the property.

Tucker McCarthy, project engineer, TFMoran and Tim Therrien, facilities manager for DevTech/PreForms Plus presented the project. The facility is located at 12 Howe Drive. They are seeking approval of a site plan amendment to construct three silos for the storage of raw materials at the existing facility and relocation of the dumpster. The site plan for the property was previously amended in 2004 to allow the two existing silos. The company is looking to add employees to all shifts and add machinery in the interior of the building. The amendment to add the silos will increase the storage of raw materials to increase manufacturing output.

T. McCarthy – the project is requesting waivers from the requirement to prepare stormwater calculations, to provide a surveyor certification, and to prepare landscaping and lighting plans. There is no significant impervious area being added. There is an existing drainage study on file with the Town and the addition of the proposed silos will not impact the existing stormwater system. The proposed silos are well within setback compliance on an already developed site. There are no proposed changes to the existing landscaping and lighting on the site.

R. Hart asked what raw materials will be stored. T. McCarthy – PET pellets. PreForms Plus produces plastic bottles from small plastic pellets. The pellets are never outside, they are pumped from truck into the silos.

A. Merriman – when the site plan was amended in 2004 for the two existing silos, were drainage calculations required? T. McCarthy – no, drainage was done with the original site plan. Drainage requirements were waived in the 2004 amendment. PreForms Plus will build the first silo on the existing dumpster pad. No current plans for the 2nd and 3rd silos, but wanted to include on the plan for possible future expansion. A. Merriman, the silos are completely behind the building, there is no need for additional landscaping.

J. D'Angelo – the 2004 site plan allowed for two silos, were they not built? T. McCarthy, yes, they were built. There are two existing silos on the site, would like to add three more for additional storage. J. D'Angelo – business must be good.

S. Wilkins asked if the Fire Department has looked at this. C. Mailloux – the plan was circulated for interdepartmental review and no departments indicated concerns.

M. Del'Orfano asked if C. Mailloux is OK with the waivers being requested. C. Mailloux - comfortable

with the waivers requested, they are appropriate for the proposed project.

C. Harris stated that it is good to see a company growing in Amherst.

S. Wilkins moved to approve the waivers as requested. C. Harris seconded. The motion carried.

G. Leedy moved to accept the application as complete. M. Del’Orfano seconded. The motion carried.

G. Leedy moved to conditionally approve the Non-Residential Site Plan Amendment for PreForms Plus, PIN 002-034-006, 12 Howe Drive, as presented on the site plan prepared by TF Moran, dated July 6, 2015. With the following precedent conditions of approval to be fulfilled prior to plan signature and the remaining conditions of approval to be fulfilled as noted:

- The waivers be noted on the plan.
- Three full size plans and one pdf of the revised plan set shall be delivered for signature by the Planning Board Chair.
- Upon completion of the silos, a certified as-built plan be prepared and submitted to the Office of Community Development.

C. Harris seconded. The motion carried.

Case #: PZ6329-070615 & PZ6330-070615 – P. Scott & Susan Adams (Owner), Amherst Land Trust (Applicant) - Courthouse Road, PIN #: 016-024-005 – Request for Planning Board approval of a Conditional Use Permit & Site Plan for creation of a community garden and accessory playground that impacts approximately 1,400 square feet of wetlands and approximately 17,000 square feet within the Wetland and Watershed Conservation District.

G. Leedy and S. Wilkins stepped down. A. Rosenblatt appointed E. Hahn to vote for S. Wilkins and A. Meriman to vote for G. Leedy.

Dawn Tuomola & S. Wilkins presented the application on behalf of the Amherst Land Trust. D. Tuomola – this parcel is located in the Aquifer District, the Wetland and Watershed Conservation District, the Historic District and the Rural Residential Zone. There is an existing garden on the property, the intent is to create a community garden with 10 plots which could be divided in half for up to 20 individual plots. There will be a walkway and a composting toilet which will also serve as a shed to store tools, etc. While parents are working in the garden, children can play on the proposed playground. Several fruit trees are proposed along the northern property line. Other trees are being planted around the property as budget allows. A wetland permit is required because the playground area will impact a finger of wetland adjacent to Boston Post Road. The wetlands permit was just received from NHDES today. Went before the ACC for review of the wetland permit. Now here before the Planning Board for a CUP for wetland disturbance and buffer disturbance and NRSP for garden and playground.

Two waivers are being requested – stormwater drainage and wetland analysis. A. Rosenblatt asked R. Hart what are the ACCs thoughts on this project? R. Hart – the ACC is in support of this project and will be providing signage, dedication of trees along the pathway, etc. The ACC viewed the project in July and had no concerns.

A. Merriman – does this count as an agricultural use? C. Mailloux – gardens, yes. Playground, no. A. Merriman asked if there is any grading proposed. D. Tuomola, there will be grading near the parking lot. M. Del’Orfano stated that his concern is with the layout, encroachment on the abutting property. S.

Wilkins stated that they have talked to the abutters. They are working out something to define what is community garden and what is private property. M. Del'Orfano asked the origin of the name, Joshua's Park. S. Wilkins, there is a major donor, the park has been named in honor of her son.

Abutters Mary Lefebvre and Richard Lefebvre stated that they have a concern regarding parking. When first heard of project, sounded lovely. The more they heard, the more they realized it would impact them directly across the road, especially the parking lot which is located across from their front door. They were previously assured the parking would be back away from the road and there would be up to six parking spots. Heard tonight that there will be 10 parking spots. This is a substantial project. Was there any consideration given to placing the parking lot somewhere else aside from close to the road and across from the Lefebvre's front door?

G. Leedy stated that he worked to develop this plan with D. Tuomola. There are elements to the plan that will help to alleviate those concerns. We talked a lot about the number of parking spaces and 10 spaces seems to be appropriate. There will be enough fill brought in to make the parking area level with the road. The parking area will not be asphalt, it will be gravel. Along the road there will be a traditional three-rail fence with plantings behind it. There will be a layer of vegetation 3-4 feet tall that will buffer the neighborhood from the parking area. One of the early plans proposed an access off Boston Post Road. Prefer to maintain as much of the site green space as possible. Hopefully sidewalks can be extended along Courthouse Road to make the site pedestrian accessible. Courthouse Road approach is more desirable for pedestrian access.

An abutter asked if the parking lot needs to be located right next to the road. G. Leedy, if the parking area is pushed further into the site it would still have a visual impact and would take up space that could otherwise be used for fields, gardens and green space. Abutter stated that the property is very wet. G. Leedy pointed out the delineated wetlands on the property (adjacent to Boston Post Road).

R. Lefebvre – is this a private play area or open to the public? What are the hours of operation? S. Wilkins, there is no lighting proposed on the plan. It will close at sunset. Goal is for the Town to take ownership and manage the property. Currently, Amherst Land Trust and Amherst Community Foundation are partners in this project. Hope that, upon completion, the Town will accept the property, but if not, ALT will manage and oversee.

Steven Berube – abutter to the north – echo concerns regarding parking lot location. He had heard talk about an entrance from Boston Post Road which would be preferable. There is a lot of traffic on Courthouse. He supports walking access to the park, a useable sidewalk from the Town, down Middle Street. There is currently a drainage problem on Courthouse. This project needs to be further investigated.

A. Rosenblatt asked if there were any other abutters or members of the public who would like to comment?

G. Leedy addressed concerns regarding access via Boston Post Road vs. Courthouse. There was thought given to the Boston Post Road access. There needs to be vehicular access for people to bring tools, etc to the garden. If you access from Boston Post Road, a great deal of the site would be taken for driveway access, eliminating green space. Vehicle volumes on Boston Post are significantly higher than Courthouse, there is a ditch to cross, sight distance issues, and wetlands on the Boston Post Road side. The safer access is from Courthouse. There will be approximately 3' of fill, maybe 70 cubic yards of

material. Not significant. D. Tuomola – a 36” culvert would be required to create a drive from Boston Post which would increase expense, wetland impact, etc.

C. Harris asked why can’t this be accessed from Boston Post Road with parking in the eastern corner. G. Leedy – two reasons: 1) cost of creating that access along with the wetland impact 2) DOT approvals. They would need to move the playground. There is not room for the playground and the parking lot in that area.

E. Hahn – what age group is the playground to be built for? G. Leedy – ages 2 to 12. E. Hahn- what will prevent people from parking beyond the parking lot? G. Leedy – there will not be curbing but will have erosion control mix berm. E. Hahn – people may bring machinery, trailers, to tend the garden. S. Wilkins- community garden regulations will be developed, no trailers/tractors allowed. Regulations will be administered by either the Recreation Department or the Friends of Joshua’s Park. Likely that the whole garden will be rototilled by the Committee for spring maintenance. E. Hahn- will police be able to access the playground. G. Leedy – the proposed walkway will be accessible to emergency vehicles. C. Harris - could the parking lot be split, move part beyond the shed? G. Leedy – no, it is accessible but will not be a driveway. Safety issue of vehicles traveling on walkway.

M. Del’Orfano asked if this is a commercial use. C. Mailloux – not a commercial use under our ordinance.

M. Del’Orfano moved to grant the waivers as requested. C. Harris seconded. The motion carried.

M. Del’Orfano moved to accept the CUP and NRSP applications as complete. C. Harris seconded. The motion carried.

M. Del’Orfano moved to conditionally approve the Non-Residential Site Plan and Conditional Use Permit for Map 16, Lot 24-5 as presented on plans prepared by Monadnock Survey, Inc., dated July 6, 2015 with the following precedent conditions of approval to be fulfilled prior to plan signature and remaining conditions of approval to be fulfilled as noted:

- 1. Revise the scale on the Sheet 2 title block to 1”=20’.**
- 2. NHDES approval be obtained and the permit number and expiration be added to the plan.**
- 3. The waivers be noted on the plan.**
- 4. Additional plantings be provided adjacent to the gravel parking area to provide a visual screen from abutting properties within two years.**
- 5. Three full size plan sets and one pdf of the revised plan set shall be delivered for signature by the Planning Board Chair.**
- 6. Prior to the start of construction, signage demarcating the wetland buffer be installed on the site, pursuant to Section 4.11, F.6 of the Zoning Ordinance, as appropriate for this unique site.**
- 7. All temporary erosion and sedimentation control measures specified on the project plans for the duration of construction.**

C. Harris seconded. Brief discussion regarding timeline for additional plantings. The motion carried.

Election of Officers

G. Leedy moved to nominate the same slate of officers (A. Rosenblatt Chair, S. Wilkins, Vice Chair). C. Harris seconded. The motion carried.

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193 **Regional Impact**

194 C. Mailloux stated there is one application for next month's agenda, a conditional use permit for a shed
195 and a deck expansion within the wetland and watershed conservation district at 20 Brook Road.

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197 **S. Wilkins moved to find that there is no regional impact from the proposed project. G. Leedy**
198 **seconded. The motion carried.**

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200 **Approval of Minutes: July 1, 2015**

201 S. Wilkins noted that there are several names highlighted which should be verified and amended as
202 needed. S. Wilkins noted a typo on line 179.

203 **G. Leedy moved to approve the minutes of July 1, 2015 as amended. S. Wilkins seconded. The motion**
204 **passed with M. Dell Orfano abstaining.**

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206 **G. Leedy moved to adjourn at 8:30pm. S. Wilkins seconded. The motion carried.**

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208 Respectfully submitted,
209 Colleen Mailloux