

AMHERST PLANNING BOARD
Wednesday January 16, 2019

In attendance: M. Dell Orfano- Chair, P. Lyon-Selectman Ex-Officio, M. Peterman, S. Wilkins, R. Hart, C. Harris, E. Hahn and Community Development Director G. Leedy
M. Dell Orfano called the meeting to order at 7:34pm.

NEW BUSINESS:

1. PUBLIC HEARING – 2019 Proposed Zoning Amendment

Amendment 2 – Section 4.16 Integrated Innovative Housing Ordinance (IIHO)

This amendment clarifies adds language to the ordinance, clarifying the Board’s discretion with regard to density bonuses, and reorganizes the density bonus matrix contained in the ordinance.

M. Peterman moved to open the hearing. C. Harris seconded. All in favor

G. Leedy explained the proposed amendment to Section 4.16 - IIHO. Will Ludt asked the Board to recap the history of this zoning section. S. Wilkins explained the genesis of the IIHO ordinance. Mr. Ludt asked if there were further clarifications that were needed. Gordon explained that we were in a two-part process – amendment of the zoning ordinance, and development of regulations to be adopted at a later date. The Board has discussed the regulations and decided to wait until after the zoning is amended before taking those up for consideration.

P. Lyon stated that additional changes proposed in the amendment include changing the reference to “income restricted housing” to “workforce housing,” since that is the nomenclature used in the ordinance. The “400%” bonus for reuse of an existing structure has been changed to “4 units per reused structure.”

There was no additional public comment. **M. Peterman moved to close the public hearing, C. Harris seconded. All were in favor.**

M. Peterman moved to post to the town warrant. S. Wilkins seconded. All were in favor.

2. CASE #: PZ10883-010219 – Ballinger Properties/Nash Family Investment Property (Owner) & Ashoke Rampuria (Applicant) – 2 Howe Drive, PIN #: 002-034-001 – Discussion of a Non-Residential Site Plan to show a conceptual site plan for a proposed warehouse building with associated parking and site improvements as well as subdivision of Tax Map 2 Lot 34-1. Zoned Industrial.

Robert Duval from TFM presented the concept plan for a 240,000 warehouse building on 16.0 AC on Howe Drive. They are proposing to subdivide the property into two parcels – 16 AC and 6.5 AC. The applicant wishes to build approximately 240,000 SF of high bay industrial space. There is some question at this point whether the building will be constructed in total, or whether the building will be phased.

Mr. Duval discussed wetlands. The current plan does not contemplate wetland impacts. They have been told by NHDES that infiltration may be allowed on this site. They need to work out they need to work out the details of earthwork to balance the site – they would like to keep all PFOAs on the property.

R. Hart asked about stormwater. Mr. Duval indicated that all stormwater treatment will be in surface ponds. Eric inquired about potential traffic impacts, and expressed concern about the traffic volumes and intersection geometry at Rte 101A & North Hollis Rd. There was a general discussion of traffic issues. A traffic study will be necessary.

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50 Septic disposal will likely be located beneath pavement.
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52 There was a discussion regarding phasing. The owner indicated that a 100,000 SF first phase is likely.
53 High Boay space is very much in demand, so he may build and lease portions of the building on short
54 term leases.
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56 M. Dell Orfano discussed his concerns regarding aquifer protection and lighting restrictions.
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58 **OTHER BUSINESS:**
59 **3. Minutes: January 2, 2019**
60 **M. Peterman moved to approve the minutes of January 2nd as submitted. C. Harris seconded. All in**
61 **favor with M. Peterman abstaining**
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63 **C. Harris moved to adjourn at 10:46pm. M. Peterman seconded. All in favor**
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65 Respectfully submitted,
66 R. Gordon Leedy, Jr.