

1 **AMHERST PLANNING BOARD**

2 **Wednesday March 6, 2019**

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

5
6 M. Dell Orfano called the meeting to order at 7:32pm.

7
8 **NEW BUSINESS:**

9 **1. CASE #: PZ11000 -020619 – Arboleda Realty (Owner & Applicant), 345 NH Route 101, PIN #: 008-**
10 **057-000 – Request approval for a Non-Residential Site Plan Application to depict the parking**
11 **expansion design as proposed on Lot 8-57-0 & 8-58-1. Zoned Residential/Rural.**

12 A. Rosenblatt and S. Wilkins recused themselves from the case.

13 Ken Clinton, Meridian presented the case.

14 He reminded the board of previous recent cases the applicant has presented to the Board including the
15 lot line adjustment with Camp Young Judea. A voluntary lot merger is necessary for this project. That
16 hasn't occurred yet but can be a condition of approval.

17 LaBelle Winery is in need of more parking and is looking for approval for parking expansion.

18 The plan also shows a new building on the site. It is a place-holder for now. It's shown as a potential
19 4000 sq. ft. structure adjacent to the parking area. In the future it may include some of the uses that
20 have already been approved.

21 Drainage will be managed by storm water basins and treatment swales.

22 The parking lot capacity is currently 73 spaces. The net increase will be 63 spaces because 10 spaces will
23 be lost from the old lot for new aisles and traffic pattern. The upper lot will be paved. The gravel lot will
24 stay gravel but needs to be slightly expanded to its approved size. The new lot will be gravel.

25 The work will be 150 feet from Baboosic Brook. An AoT permit is needed and will be sought. Also, a
26 shore line permit is necessary due to being within 250 ft of the Brook. They will not encroach upon the
27 Town's wetland buffers.

28 They would like to reserve the right to pave the small overflow lot and the new lot in the future without
29 coming before the board. Gravel lots are considered to be almost the same as paved lots in terms of
30 impervious surface.

31 Keach-Nordstrom submitted comments and Ken agrees with most of them. There are a couple he can
32 address.

33 He handed out information regarding landscape and lighting which were omitted from the original plan
34 set. The intent is to keep the upper lot landscape and lighting and extend it to the other lots. He
35 submitted a waiver request because the proposal does not meet the full standards of landscaping or
36 lighting. He read from his request citing his reasoning such as hardship and spirit of the ordinance.

37
38 C. Harris didn't have any issues because they are not changing the look or feel of the site.

39
40 M. Peterman wondered about the 100-year flood plain and if that had been approached in the time this
41 facility has been there. Ken stated not that he knows of, but that's only about nine years.

42
43 E. Hahn said detention basins may overflow- what timeframe are they designed for? Ken said the Town
44 regulation is 10 years, but the State is 50 years to that's what they've built to.

45
46 R. Hart asked if the current lighting meets current guidelines since they want to mimic it in the other
47 lots. The board confirmed it met the standards when it was installed. G. Leedy confirmed there aren't
48 standards in the regulations for illumination levels.

49 Public Comment
 50 Wil Ludt 3 School St
 51 In the past it was discussed for the owners to maintaining the access to the trail in case the Town ever
 52 wants to connect the trail. Would the future building prevent that? No, it is about 200 feet away.
 53
 54 G. Leedy mentioned the Keach-Nordstrom comments were mostly ministerial. Other comments were
 55 about drainage, which Ken addressed.
 56
 57 The Chair stated E. Hahn will vote for S. Wilkins.
 58 **C. Harris moved, M. Peterman seconded to accept the waiver as submitted. All in favor**
 59 **M. Peterman moved to accept the plan. C. Harris seconded. All in favor**
 60
 61 M. Dell Orfano is assuming the building will go in at some point in the future. Are the improvements
 62 proposed tonight suitable to support that future building?
 63 Ken replied yes, the drainage for the paved parking as well as access to that building have been
 64 prepared with the building in mind.
 65 G. Leedy suggested a note on the plan that the applicant reserves the right to pave in the future. He
 66 requested the board determine substantial improvement.
 67 Discussion occurred to decipher what is being voted on tonight. It was determined that the board is not
 68 approving the potential building. The Applicant will come back for approval of the structure prior to
 69 building it.
 70
 71 **C. Harris moved to approve the plan as presented for all construction on the ground: paving and**
 72 **drainage with the five staff recommendations as conditions and the right to pave the two lots without**
 73 **coming back before the board. Substantial construction is achieved.**
 74 **M. Peterman seconded. All in favor**
 75
 76
 77 **2. CASE #: PZ10997-020619 – Ballinger Properties/Nash Family Investment Property (Owner) & Ashoke**
 78 **Rampuriah (Applicant), 2 Howe Drive, PIN #: 002-034-001 – Request for approval for a Non-Residential**
 79 **Site Plan Application for a proposed 254,915 s.f. warehouse building with associated parking and site**
 80 **improvements as well as the subdivision of Tax Map 2-34-1. Zoned Industrial.**
 81
 82 The board requested the cases be heard together. They will be discussed together but voted separately.
 83 **S. Wilkins moved to open all three cases. M. Peterman seconded. All in favor**
 84
 85 **3. CASE #: PZ10998-020619 – Ballinger Properties/Nash Family Investment Property (Owner) & Ashoke**
 86 **Rampuriah (Applicant), 2 Howe Drive, PIN #: 002-034-001 – Request for approval for a Subdivision**
 87 **Application for a proposed 254,915 s.f. warehouse building with associated parking and site**
 88 **improvements and the subdivision of Tax Map 2-34-1. Zoned Industrial.**
 89
 90 **4. CASE #: PZ10999-020619 – Ballinger Properties/Nash Family Investment Property (Owner) & Ashoke**
 91 **Rampuriah (Applicant), 2 Howe Drive, PIN #: 002-034-001 – Request for approval for a Conditional Use**
 92 **Permit for a proposed 254,915 s.f. warehouse building with associated parking and site improvements**
 93 **and the subdivision of Tax Map 2-34-1. Zoned Industrial.**
 94 Robert Duval along with Shaun Vando, project engineer TF Moran presented the case.
 95 The applicant Ashoke Rampuriah was also present.
 96 They might not be in the position to seek approval tonight as there are still details to be finalized.

He explained the project is for 250,000 sq. ft. of warehouse divided into two phases. The applicant would like to occupy the entire building and build the whole building, but phase one is necessary immediately. It is 43' high. It's built to store bulky, light materials such as furniture. The subdivision is to divide the 22 acres into 16 acres to develop and leave the rest undevelopable as it has a lot of wetlands. Ballinger/Nash would retain the excess acreage and Ashoke Rampuria would purchase the 16 acres. Septic requirements are minimal. None are required for the subdivision but will be needed along with an AoT permit to the state for the building structure. Both lots would be conforming. This is in the water shed district and aquifer overlay district. The plans will be in accordance with all regulations. The drainage concept is a three-part storm water system. The first part is on the west side next to the west driveway. There is a small run-off pond there. The easement over Energy North Natural Gas) is for the drainage near Howe Dr which will remain. There are landscaping and screening comments which will be addressed and complied with. Regarding traffic, the reviewer suggested this be designed not for this user, but to meet standards. They will review a new study and meet the requirements. One request they would like the board to consider involves traffic on North Hollis Rd and Caldwell Dr. They are suggesting it's not necessary to study the intersection since it will only be employee traffic. Everyone else including truck traffic will use Caldwell Dr. They asked the board if they can forego a traffic study. G. Leedy suggested the applicant discuss these issues further with the planning department since there is a discrepancy as to which code to use for the site since there is a warehouse code and a fulfillment center code.

S. Wilkins suggested the traffic study is needed for that intersection either way. M. Peterman asked how many employees there will be and are their hours staggered. Mr. Duval listed the anticipated number of employees and trucks expected to travel in and out of the facility at certain times of day.

G. Leedy summarized that the comments are regarding traffic, drainage, access, etc.

Public Comment

Al Morison owns Cues Inc and the property under it at 14 Caldwell Dr. Traffic is a potential issue. There is a one-way rotary to utilize Caldwell Dr. There is a gymnastic school and a nearby school that should be looked at in the study. Other than that, he has no issues.

A. Rosenblatt moved to table this case to the April 3rd meeting so the applicant can address the issues raised with the planning office. P. Lyon seconded. All in favor

S. Wilkins commented that this board voted no regional impact for this project which she doesn't agree with.

S. Wilkins moved to notify Hollis and NRPC for regional impact. C. Harris seconded. All in favor

OTHER BUSINESS:

5. Minutes: February 20, 2019

P. Lyon moved to approve the minutes of February 20th as submitted. S. Wilkins seconded. All in favor with S. Wilkins and A. Rosenblatt abstaining.

145 G. Leedy said the bicycle pedestrian plan is in final draft form. He will send the document out to the
146 board members for review.

147

148 **A. Rosenblatt moved to adjourn at 9:00pm. M. Peterman seconded. All in favor**

149

150 Respectfully submitted,

151 Jessica Marchant