

1 **AMHERST PLANNING BOARD**
2 **Wednesday December 5, 2018**

3 In attendance: M. Dell Orfano- Chair, P. Lyon-Selectman Ex-Officio, E. Hahn, S. Wilkins, R. Hart, A.
4 Rosenblatt, C Harris and Community Development Director G. Leedy

5
6 M. Dell Orfano called the meeting to order at 7:34pm and explained that the second case has asked to
7 be tabled.

8
9 **OLD BUSINESS:**

10 **2.CASE #: PZ10547-101218 –GAM Realty (Applicant & Owner) –Carlson Manor, 153-159 Hollis**
11 **Road, PIN #: 001-008-000 –Request for approval for a Conditional Use Permit to develop**
12 **properties with a 61-unit condominium style development that offers a variety of housing**
13 **options. Zoned Residential/Rural. Continued from November 7, 2018**

14 This applicant has asked the case be tabled to the January meeting.

15 **C. Harris moved to table the case to the January 2nd planning board meeting. S. Wilkins seconded.**
16 **All in favor**

17
18 **1.CASE #: PZ10544-100918 –Brett Vaughn (Applicant & Owner) –Baboosic Lake Road, PIN #:**
19 **006-008-000 –Request for approval for a Conditional Use Permit to raze an existing house and**
20 **reconstruct a new house, new well and septic system proposed with upgraded wetland**
21 **crossing to existing crossing for safety. Zoned Residential/Rural. Continued from November 7,**
22 **2018**

23 S. Wilkins recused herself from the case.

24 Tom Carr, Meridian presented the case.

25 He presented last month, and the Planning Board didn't have any concerns, but he hadn't been before
26 the Conservation Commission at that point. The ACC did not have any concerns either, so he is back to
27 request a CUP.

28 The board had no questions.

29 The CUP is for the wetlands crossing and 100' shoreline zone.

30
31 Public comment

32 None

33
34 **C. Harris moved to approve the request for CUP. A. Rosenblatt seconded. All in favor**

35
36 **NEW BUSINESS:**

37 **3.CASE #: PZ10695-111318 –Red Major LLC (Owner) & Brew Crew LLC (Applicant) –Aroma Joe's**
38 **of Amherst, 2 Paul's Way, PIN #: 002-043-007-Request for approval for a Non-Residential Site**
39 **Plan & Sign Master Plan to construct a drive thru coffee restaurant with no indoor seating**
40 **and associated parking. Zoned Commercial.**

41 Jason Hill, TF Moran, engineering – Bedford presented the case.

42 G. Leedy explained there was an error in the mailing of the abutters notice. One abutter did not receive
43 her notice as it was sent to the incorrect address. She was present and stated she was in favor of having
44 the case move forward this evening rather than have it tabled.

45 The abutter is Heather Bodholdt of 151 Witches Spring Rd Hollis.

46
47 Jason presented in October with a conceptual presentation. The applicant has received some comments
48 from Keach Nordstrom and have made formal application with the town. Construction is anticipated for

49 spring 2019. The structure is 865 sq. ft. He explained the location of the lot, exterior design and access
50 and parking. He described the drainage and sewage plans as well as the landscape plan. He explained
51 their traffic analysis. Signage was discussed, and the board suggested not having a fully-lit white sign,
52 but rather have only the letters light up.

53
54 P. Lyon inquired about the walk-up procedure, the left-turn traffic at the light and the Keach Nordstrom
55 comments.

56 Jason answered the first two questions. G. Leedy noted the comments were about the drainage system
57 and traffic distribution. Both issues have been dealt with.

58 P. Lyon also commented that the exterior design as presented is not pleasing.

59
60 S. Wilkins is concerned about the walk-up pedestrians and where they will cross the driveway to access
61 the window. Discussion occurred. An added sidewalk or marked pavement area to guide pedestrians
62 was suggested. Another suggestion is to flip the customer parking area and the employee parking area.

63
64 S. Wilkins inquired about the buffer on the north boundary. Discussion ensued.

65
66 A. Rosenblatt is concerned about having a drive-thru and walk-up window for the same building.

67
68 R. Hart inquired about impervious surface run-off. Jason explained the drainage plan.

69
70 M. Dell Orfano inquired about signage on the exterior of the structure. Jason clarified his sign master
71 plan for the site. S. Wilkins explained the requirements of a sign master plan. Discussion ensued, and
72 signage options were clarified for the applicant.

73
74 M. Dell Orfano inquired about the distance from the surface to the aquifer and if they meet the Amherst
75 requirements. They do not meet the requirements, so they will not propose an infiltration system. They
76 are proposing a filtration system. Jason described this system.

77
78 Public Comment

79 1. Beth Lucier, 4 Paul's Way had several comments and questions.

80 -A nearby catch basin currently clogs up with pine needles and causes occasional flooding in the area.

81 -Concerned about drivers of 18-wheelers parking and/ or driving down Paul's way to utilize the walk-up
82 window.

83 - would like some added signage clarifying resident vehicles only on Paul's way.

84 Vegetation along the north boundary was discussed since the applicant will disturb it when adding the
85 new septic system.

86 - what are the hours of operation? 5am-9pm

87
88 2. Chris Bodholdt, 151 Witches Spring Rd Hollis inquired about a specific tree proposed to come down.

89
90 **S. Wilkins moved to accept the plan for review. C. Harris seconded. All in favor**

91
92 No waivers are being requested.

93 Issues the board would like addressed:

94 Pedestrian safety

95 Color scheme

96 Vegetation- revised landscape plan- north boundary buffer

97 Sidewalk revision
98 Signage
99

100 **A. Rosenblatt moved to table the case to the January 2nd planning board meeting so the applicant can**
101 **address the issues raised. C. Harris seconded. All in favor**
102

103 **OTHER BUSINESS:**
104 **4. Minutes:**
105 - **October 17, 2018**
106 **C. Harris moved to approve the minutes of October 17th as submitted. P. Lyon seconded. All in favor**
107
108 - **November 7, 2018**
109 Line 27 1.25 acres is excluded from the easement on the existing lot
110 **A. Rosenblatt moved to approve the minutes as amended. C. Harris seconded. All in favor**
111

112 **5. Master Plan Discussion**
113 It was discussed last month at the Planning Board meeting and since then among staff to delay
114 discussion and planning until the census is completed so the data is available.
115 The Planning Board has been tasked by the BOS to come up with a plan for the master plan. G. Leedy
116 will draft something for board review.
117

118 **6. Zoning Changes**
119 -IIHO regulations vs zoning tweaks
120

121 G. Leedy read from the regulations as they have been drafted to clarify some of the issues with bonuses.
122 Board members discussed having a work session to discuss these topics more thoroughly.
123 G. Leedy explained the time table for getting zoning changes in place.
124

125 S. Wilkins suggested meeting December 19th. She suggested the board read the information in the next
126 week and email topics/ issues to G. Leedy so he can prepare language for the meeting.
127

128 Accessory Apartments
129 G. Leedy made an edit to the document and described the change to the board.
130 **C. Harris moved to hold a public hearing on the matter January 2nd. A. Rosenblatt seconded.**
131 **All in favor**
132

133 **C. Harris moved to adjourn at 9:36pm. P. Lyon seconded. All in favor**
134

135 Respectfully submitted,
136 Jessica Marchant