

**AMHERST PLANNING BOARD**  
**Wednesday February 10, 2016**  
**Brick School- 1 School St**

In attendance: A. Rosenblatt- Chair, J. D'Angelo- Selectman Ex-Officio, S. Wilkins, M. Peterman, G. Leedy and C. Mailloux- Community Development Director.

A. Rosenblatt called the meeting to order at 7:30pm and stated that M. Peterman will vote for C. Harris.

**OLD BUSINESS**

**1. CASE #: PZ6721-100515 – Ellen & Richard Fallon (Owners) – 9 Clark Avenue, PIN #: 025-048-000 – Request for approval of a Conditional Use Permit for construction of an 24' x 38' garage within the 100 foot shoreline buffer of Baboosic Lake. Zoned Rural Residential. Continued from January 6, 2016**

Ellen and Richard Fallon presented their case.

They want to build a garage. Mr. Fallon described the proposed location of the garage on the map that was presented. He also showed the board a picture. He stated some of the driveway will be taken out so there will be less impervious surface than in the previous plan.

The Fallons clarified that the garage is actually proposed to be 24'x 28' rather than what is listed on the agenda.

C. Mailloux stated once the calculations were done, it was determined there will be a net reduction in the total impervious area by about 68 sq. ft.

A. Rosenblatt asked about the waiver requests. C. Mailloux listed them as follows:

1. Soils
2. Report of wetland functions and values
3. Storm water management report

She further stated she has no issues with those waivers being granted. For soils, it's already a developed site; for wetland, there are no delineated wetlands on the site- they are just in the shoreline protection district; for storm water, it is a net reduction, but she did include two conditions in her staff recommendation including a stone drip edge and a silt fence.

**M. Peterman moved and G. Leedy seconded to untable the case. All in favor**

**S. Wilkins moved and G. Leedy seconded to approve the waivers. All in favor**

**G. Leedy moved to accept the plan for review. S. Wilkins seconded. All in favor**

S. Wilkins stated she is glad there is less impervious surface in the plan than there was before.

M. Peterman agreed.

The conservation commission's comments were brought up, but they were from before the plans were updated. C. Mailloux believes the concerns have been addressed. S. Wilkins stated she had just come from the conservation commission's meeting and there were no new comments to share.

**S. Wilkins moved to approve the plan as revised and subject to the conditions listed on the staff report dated February 10<sup>th</sup>, 2016. M. Peterman seconded. All in favor**

48 NEW BUSINESS

49 **2. Approval of Minutes: January 6, 2016**

50 Line 172 is confusing. Please strike.

51 **G. Leedy moved and S. Wilkins seconded to approve the minutes of January 6<sup>th</sup> as amended.**

52 **All in favor with M. Peterman abstaining**

53

54 **3. Other**

55 S. Wilkins' planning board liaison position on the historic district commission is still vacant. The board  
56 decided to wait for a fuller board to be present before assigning someone to this post.

57

58 C. Mailloux stated there is a subcommittee of the HDC that is doing a full regulatory review of the  
59 commission. S. Wilkins stated she is willing to serve on that committee.

60 G. Leedy suggested having someone from the legal side for the town to assist that committee in  
61 clarifying what their authority is, where their jurisdiction is and where the pitfalls are. The board agreed  
62 with the suggestion.

63

64 **Regional Impact**

65 C. Mailloux stated there are two cases for the next meeting. One is a lot line adjustment and the other is  
66 Champion Motors.

67 **S. Wilkins moved no regional impact. G. Leedy seconded. All in favor**

68

69 **S. Wilkins moved to adjourn at 7:42pm. G. Leedy seconded. All in favor**

70

71 Respectfully submitted,

72 Jessica Marchant