

TOWN OF AMHERST  
Planning Board

November 06, 2019

**APPROVED - AMENDED**

In attendance: Michael Dell Orfano- Chair, Arnold Rosenblatt, John D'Angelo-Selectman Ex-Officio, Rich Hart, Christy Houpis (Alternate), and Lisa Eastland (Alternate).  
Staff present: Nic Strong, Community Development Director, and Kristan Patenaude, Minute Taker.

Michael Dell Orfano called the meeting to order at 7:37 pm at the Souhegan High School Auditorium.

- 1. CASE #: PZ11604-080519 – Robert H. Jacobson Revocable Trust, Laurie Stevens Trustee (Owner) & TransFormations, Inc. (Applicant), 17 Christian Hill Road, PIN #s: 005-148-000 & 005-100-000 – Submission of Application/Public Hearing/Conditional Use Permit. To depict a Planned Residential Development per the Integrated Innovative Housing Ordinance (IIHO). Zoned Residential/Rural. Tabled from October 16, 2019.**

Mike Dell Orfano opened CASE #: PZ11604-080519 and explained that the Board received notification late this afternoon that the applicant would like to table this case.

*Lisa Eastland sat for Sally Wilkins.*

**Lisa Eastland moved to table CASE #: PZ11604-080519 to the December 4, 2019 meeting, to be held at Souhegan High School. Arnold Rosenblatt seconded. All in favor.**

*Cliff Harris entered the meeting.*

- 2. CASE #: PZ11884-101419 – JEP Realty Trust & Robert H. Prew Revocable Trust (Owner) & Clearview Development Group (Applicant), 38 New Boston Road, PIN #: 007-072-000 & Boston Post Road, PIN #: 005-159-001 – Submission of Application/Public Hearing/Conditional Use Permit. Design Review of the potential Planned Residential Development of the two lots noted. Zoned Residential/Rural.**

Chairman Dell Orfano opened CASE #: PZ11884-101419 and explained that the Board received notice this afternoon that this applicant would like to be postponed as well.

**Arnold Rosenblatt moved to postpone this case to the December 18, 2019, meeting to be held at Town Hall. Lisa Eastland seconded. All in favor.**

- 3. CASE #: PZ11883-101419 - Dennis & Elise Jaques (Applicants & Owners) - 10 High Meadow Lane, PIN #: 007-033-005 & Charles & Shera Brown (Applicants & Owners) - 12 High Meadow Lane, PIN #: 007-033-006 - Submission of Application/Public Hearing/Lot Line Adjustment. To depict a Lot Line Adjustment between parcels 007-033-005 & 007-033-006. Zoned Residential/Rural.**

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Mike Dell Orfano opened CASE #: PZ11883-101419.

Jon Lefebvre, of Meridian Land Services, stated that he represents the applicants in this case. A lot line adjustment is being proposed to swap two equal areas. These properties are zoned Residential/Rural and are not in the aquifer or flood zones. The homes have individual septic systems and wells. This swap would benefit both parties by giving each additional usable yard space. All of the existing structures will be kept in accordance to the regulations.

In response to a question from Mike Dell Orfano, Jon Lefebvre stated that there are no future plans to subdivide either lot, or to create additional lots from this adjustment.

*Christy Houpis sat for Marilyn Peterman.*

**John D'Angelo moved to accept this application as complete. Christy Houpis seconded.  
All in favor.**

**Cliff Harris moved to approve the lot line adjustment as written. Lisa Eastland seconded.  
All in favor.**

**OTHER BUSINESS**

**4. Minutes: October 16, 2019; October 23, 2019; October 30, 2019**

The Board agreed to defer the minutes until the next meeting.

**Arnold Rosenblatt moved to adjourn.**

**Discussion:**

Lisa Eastland suggested that the Board discuss the three-to-five minute public comment item that was brought up to them in a recent letter.

Mike Dell Orfano stated that, in the past, a time limit was only set when there were critical time restraints for the Board to get their work done.

Arnold Rosenblatt suggested that this issue be determined on a meeting-by-meeting basis. Time restraints usually aren't needed but can be considered and applied if appropriate.

Lisa Eastland suggested that the possible time constraints be mentioned at the beginning of each meeting, so that the public is aware. If the Board decides to only mention it ad hoc, it leaves the Board open to criticism.

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Mike Dell Orfano stated that the Planning Board policy document does outline public comments to be two minutes each. Lisa Eastland stated that that policy should then be adhered to each time.

Arnold Rosenblatt stated that there is usually no need to limit the time for public comment, and thus, this does not need to be a doctrinary rule.

Christy Houpis explained that the recent issue was due to the time limit on public comment being mentioned at 10pm after hours of discussion by the Board and applicant. Thus if the Board states their policy upfront at all meetings, there is transparency to that process.

Lisa Eastland stated that the policy should be applied evenly and done so to ensure the public that this is how it will be each time. The Planning Board has a public image problem currently because it doesn't handle issues the same way each time.

Cliff Harris suggested that, during big meetings, the Board explain that there is a two minute policy, how it works, and forewarn that it might be needed during this meeting.

Mike Dell Orfano stated that the Board can discuss this type of issue at the beginning of a meeting and make a decision, which will be delivered by the Chair. This is fair and balanced.

**Cliff Harris seconded Arnold Rosenblatt's previous motion to adjourn at 8:03pm.  
All in favor.**

Respectfully submitted,  
Kristan Patenaude

Minutes approved as amended: January 15, 2020