

TOWN OF AMHERST
Planning Board

February 1, 2023

APPROVED

In attendance at Amherst Town Hall: Arnie Rosenblatt – Chair, Bill Stoughton – Board of Selectmen Ex-Officio, Chris Yates, Tom Quinn, Tom Silvia, Cynthia Dokmo, Tim Kachmar (alternate) and Pam Coughlin (alternate)

Staff present: Nic Strong, Community Development Director; and Kristan Patenaude, Recording Secretary (via Zoom)

Arnie Rosenblatt called the meeting to order at 7:00pm.

COMPLETENESS REVIEW OF APPLICATION AND PUBLIC HEARING IF APPLICATION IS ACCEPTED AS COMPLETE:

1. CASE #: PZ16834-011023 – Robert Houvener (Owner & Applicant); 13 Washer Cove Road, PIN #: 025-021-000 & Bruce Bowler (Owner & Applicant); 9 Washer Cove Road, PIN #: 025-023-000 – Subdivision Application, Lot Line Adjustment. To adjust the lot lines for parcels Map 025-021-000 & 025-023-000. *Zoned Residential/Rural.*

Arnie Rosenblatt read and opened the case.

In response to a question from Arnie Rosenblatt, Nic Strong stated that there were no outstanding items in terms of completeness of the application.

Tim Kachmar sat for Tracie Adams.

Bill Stoughton moved to accept the application as complete. Seconded by Chris Yates.

Motion carried unanimously 6-0-0.

Arnie Rosenblatt explained the public hearing process. He explained that the Board will begin with a presentation by the applicant. The Board will then be allowed any questions or comments. Next there will be public comments from interested parties or abutters. Finally, discussion will come back to the Planning Board for a potential motion.

Earl Sandford, Sandford Surveying and Engineering, stated that this proposal deals with two lots next to each other. The Bowler lot is actually four parcels which were previously combined. The Houvener property sits to the left of the Bowler lot. These are two separate lots of record. The Houvener lot was surrounded on two sides by old rights of way that were no longer being used. Mr. Houvener went through a process with the Board of Selectmen to have these, so called paper roads, released from any public servitude. The current boundary reflects that release. Earl Sandford explained that the two subject lots are substandard and, due to the proposal to make one lot more nonconforming, relief was sought and received from the Zoning Board of Adjustment. The intention of this proposal is to better balance the two lots through this lot line adjustment. This will not lead to new construction or an expansion of the existing structure. This will allow the Houvener lot to have a decent backyard. There is Town land in the rear of the lot,

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and part of the agreement with the Board of Selectmen includes easements to make sure this area is not landlocked.

In response to a question from Bill Stoughton, Earl Sandford stated that he believes most of the issues and conditions in the staff report have been addressed.

There were no additional Board comments or questions at this time. There were no public comments at this time.

Bill Stoughton moved to approve CASE #: PZ16834-011023 – Robert Houvener and Lisa Houvener and Bruce Bowler and Lynn Stratton for the above cited lot line adjustment of Map 25 Lots 21 & 23 with frontage on Washer Cove Road, with the conditions set forth in the staff report. Seconded by Chris Yates.
Motion carried unanimously 6-0-0.

2. CASE #: PZ16835-011023 – Scott McEttrick (Owner & Applicant); 6 North End of Lake, PIN #: 008-066-000 – Conditional Use Permit. Construct a detached garage with an Accessory Dwelling Unit and approved ISDS and reclaim areas of the existing gravel driveway to be restored back to an unaltered state. *Zoned Residential/Rural.*

Arnie Rosenblatt read and opened the case.

In response to a question from Arnie Rosenblatt, Nic Strong stated that there were no outstanding items in terms of completeness of the application.

Chris Yates. moved to accept the application for CASE #: PZ16835-011023 – Scott McEttrick (Owner & Applicant); 6 North End of Lake, PIN #: 008-066-000 as complete. Seconded by Tom Quinn.
Motion carried unanimously 6-0-0.

Taylor Hennas, Meridian Land Services, stated that the subject parcel is identified as Map/Lot 8-66 with an address of 6 North End of Lake. This lot is partially within the 250' shoreland zone of Baboosic Lake and is partially located within the Wetland and Watershed Conservation District. The 100' buffer associated with Baboosic Lake is represented on the plan, as well as a 50' wetland buffer associated with the palustrine forest. This lot is zoned Residential Rural and contains a primary structure, approved septic system for a 3-bedroom house and an existing detached garage. The existing impervious area on this lot is currently 48.2% within the Shoreland Zone. This proposal intends to construct a detached, 2 story garage, 792 s.f., with an accessory dwelling unit (ADU) on the second floor. The proposed attached garage will utilize drip edges and will have a conventional sewage disposal system, sized appropriately. All of the proposed work will be located outside of the adjacent wetland buffers. This is the most feasible location for a detached garage with an ADU, as an addition on the existing house would likely require a variance, impact the existing easement, or would require buffer disturbance within the 100' buffer. The detached garage will have drip edges capable of storing and infiltrating

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89 stormwater runoff from a 10-year storm event. Taylor Hennas continued that this proposal also
90 intends to remove and reclaim areas of the existing gravel driveway within the 50' wetland
91 buffer. This is the only disturbance proposed within any wetland buffer on this site. 1,676 s.f. of
92 gravel is proposed to be removed within the wetland buffer. This area will be loamed and seeded
93 for erosion control. Following a meeting with the Amherst Conservation Commission last
94 Wednesday, it was recommended that stormwater management techniques be added to the
95 existing structure to create an overall net improvement on the lot. The plan proposes drip edges
96 to the existing detached garage and also plantings were added within the area to be reclaimed.
97 This proposal reduces the overall impervious area from 48.2% to 43.8%. The NH Natural
98 Heritage Bureau has identified that, although rare species or exemplary habitats are present
99 within the vicinity of this lot, the proposed scope of work will have no impacts on these rare
100 species or their respective habitats. This proposal met all NHDES wetland program
101 requirements, as well as subsurface requirements, and a construction approval was issued for the
102 septic design.

103
104 In response to a question from Tim Kachmar, Taylor Hennas stated that the new septic system
105 will serve both the house and the new ADU.

106
107 Bill Stoughton asked if the proposed septic system includes a pretreatment system, allowing for
108 better nitrogen removal than traditional systems. Taylor Hennas stated that the proposed system
109 is a conventional ISDS, which is usually more cost efficient from a homeowner standpoint. As
110 the lot has the capacity for a conventional system design, this was proposed.

111
112 Bill Stoughton stated that homeowners around the Lake, in general, are very concerned about the
113 water quality in the area, due to both nitrogen and phosphorus issues in the Lake. There are
114 cyanobacteria blooms and other issues with aquatic wildlife growing too quickly. He stated that
115 he is sensitive to adding loading to this area, without doing everything possible to bring the
116 contaminant levels down.

117
118 Bill Stoughton asked if it would be possible to place a pretreatment system in this septic system.
119 Taylor Hennas stated that a pretreatment system is physically possible on this site, but usually is
120 more costly than a conventional system. A conventional system was designed for this site, based
121 on the capacity needed. The owner would like to keep the existing septic tank which services the
122 existing home. This was previously approved by the State and the Town for use. Installing not
123 only one pretreatment system, but two, would be very costly, which is why this was not utilized
124 in the design. The existing system is proposed to be used for the existing structure, with another
125 system proposed which will service the detached garage with the proposed ADU. These will be
126 entirely separate systems, with one, new, leach field to service both the existing house and the
127 detached garage. Each building will have its own tank and pump exchange system.

128
129 Bill Stoughton stated that the regulations require drainage calculations up to the 50-year storm.
130 He only saw calculations for the 10-year storm. Taylor Hennas noted that the applicant requested
131 a waiver from this, as the only item within the proposed scope of work that would require
132 stormwater management techniques would be the reclamation of gravel, which is creating an

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overall net improvement on the lot. The combination of removing some impervious area, plantings within the reclaimed area, along with stormwater management techniques proposed such as the drip edges surrounding the proposed garage as well as the existing garage, would suffice to create an overall net improvement. Bill Stoughton noted that the creation of a new garage creates new impervious area on the site, which has to meet the regulatory requirements. He would like to see calculations done up-to the 50-year storm, so that the Board knows how much runoff is going directly into the Lake.

Bill Stoughton stated that the proposed drip edges do not quite meet the requirement for nitrogen removal of 60%. He asked if there is a different stormwater management technique that could be used to meet those requirements. Taylor Hennas stated that many of the stormwater management techniques which meet the requirements set by Amherst would not be feasible on the lot. Due to the required 75' setbacks to the leach field, a detention bioretention basin is not possible on this lot. Drip edges allow the applicant to be within that distance to the proposed leach field.

Bill Stoughton stated that he would like to see additional calculation and, if warranted, slightly larger drip edges, if the proposal cannot treat the first 1" of water runoff.

Cynthia Dokmo stated that the Board needs to act first on any proposed waivers. The information requested by Bill Stoughton will help the Board deal with the proposed waiver at a future time.

Tom Silvia asked about the lot size of 0.78 acres and placing an ADU on the lot. He noted that the regulations have dimensional requirements for lots and this lot seems too small for the proposed ADU. He is concerned with constructing a new building right next to the Lake. This proposal will effectively create more living space with human activity in a part of Town that the Board is cautious about. He asked how the three buildings on the site will be used. Taylor Hennas stated that the new garage will have parking underneath and a living area above. Tom Silvia stated that the actual additional square footage being increased is closer to 1500-1600. Taylor Hennas stated that the ADU would specifically be 792 s.f. The parking space would not be living space. Tom Silvia stated that this still appears to be a lot of building on a lot that is in an environmentally sensitive area.

Taylor Hennas noted that the plan meets the site loading requirements under the subsurface regulations. The lot is capable of handling this proposed load. The proposed detached garage is specifically proposed as detached because if it was constructed onto the existing primary structure it would likely require a variance or impact the existing access easement that the abutters currently use. Tom Silvia asked if the vehicles currently park in the existing garage. Taylor Hennas stated that the vehicles currently park on the gravel area.

A resident, 8 North End of Lake, asked where the septic for the new garage will be located, as this is a very tight area between the two houses. She also asked what gravel is planned to be removed from the site. Taylor Hennas stated that the gravel between the house and the existing garage is proposed to be removed. The proposed leach field will be located outside of any existing access easement. After the gravel is reclaimed, the driveway will be reduced to 12'

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wide, the width of a standard residential driveway. The resident stated that the area of gravel proposed to be removed is also considered a boat landing that is used by abutters. Taylor Hennas stated that the existing boat landing is in a different location. The gravel access way utilized by abutters is not proposed to be removed, but instead a gravel area on the applicant's lot that is not used by any other abutting property.

Kathryn Boyd, 2 North End of Lake, stated that there is a house not shown on the plan which will become landlocked through this proposal. She asked how Mike Isabelle, 4 North End of Lake, is going to access his property. Taylor Hennas stated that the applicant has no intention to remove gravel within the existing access way and does not want to impede on any abutters or their ability to access their lots. The access way currently utilized by abutters will remain. The area of gravel proposed to be removed is entirely on Scott McEttrick's parcel.

Kathryn Boyd stated that water currently runs off her property and into an existing natural retention pond. When the applicant took down many trees on the property, debris ended up in this retention pond. She asked how removing gravel from the site will impact the water that flows out of that retention area towards Lake. Taylor Hennas explained that the gravel area will be removed, and the surrounding area will be loamed and seeded to turn it back to an unaltered state. Native plantings will also be included within this area, based on the recommendations of the Amherst Conservation Commission.

Kathryn Boyd stated that, for years, heavy water has flowed through the applicant's property. The applicant has changed the topography and the hydraulic flow of the water over the property. She stated that she does not want more water to flow toward her house. Taylor Hennas stated that the goal of the project is to reduce the overall impervious area on the lot, hopefully minimizing stormwater runoff into the existing gravel driveway. The plan will also implement some stormwater management techniques, as the lot currently has zero techniques in place. Kathryn Boyd asked if this would handle the water running off from Camp Young Judaea. Taylor Hennas stated that she does not have an answer for that item.

Ellen Bostwick, 8A, A and 10 North End of Lake, stated that she has deeds going back to 1938 for deeded right of ways between her property and the other property. These seem to be shrinking. The house purchased by the applicant used to flood constantly.

There were no additional public comments at this time.

Bill Stoughton noted that the Board has to approve an ADU under the conditional use permit (CUP) section of the regulations. One item that the Board needs to ascertain is if the property in question is in conformance with the dimensional requirements of the zone or meets the standards for a reduction in dimensional requirements, and that the proposed use is consistent with the Amherst Master Plan. This property is located in a two-acre zoning area and is already a substandard lot. Bill Stoughton asked, as this is currently a nonconforming lot, how the Board can state that the property is in conformance with the dimensional requirements of the zone,

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when the proposal is to add square footage of living area to a lot that is already too small for any construction under the current zoning.

Bill Stoughton suggested a continuance, based on questions from Board members and the public. He stated that he wants to understand how this construction can take place in conformance with the requirements of Section 3.18.C.1.a. It may be helpful if the applicant could address that, and this may need to be reviewed by Town Counsel as well. He stated that he is not prepared to address the stormwater waiver until the applicant submits additional calculations.

Tom Silvia stated that, as he made a quick drive by of the site, this seems to include a complex arrangement of buildings and lot lines. He suggested a site walk of the property. Arnie Rosenblatt stated that he would not normally suggest a site walk for this type of project but would agree with it in this case. Chris Yates agreed that the area of the access drive, discussed by abutters, is not clear, and he would like to understand how everything on the site fits together. There was consensus that the Board members desire a site walk.

The Board discussed potential dates for a continuance and site walk. Nic Strong noted that the 65-day clock for this application begins today.

Bill Stoughton moved to continue this hearing to March 15, 2023, at 7pm, at Town Hall, with the understanding that the applicant will address questions regarding stormwater management and Section 3.18.C.1.a. of the zoning ordinance, and that a site walk take place before this date. Seconded by Tom Silvia.
Motion carried unanimously 6-0-0.

The Board agreed to hold a site walk of this property on February 28, 2023, at 3pm. Taylor Hennas stated that she would review this with the homeowner.

Bill Stoughton moved to schedule a site walk of 6 North End of Lake on February 28, 2023, at 3pm. Seconded by Tom Quinn.
Motion carried unanimously 6-0-0.

3. CASE #: PZ16836-011023 – Sheila Armand; The Armand Living Trust (Owner & Applicant); 16 Clark Avenue, PIN #: 025-035-000 – Conditional Use Permit. Raze the existing family home and construct a smaller house within the same footprint along with an approved ISDS. Zoned Residential/Rural.

Arnie Rosenblatt read and opened the case.

In response to a question from Arnie Rosenblatt, Nic Strong stated that there were no outstanding items in terms of completeness of the application.

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**Chris Yates moved to accept the application for CASE #: PZ16836-011023 – Sheila Armand; The Armand Living Trust (Owner & Applicant); 16 Clark Avenue, PIN #: 025-035-000 as complete. Seconded by Tom Silvia.
Motion carried unanimously 6-0-0.**

Taylor Hennas stated that this request is for the Board's approval for a pending CUP application. This lot is partially located within the 250' shoreland zone of Baboosic Lake and is entirely within the Wetland and Watershed Conservation District. The only buffer associated with Baboosic Lake is shown on the plan and it overlaps with the wetland buffer associated with the palustrine forest. This lot is zoned Residential Rural and is a preexisting, nonconforming lot of record. The existing single-family home was constructed in 1930, is currently serviced by a cesspool and has no potable drinking water supply. The existing lot also has no stormwater management techniques. This proposal intends to raze the existing nonconforming structure and construct a more nearly conforming structure with a pretreatment system, private water supply, and stormwater management techniques, including a drip edge and porous paver driveway. The drip edges will remove 90% of total suspended solids (TSS), 55% of total nitrogen, and 60% of phosphorus concentrations from stormwater runoff. The porous paver driveway has also been shown to remove 90% of TSS, 60% of total nitrogen, and 65% of total phosphorus. Taylor Hennas explained that at the Conservation Commission meeting on January 25th, it was suggested that additional plantings be added, if trees on the property were proposed to be removed. The trees surrounding the existing nonconforming structure will be removed, with the stumps proposed to remain. This is proposed only to facilitate construction. Following the recommendations of the Conservation Commission, four plantings are now proposed around the adjacent wetlands. The overall impervious area on the lot will be reduced from 18.5% to 13.7%, and the combination of the impervious area reduction, pretreatment system, plantings, and stormwater management techniques will create an overall net improvement on this lot. This project meets all of the NHDES Shoreland Program requirements and Subsurface Bureau requirements, with approval issued for the proposed pretreatment system.

Tom Silvia asked why the applicant is not proposing to hook up to the Baboosic Lake community septic system. Taylor Hennas stated that the homeowner explored if they could tie into the Baboosic Lake community septic system. However, it is at max capacity for site loading based on subsurface regulations for the lots that it currently services and cannot handle additional loading for the proposed 2-bedroom construction on this lot.

Tom Silvia noted that the Heritage Commission requested photos of the interior prior to demolition. Taylor Hennas stated that photos of all existing rooms within the interior will be taken to document any original portions of the home.

In response to a question from Tom Silvia, Taylor Hennas stated that the current cesspool will be abandoned, filled, and partially removed. It will no longer be used. The tank's pipe will be removed, filled with sand, and capped.

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Cynthia Dokmo stated that a letter from the Department of Public Works (DPW) and one of the abutters, indicates that this property is known to flood on occasion. Taylor Hennas explained that the proposed house will be elevated, and the treatment system will be designed with a sealed tank to pretreat all runoff before it enters the leach field, and to prevent any leaching of effluent during flood events or elevated high-water tables. The property will still flood on occasion, as it has in the past, but the proposed home will be raised up, and the newly constructed slab will be at a higher elevation.

Bill Stoughton questioned if the Baboosic Lake community septic system, which is operated by the Town on behalf of the residents, is truly at its max capacity. Taylor Hennas stated that the homeowners spoke with the Building Inspector who stated that the community septic system which services the Lake area, is at capacity and can no longer take additional loading. Bill Stoughton stated that the DPW comments suggest that the applicant look into hooking into the Baboosic Lake community septic system. As the DPW has the responsibility for managing that system, he recommended checking directly with the DPW on this item.

In response to a question from Bill Stoughton, Taylor Hennas stated that she does not believe the property is entirely located within the 100-year floodplain. Bill Stoughton asked if the type of pretreatment system proposed is appropriate for occasional submergence. Taylor Hennas stated that the proposed pretreatment system was approved by the Subsurface Bureau back in October. The tank will be sealed with a watertight sealant and all treatment will occur within that tank.

Bill Stoughton asked if the pretreatment system will continue to operate during a flooding event. Taylor Hennas stated that she would have to look into that item. In response to a question from Bill Stoughton, Taylor Hennas stated that this is an aerobic system, which pumps air in, and so likely would not operate in times of floods. Bill Stoughton asked if the manufacturer of the system approves of installing it in an area that is known to become submerged. Taylor Hennas stated that the manufacturer provided a signed contract with the purchase and sales agreement to install this system on this lot. Bill Stoughton asked if the manufacturer was provided with the information that this area occasionally floods. Taylor Hennas stated that she did not provide that information.

Bill Stoughton stated that, similar to the previous application, he would like to see additional calculations regarding stormwater runoff that may not be infiltrated before the Board considers approving the requested waiver.

In response to a question from Bill Stoughton, Taylor Hennas stated that the new house will be smaller than the existing house and will be within the limits of the existing footprint. Thus, a variance will not be required. The new house will have a smaller footprint and a smaller square footage. The new structure will not exceed 44' in height, but the intent is to construct a two-story building. The existing building is a one-story building.

Bill Stoughton stated that the current height restrictions in the regulations assume normal lot setbacks, which are not present on this lot. The applicant is requesting approval to construct a

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building that is as tall as permitted in a normal setback situation, on a site that does not have normal setbacks. There is a greater potential of this new structure shading or blocking the view of abutters. Taylor Hennas agreed that this is a possibility if the structure is built to the max height. Bill Stoughton stated that he believes this is a legitimate concern for abutters. This is an existing nonconforming lot, and a taller building may make it more nonconforming.

Bill Stoughton asked about the proximity to the road for the new structure. There is currently a walkway leading out to Clark Avenue. Taylor Hennas stated that the wall of the proposed building will follow the outline of the existing building. It will not encroach further towards the road. The existing walkway will be used as an entryway into the new home.

Bill Stoughton stated that he would recommend continuing this hearing, to allow for additional stormwater calculations and information about the septic system in a flooding condition.

Chris Yates stated that he would like to see if there is ability to hook into the community septic system. The septic system plan does not mention anything about partial flooding or occasional flooding on the site. He has a concern that the front wall of the proposed house is 8' off the road. With that proximity, and the removal of existing trees, this will change the look of the area a lot. He also has concerns regarding the construction of a two-story house.

Tom Quinn stated that he believes the Board should also hold a site walk of this property as well.

Tim Kachmar asked how robust the Baboosic Lake Community Septic System is during flood situations and if the proposed pretreatment system may be better sealed than the community system. He would like more information on this from the DPW. Arnie Rosenblatt asked Nic Strong if she could obtain this information. Tim Kachmar agreed with a site walk of the property.

Wayne Dykstra, 14 Clark Avenue, stated that he has a concern regarding demolition of the existing cesspool and filling it with gravel or another material. He would like to make sure that none of the contaminants leach out during that process, due to the proximity of nearby wetlands. He would like to see the location calculations for his site to the proposed demolition of the existing cesspool and to the installation site of the new septic system. He noted that a new two-story structure on this site would lead to his childrens' bedroom being approximately 15' away from the second floor. He is concerned with light pollution, complete blockage of views, sunlight access, etc. If the proposed structure is approximately 40' tall, it would also tower over his property. He stated that he is also concerned with the proposed proximity of the new structure to the road. The existing area is already quite tight, and he is concerned with the ability of people and emergency vehicles to pass through. He stated that, in the past eight years, the property in question has flooded completely at least three times. His property is on the community septic system, and the pumps have been shut down in the past due to the flood waters entering the watertight tanks. He noted that it appears the well will be placed 75' from their septic system, but that area is a very wet, swampy area.

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Taylor Hennas stated that the proposed well is located outside of the jurisdictional wetland. This area was flagged by wetland scientists back in September.

Bill Stoughton moved to continue this hearing to March 15, 2023, at 7pm, at Town Hall, to allow the applicant time to address questions raised during this meeting regarding the septic system, stormwater, etc., and to permit time for a site walk on February 28, 2023, at 2pm. Seconded by Chris Yates.
Motion carried unanimously 6-0-0.

OTHER BUSINESS:

1. REGIONAL IMPACT:

- a. CASE #: PZ12161-121319 - Robert H. Jacobson Revocable Trust, Laurie Stevens Trustee (Owner) & TransFarmations, Inc. (Applicant), 17 Christian Hill Road, PIN #s: Tax Map 005-148-000 & 005-100-000 - Conditional Use Permit/Design Review. To depict a 60-unit Planned Residential Development per the Integrated Innovative Housing Ordinance (IIHO). Zoned Residential/Rural.**

Tim Kachmar asked if the development is still planned to have Pennichuck water, individual and shared septic systems, and underground electric/phone/cable. Arnie Rosenblatt stated that this is not yet clear, as the application has not been presented. Tim Kachmar noted that these items could affect the regional impact of this development.

Bill Stoughton stated that he believes there is regional impact to Mont Vernon, based on the potential addition of school-aged children from this development. Tom Quinn agreed that this could also impact Mont Vernon in terms of traffic.

Arnie Rosenblatt stated that this could affect Milford in terms of traffic, as well.

Bill Stoughton moved that there is potential regional impact to the towns of Milford and Mont Vernon from the proposed application. Seconded by Chris Yates.
Motion carried unanimously 6-0-0.

- b. CASE #:PZ - - Kevin & Claudine Curran, Pond Parish, Baboosic Lake & Grater Roads, PIN #s: Tax Map 006-002-000 & 006-007-000 & 006-009-000 - Subdivision. To depict the consolidation and conventional subdivision of Tax Map 6 Lots 2, 7 & 9 for Planning Board approval. Forty-three (43) lots are proposed and are to be served by public roads, individual wells & septic, and underground utilities. Zoned Residential/Rural.**

Cynthia Dokmo stated that this borders Merrimack and there could be potential regional impact to that town.

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Bill Stoughton stated that this could impact Mont Vernon based on the potential addition of school-aged children from this development. Tom Quinn agreed.

Bill Stoughton moved that there is potential regional impact to the towns of Merrimack and Mont Vernon from the proposed application. Seconded by Chris Yates.
Motion carried unanimously 6-0-0.

2 . Minutes: January 18, 2023

The Board agreed to table discussion on this item to its next meeting.

2. Any other business that may come before the Board

The Board agreed that it will not meet on February 15, 2023, if no applications have been received.

Arnie Rosenblatt stated that the next meeting, March 1st, will be at Souhegan High School, as the agenda contains the Jacobson property item. The Curran application, also scheduled for that evening, has noted that it would be okay if the Board speaks to completeness of the application at that time, and to then table it to a date in April.

In response to a question from Tim Kachmar, Nic Strong explained that the 65- day approval clock starts again for TransFormations on the date it is accepted as complete.

Chris Yates asked if the TransFormations plan will be the one sent back to the Board by the court. He has some confusion on what will be presented. Arnie Rosenblatt stated that this will be confronted at a public meeting, when the applicant, its counsel, and the public, are present.

In response to a question from Tim Kachmar regarding if Town Counsel should be present at that meeting, Arnie Rosenblatt stated that he does not believe there is a need for this. The application is the Board's responsibility, and he has every belief that the Board will be able to handle it properly.

Chris Yates moved to adjourn at 8:15pm. Seconded by Tim Kachmar.
Motion carried unanimously 6-0-0.

Respectfully submitted,
Kristan Patenaude

Minutes approved: March 1, 2023