

AMHERST PLANNING BOARD
Wednesday August 2, 2017

In attendance: A. Rosenblatt- Chair, S. Wilkins, M. Dell Orfano, M. Peterman, E. Hahn, R. Hart and
Community Development Director G. Leedy

A. Rosenblatt called the meeting to order at 7:34pm and stated E. Hahn will vote for C. Harris.

OTHER BUSINESS

Minutes: July 5, 2017 and July 19, 2017

July 5

**M. Peterman moved to approve the minutes of July 5th as submitted. M. Dell Orfano seconded.
All in favor**

**S. Wilkins moved to approve the minutes of July 19th as submitted. R. Hart seconded. All in favor with
M. Dell Orfano, M. Peterman and S. Wilkins abstaining.**

**1. Case # PZ8802-062917-Deborah L. Enright (Applicant & Owner), 20 Lyndeborough Road, PIN #: 005-
060-000 – Request for approval to subdivide existing parcel 5-60 into two residential lots. Zoned
Residential/Rural.**

The Applicant is seeking approval to subdivide an existing 5.06 AC residential lot into two new lots, one
being 3.058 AC and the other 2.008 AC. The applicant has indicated that the new lots meet minimum
requirements for net tract area. The plans indicate a proposed driveway location at an existing barway
in the stone wall, and more than 300' of sight distance in each direction is shown on the plans. The
applicant has requested waivers from the standard studies listed in Section 4.5 (D)(y)(i through vii).

Waivers are requested for the following studies:

Fiscal Impact, Environmental Impact, Storm Water Drainage Calculations and Report, Hydro-Geologic
Impact, Water Supply Impact, Statement of phasing (actually not applicable)

Tom Carr from Meridian presented the case for the owner who was present in the audience.

The septic for her house is state approved. No test pit was needed on her lot. They did one on the
proposed lot. It is a scenic road so a 100-foot setback is necessary. There is an existing well on her lot.
The proposed well easement will be written into the deed. They obtained state subdivision approval.

R. Hart asked if there is a quarry on the property.

Tom said it was taken out several years ago and something is being built back there.

S. Wilkins asked if the proposed driveway should be on the plan. Tom said it is on sheet two.

M. Dell Orfano discussed the building location.

Public comment

None

S. Wilkins moved to grant the waivers as requested. M. Peterman seconded. All in favor

S. Wilkins moved to accept the plan for review. M. Dell Orfano seconded. All in favor

48 **M. Peterman moved to approve the plan as presented and accepting the well easement document**
49 **will be incorporated into the deed. S. Wilkins seconded. All in favor**
50

51 **2. Steve Keach, Keach Nordstrom Associates – Discussion on proposed Storm Water Regulations.**

52 Steve has reviewed the storm water regulations and has agreed to give his opinions.

53 A. Rosenblatt said they could go through page by page to have Steve and Gordon go over issues, or they
54 could answer board questions and have Steve go over any different opinions he has on specific points.

55 Gordon said he asked Steve to look at the regulations and find out what we need to do and if this
56 document addresses that.

57 Bill Drescher had suggested storm water regulations be adopted by the Planning Board and the Board of
58 Health.

59
60 Steve: A lot of the content is what should be dealt with on everything that comes through the board and
61 is being done on all large projects.

62 The template document came from the Rockingham Planning Board and it just needed to be specified
63 for Amherst. The original document wasn't set up to be a stand-alone set of regulations like it needs to
64 be for Amherst. Sections will need to be added such as an authority section and administrative
65 provisions.

66 What we want to accomplish is update 10-year old regulations. Permit programs have changed as have
67 state regulations.

68
69 They wanted to make certain the DPW doesn't need to submit full engineering drawings for jobs that
70 aren't changing the environment, rather just doing work and putting the land back the way it was.

71
72 This document needs some wording changes and after that's done, the next draft will probably be 90%
73 the size of this version.

74 This document levels the playing field for all projects.

75
76 The annual maintenance and site inspections section is a bit over-reaching. We can require the
77 maintenance and recording to be done by the land owner, or by the administrative staff for the Town.
78 Gordon suggested creating a checklist the homeowner can fill out.

79
80 The board discussed if the registry really wants copies of all of these documents. S. Wilkins suggested
81 not having a separate document recorded at the registry that could get lost.

82
83 A. Rosenblatt summarized the purpose is to have a set of stand-alone regulations that will work with our
84 ordinance. The goal is to take regulations from other locations and adapt them for Amherst.

85
86 R. Hart asked about section 401 A 1 and stated we want to minimize storm water run-off, but didn't see
87 it listed in this document. Can there be a pre-development and a post-development run-off report?
88 Gordon stated, yes, that is part of the requirement.

89
90 S. Wilkins pointed out the document says if a project is subject to a management plan, a report needs to
91 be filed every year. They all agreed that needs to be changed.

92
93 A. Rosenblatt said moving forward from here: Gordon will come back with a revised document that is
94 ready for a detailed review by the board. Steve and Gordon will identify any issues / disagreements that

95 need discussion. The document will be emailed to the board for review ahead of time. Bill Drescher will
96 review the document prior to the final edit that is presented to the board.

97
98 **3. Public Hearing - Roads & Utilities Standards– Town of Amherst, Development Regulations, Roads &**
99 **Utilities Standards, Part 3, Section 301-309 for the purpose of amending the standard roadway**
100 **specifications, establishing road opening permit requirements and incorporating existing driveway**
101 **regulations into this section.**

102
103 **M. Peterman moved and S. Wilkins seconded to open the public hearing.**

104 G. Leedy stated the Planning Board and DPW have already reviewed this document. S. Wilkins stated all
105 the Planning Board’s concerns have been addressed in this document.

106
107 **S. Wilkins moved to adopt these regulations. M. Dell Orfano seconded.**

108 No public was present for the hearing.

109 **Vote: All in favor with M. Peterman abstaining**

110
111 **M. Dell Orfano moved to adjourn at 8:37pm. S. Wilkins seconded. All in favor**

112
113 Respectfully submitted,

114 Jessica Marchant