



Town of Amherst, New Hampshire
Office of Community Development

Building · Code Enforcement · Planning · Zoning · Economic Development
2 Main Street, Amherst, NH 03031

Site Walk Minutes

Friday, November 13, 2020

2:00 p.m.

153 - 159 Hollis Road, Amherst, NH 03031

CASE #: PZ12164-121619 – MIGRELA and GAM Realty Trust (Owners) & MIGRELA Realty Trust (Applicant), Carlson Manor, 153-159 Hollis Road, PIN #s: Tax Map 1, Lots 8 & 8-2, Tax Map 2, Lots 7, 7A, 7B, 3-1 & 3-2 – Public Hearing/Subdivision & Non-Residential Site Plan. Proposed 54-unit condominium style development. *Zoned Residential/Rural.*

Continued from November 4, 2020

Planning Board Members: Dwight Brew, Brian Coogan, Christy Houppis, Chris Yates and Tracie Adams.

Applicant/Agent/Professionals: Nate Chamberlin, PE.

Other Attendees: Rob Clemens, Chair, Amherst Conservation Commission.

Staff: Nic Strong, Community Development Director, and Natasha Kypfer, Town Planner.

The site walk began at 2:00 p.m. on the site at the location of an existing paved driveway that is slated to be removed as part of the subdivision. Nate Chamberlin noted that the group was standing at about the 100' setback from Hollis Road. It was noted that Pennichuck Water runs right by the property and will supply this subdivision.

The assembled company moved to the south and saw a drainage channel that bisects the property. Nate Chamberlin stated that there would be stormwater basins on each side of the channel. He stated that the soils were great for infiltration but under NHDES rules that was not allowed in a Class A watershed. Gravel wetlands were proposed to be constructed which would catch and treat the runoff before it got to the wetlands. Nate Chamberlin noted that there were a couple of infiltration BMPs utilized as part of the design plan. It was noted that the main concern was the temperature of the water leaving the treatment and getting to Peacock Brook which is a cold water brook.

The group moved to the location of the wetland crossing for the proposed road. It was noted that only the vegetation required for the road construction would be removed. The Board members asked where the stormwater basin was to be located. Nate Chamberlin showed the general location which was approximately 50' from the wetlands.

The Board was interested in which structures would remain onsite. Nate Chamberlin pointed out the two main buildings that would remain but was not sure which structure was going to be used as the potting shed for the community garden.

It was noted that there would be both separate and community septic systems depending on the unit.

Site Walk Minutes/MIGRELA & GAM Realty Trusts, Tax Map 1, Lots 8 & 8-2, Tax Map 2,
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The group viewed the location of the second gravel wetland and recharge basin in a natural depression towards the north end of the property. Nate Chamberlin noted that only about one foot of material would be removed for the construction of this stormwater management area. He pointed out the proximity of the wetlands behind the existing gazebo.

The site walk concluded at 3:10 p.m. +/-

Respectfully submitted,

Nic Strong
Community Development Director

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Minutes approved: December 16, 2020

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