

**AMHERST PLANNING BOARD**  
**Wednesday November 7, 2018**

In attendance: M. Dell Orfano- Chair, P. Lyon-Selectman Ex-Officio, M. Peterman, A. Rosenblatt, C Harris and Community Development Director G. Leedy

M. Dell Orfano called the meeting to order at 7:32pm.

**OLD BUSINESS**

**1. CASE #: PZ10387-090418 – Robert Prew (Owner) & Graystone Builders (Applicant) - New Boston Road, PIN #: 005-159-001 & 007-072-000 – Conceptual discussion regarding a potential subdivision of parcels 005-159-001 & 007-072-000. Zoned Residential/Rural. Continued from October 3, 2018.**

This case was withdrawn.

**NEW BUSINESS**

**2. CASE #: PZ10544-100918 – Brett Vaughn (Applicant & Owner) – Baboosic Lake Road, PIN #: 006-008-000 – Request for approval for a Conditional Use Permit to raze an existing house and reconstruct a new house, new well and septic system proposed with upgraded wetland crossing to existing crossing for safety. Zoned Residential/Rural.**

Tom Carr, Meridian presented the case.

The proposal is to raze and rebuild the house on this lot. The property has one house on 46 acres with a significant conservation easement. He has not presented this proposal to the ACC yet, but is on the agenda for next week.

He gave some history of the property. In a couple months they will propose a subdivision creating two more lots with each lot having two acres.

The property is currently 46.25 acres. 1.25 acres is excluded from the easement on the existing lot and proposed new dwelling, septic system and well. 4.0 acres will be removed to create two additional lots. 41 acres will remain in a conservation restriction.

T. Carr relayed information regarding impervious surfaces and storm water drainage as well as wetland impacts.

P. Lyon commented the board should discuss whether to make a decision tonight prior to the presentation to the ACC.

Discussion occurred about septic restrictions due to the proximity to the Lake.

**Public Comment**

1. Will Ludt- 3 School St, Chair of Heritage Commission

The Heritage Commission requests that when a building that is 100 years old is going to be razed, it first be measured and photographed to preserve the history. He made this request to the Planning Board and the applicant.

2. Jim Waterman, abutter, 2 Lund Ln

He had questions about the timing of the letters received from Meridian.

T. Carr explained the process for filing paperwork and apologized that the letter was dated so early. Letters cannot be sent until the plan is set. They are written ahead of time, but the date should have been revised.

Mr. Waterman also asked if the conservation easement is permanent. G. Leedy explained the process and confirmed it is permanent.

3. Vassiliki Anthimidou, 118 Baboosic Lake Rd is not opposed to the two additional house lots, but she expressed surprise that the property had sold. It never went on the market. History of the property and its previous owners was given. The abutters were under the impression the entire lot was to be given to the Town and preserved.

T. Carr confirmed the sale was a private sale among friends.

**M. Peterman moved to table the case to December 5<sup>th</sup> so the presentation can be heard by the ACC.**

**C. Harris seconded. All in favor**

M. Dell Orfano requested T. Carr connect with Will Ludt to meet the Heritage Commission's requirements.

**3. CASE #: PZ10547-101218 – GAM Realty (Applicant & Owner) – Carlson Manor, 153-159 Hollis Road, PIN #: 001-008-000 – Request for approval for a Conditional Use Permit to develop properties with a 61-unit condominium style development that offers a variety of housing options. Zoned Residential/Rural.**

Chad Branon, Fieldstone Engineering and Attorney Jerry Prunier presented the case.

The applicant is seeking a CUP for a development under the IIHO. There are seven properties involved in this project. This case was presented in August for a conceptual discussion.

There are 31.79 total acres. Currently there are 4 residential structures and 7 outbuildings with 4 curb cuts off Rte. 122 and 2 curb cuts off Rocky Hill Rd.

They are presenting a condominium, mixed-use style development.

There would be some standard, unrestricted units, 55+ restricted units and 65+ restricted units. There will be a variety of styles: single story, two-story, duplexes, accessible, one, two and three-bedroom units and units for sale as well as for rent.

He highlighted the layout and amenities of the development.

They will repurpose the farmhouse as a clubhouse, the barn as one-bedroom rental units and the small structure near the farmhouse as a community room. They still plan on putting in a community garden, but not to repurpose the shed in that area.

There will be open space in the front and the back of the property.

The originally proposed dog park will not work due to some wetlands in that area.

Utility betterments: Pennichuck water will be extended into the site.

There are six conditions for CUP. He believes they meet all requirements and has written responses to each requirement. He read those written statements into the record for the benefit of the public in attendance.

C. Harris and C. Branon discussed the difference between the public trail area and the restrictive covenant to the open space land. They also addressed parking to accommodate the garden and the trails.

C. Harris asked if there will be an association to maintain capital improvements. Yes.

He commented that the density seems high for the acreage.

A new density worksheet was handed out and C. Branon reviewed each line item with the board.

P. Lyon commented the public way betterments are not significant enough to warrant a bonus. Renovating existing structures: Farmhouse is good. Small structure out front and two structures on Rocky Hill might not be worth it. He listed some bonuses he is in agreement with and which ones he doesn't agree with. He also suggested a site walk.

M. Peterman expressed layout concerns. She doesn't have a problem with the density. She suggested more than 4 rental units and adding more multi-family and/or attached units. Those could be ways of attaining bonuses if other options don't work.

A. Rosenblatt asked for clarification on the units used throughout the spreadsheet. He revisited each line item again for clarification. He agreed a site walk is needed. He commented that he has concerns on the density calculations. Each bonus needs justification for approval.

1. Jim McIntosh, 171 Hollis Rd expressed concerns about the water source.
2. Steve Forte, 14 Ponemah Hill Rd  
Are there other projects that qualified for all bonuses? No – this is a new ordinance and only one or two projects have been approved under this ordinance.  
He believes the town isn't receiving any betterment for the water coming into the development from Pennichuck.
3. Chris Rand, 164 Hollis Rd  
Where does the Pennichuck water source end? Will Hollis Rd need to be ripped up to accommodate?  
He is concerned about the density and closeness of units to each other. Adding this third development in that neighborhood would transition the neighborhood to more of an urban environment. Rocky Hill Rd already has adequate access for emergency vehicles.
4. Frank Bove, 6 Rocky Hill Rd  
He is concerned about accessing the development from Rocky Hill Rd. That is a lot of extra traffic for that intersection which has difficult site lines onto Rte. 122.
5. Brian Googan, 121 Mack Hill Rd  
Was the intent of the ordinance to use all of the bonuses in the same development?  
M. Dell Orfano clarified the intent is to improve diversity of housing stock in Amherst as well as diversity of populations within the same development.  
The community seems confusing and disjointed to have all of the different styles and ownerships in a development with so few units.
6. Rob Clemens, Chair of Conservation Commission  
Will wetlands permits be requested? When? C. Brandon said that will come in the design stages.  
The ACC has no trail network in that area of town but would like to have one.
7. John Rose, 8 Ponemah Hill Rd is concerned about density- the area is turning urban and he doesn't think a private clubhouse qualifies for the bonus.

The board discussed when to do a site walk and agreed on Thursday November 15<sup>th</sup> at 8:30am.

145 **OTHER BUSINESS:**  
146  
147 A proposed revision to the IIHO regulations was handed out. The Chair requested the board members  
148 read the document and be prepared to discuss it at the next meeting.  
149  
150 The board decided there is no regional impact for the Aroma Joes case coming up in December.  
151 **M. Peterman moved no regional impact. C. Harris seconded. All in favor**  
152  
153 Master plan:  
154 G. Leedy stated the board discussed delaying discussion until after data is available. That won't come  
155 out until mid-year 2021. G. Leedy recommended to budget for it in those future years.  
156  
157 **4. Minutes: October 17, 2018;**  
158 Deferred  
159  
160 Comments from G. Leedy:  
161 No work session meeting November 21<sup>st</sup>.  
162 Revised Zoning discussion topic on December 5<sup>th</sup> agenda.  
163  
164 **P. Lyon moved to adjourn at 10:17pm. C. Harris seconded. All in favor**  
165  
166 Respectfully submitted,  
167 Jessica Marchant