

AMHERST PLANNING BOARD
Wednesday May 2, 2018

In attendance: A. Rosenblatt- Chair, P. Lyon-Selectman Ex-Officio, M. Dell Orfano, R.Hart, E. Hahn (voting for M. Peterman), S. Wilkins, C Harris.
A. Rosenblatt called the meeting to order at 7:33pm.

OLD BUSINESS:

- 1. CASE #: PZ9731-033018 – Gal Peretz (Applicant) & 107 Ponemah Road LLC (Owner) – 107 Ponemah Road, PIN #: 001-020-000 – Request for approval for a Conditional Use Permit for (7) units under provisions of IIHO Zoning. Zoned General Office. Continued from April 18, 2018.**

The property (PIN #001-020-000) is located at 107 Ponemah Road and is in the General Office district. The lot is 2.79 acres. The property was approved for a 15,29ft² office condominium in the 1990's. In 2003 the Superior Court overturned the ZBA's denial for a variance to convert the office condominiums to residential use.

The current owner has a permit to rebuild the three residential units that previously burned, that were in the place of the barn, and wishes to renovate and sell the other units that are in the house and ell. The house is over 5,000ft² and is virtually unmarketable as a single unit. The applicant wishes to add up to two (2) units to the existing house and increase the number of approved units from five (5) to seven (7).

Gal Peretz presented the case. He explained that he's interested in making the property livable again.

A. Rosenblatt stated that the property is approved for five (5) units, they are trying to decide if the house unit can be divided into once (1) additional unit, for a total of six (6), or two (2) additional units, for a total of seven (7).

G. Leedy, Director of Community Development, explained that the property has approximately 1.4 units for base density, 0.14 for attached units, 0.14 for single floor units, and 4 bonus units for reuse of 1 existing structure. This adds up to approximately 5.75 units. The Board has the authority to determine a reasonable density for the site under the IIHO. Based on the approvals that have been gained to date and the requested revision, that it is a reasonable use.

S. Wilkins stated that the reasoning given makes it sound more like a variance. The IIHO requires the applicant to persuade the Board that there is public benefit created by this allowance.

E. Hahn stated that there appears to be ample parking in the back of the units, but he believes people will try to park in the front to be closer to the entrance, which will not be appealing visually.

S. Wilkins questioned if G. Peretz had any thoughts about keeping some of the units as rentals. He is not planning to rent any of the units. He stated the benefits to the town as being:

- Preservation of a historic house
- Units that will be more affordable to the public

- 47 - Smaller units – leading, more than likely, to a non-impact on the schools
48 - Additional taxpayer money without school impact
49

50 C. Harris stated that the plans could be amended to put the parking on the north side of the
51 property, thus making it closer to the entrance.
52

53 G. Peretz explained that only one (1) of the units, downstairs, could possibly be made to have
54 handicap access, but it wouldn't work for any of the other units. He is not interested in labeling it
55 as "affordable housing."
56

57 A. Rosenblatt stated that six (6) units is consistent with the ordinance and makes sense; however,
58 seven (7) units is directly contrary to the ordinance and beyond the Board's authority. He agrees
59 with granting bonuses if appropriate to do so, but not simply because the Board likes the project.
60 He is agreeable to granting the one additional unit, but anything more than that is a ZBA issue.
61

62 **P. Lyon moved to approve the project for 6 units and to incorporate the staff**
63 **recommendations as conditions. R. Hart seconded.**
64 **All in favor.**
65

66 **NEW BUSINESS:**

- 67 **2. CASE #: PZ9733-0403618 – John Dunn (Owner and Applicant) – 63 Spring Road,**
68 **PIN #: 004-150-000 – Lot Line Adjustment to add Parcel "A" consisting of 1.56**
69 **acres to Map 4, Lot 148-3 from Map 4, Lot 150. Zoned Residential Rural.**
70

71 The property (PIN #004-150-000) is located at 63 Spring Road in the Rural Residential district.
72 The applicant seeks to adjust the lot line between Map 4, Lot 148-3 and Map 4, Lot 150 to
73 include "Parcel A," and increasing the gross area of the lot to 6.48 acres.
74

75 The owner and applicant, John Dunn, presented the case. He explained that if one of the lots is
76 taken out of current use, then it will fall below the 10 acre requirement. However, if this "Parcel
77 A" is added and he decides to build a house there, the lot will remain over 10 acres and the
78 gentleman that does gardening on the lot, A. Pataky, can continue without J. Dunn triggering any
79 potential current use penalties.
80

81 S. Wilkins asked if the driveway and utility easement is deeded. J. Dunn answered that they are.
82

83 **S. Wilkins moved to accept this plan for review. M. Dell Orfano seconded. All in favor.**
84

85 **Public comments:**

- 86 1. Charlie Vars – 17 Mack Hill Road stated that there is a small piece of land on Evergreen
87 Lane that is still in his company's name, but which should have been given over to the
88 subdivision. He has no issue with this project.
89 2. Andrew Caisse – 61 Spring Road asked questions regarding what the plans will be for the
90 land being transferred. He has no further questions about this project.
91 3. Amy Piuze – 8 Evergreen Lane had no issue with this project.
92

93 **C. Harris moved to approve the lot line adjustment as presented, with the condition of the**
94 **three recommendations from G. Leedy. P. Lyon seconded.**
95 **All in favor.**

96
97 **3. CASE #: PZ9732-040318 – Arboleda Realty LLC (Applicant & Owner) – 345 NH**
98 **Route 101, PIN #:008-057-000 & 008-058-001 – Discussion for a Non-Residential**
99 **Site Plan application to depict the key facility expansion improvements as proposed**
100 **on Lots 8-57 and 8-58-1 (to be merged). Zoned Residential Rural.**
101

102 The property (PIN #008-057-000 & 008-058-001) is located at 345 NH Route 101 and is in the
103 Residential Rural district. The applicant is discussing with the Board plans for the expansion of
104 the LaBelle Winery facility. Lot 58-1 has been purchased and is intended to be added to Lot 57,
105 once the application for Non-residential site plan is developed.
106

107 Ken Clinton, of Meridian, presented the conceptual review to the Board. The plan includes
108 reconfiguring the main gravel parking lot, to create a dedicated access lane for the new facility.
109 The new facility is currently in design. The footprint will be close to the existing facility. They
110 would like to hold a public hearing on the 6th so that any and all abutter and public
111 comments/questions can be voiced. A design review meeting will take place in June, and the
112 final review application meeting will be held in July.
113

114 In response to a question from P. Lyon, K. Clinton explained that the new facility will include
115 function space, a distillery, tasting room, and space for events.
116

117 An expanded permit from DOT will be requested and that will guide their future discussions
118 involving any increases in traffic, turning issues, etc. The new facility will be sprinkled. The new
119 area will have multiple holding ponds, but they will hopefully not be as apparent from the new
120 facility.
121

122 They are not currently pursuing additional parking on the Bragdon property, but they have pre-
123 planned their designs for reconfiguration if expansion to this rea becomes available in the future.
124

125 **OTHER BUSINESS:**

126 **4. Minutes: April 18, 2018**

127 **C. Harris moved to approve the minutes from April 18, 2018 as submitted. S Wilkins**
128 **seconded.**

129 **All in favor, with R. Hart abstaining.**
130

131 **5. Planning Board Reorganization**

132 **S. Wilkins moved to nominate M. Dell Orfano as the Chair of the Planning Board. P. Lyon**
133 **seconded.**
134

135 **A. Rosenblatt moved to nominate S. Wilkins as the Vice-Chair of the Planning Board. P.**
136 **Lyon seconded.**
137

138 **A. Rosenblatt moved to nominate C. Harris as the Secretary of the Planning Board. P.**
139 **Lyon seconded.**
140 **All in favor of the slate.**

141
142 The Board discussed any upcoming warrant articles. They also discussed the Master Plan. They
143 discussed subcontracting out different pieces of the Master Plan to a variety of consultants. G.
144 Leedy updated the Board on the ACC's Plan and the Bike/Pedestrian Plan. He also explained
145 that the Historic District Commission is in good standing to possibly be awarded grant money in
146 order to complete a revised and updated inventory of the town's historic district.

147
148 **C. Harris moved to adjourn at 8:44 p.m. P. Lyon seconded.**
149 **All in favor.**

150
151
152
153 Respectfully submitted,
154 Kristan Patenaude