

**AMHERST PLANNING BOARD**  
**Wednesday February 20, 2019**

In attendance: M. Dell Orfano- Chair, P. Lyon-Selectman Ex-Officio, M. Peterman, R. Hart, B. Coogan, E. Hahn, C. Harris and Community Development Director G. Leedy

M. Dell Orfano called the meeting to order at 7:32pm and stated B. Coogan will vote for S. Wilkins.

**NEW BUSINESS:**

**1. CASE #: PZ10944-012219** – Brett Vaughn (Applicant & Owner), 106 Baboosic Lake Road, PIN #: 006-008-000 – Request for approval for a Subdivision Application to subdivide two lots from Tax Map 006-008-000 and to leave the remaining area in Conservation. Zoned Residential/Rural.

Tom Carr, Meridian presented the case along with owner Brett Vaughn.

The proposal is to subdivide two lots. They previously presented this plan for a CUP to raze and replace the structure on the lot. The area to be subdivided is in the conservation easement and is allowed to be taken out of the easement. The wetlands have been researched and there are none on the subdivided lots. Tests pits have been done on the lots and they are suitable for septic.

The existing driveway will be relocated into the easement area shown on the map. It will be a common driveway off Baboosic Lake Rd. There will be room for a fire truck to turn around.

Not all approvals are in place. The name of the private way needs to be determined as does the official address of the two new lots. They also need state subdivision approval which they will submit this week.

G. Leedy clarified with Tom that these lots will come out of the conservation easement. Brett clarified the terms of the easement listed the existing home as exclusionary area and these two lots as withdrawn area.

E. Hahn stated note 9 is confusing regarding wetlands. It will be rewritten.

**M. Peterman moved to accept the plan for review. C. Harris seconded. All in favor**

The board determined that the studies are not required.

**M. Peterman moved to approve the subdivision with staff recommendations, driveway permit, name of the private way, address of the lots, state subdivision approval and mylar and fees. P. Lyon seconded. All in favor**

**OTHER BUSINESS:**

**2. Minutes: January 16, 2019**

Line 16 third word

Line 53 bay

**M. Peterman moved to approve the minutes of January 16<sup>th</sup> as amended. C. Harris seconded. All in favor with B. Coogan abstaining.**

3. G. Leedy stated two applications will be heard at the March 6<sup>th</sup> meeting which need regional impact determinations:

-2 Howe Dr for a warehouse facility

**M. Peterman moved no regional impact. C. Harris seconded. All in favor**

49 -LaBelle expansion based on a variance which was granted some time ago. They will pave an area in the  
50 back of their property and add a 4000 sq. ft. structure.

51 **C. Harris moved no regional impact. M. Peterman seconded. All in favor**

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53 Eversource requested a scenic road hearing for removal of about 26 trees on 5 roads and a lot of  
54 trimming. C. Harris requested to know which trees are proposed to be removed. G. Leedy explained the  
55 trees have all been marked and mapped. The abutters have been noticed and no trees will come off  
56 private property without approval.

57 Discussion occurred about how many hearings to have, what the Eversource representative needs to  
58 provide and the aesthetics of how the trees are trimmed.

59 One hearing will occur which will include all proposals.

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61 **C. Harris moved to adjourn at 8:08pm. M. Peterman seconded. All in favor**

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63 Respectfully submitted,

64 Jessica Marchant