



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 20, 2020

2:30 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: Bill Stoughton, and Arnie Rosenblatt.

Applicant/Agent/Professionals: Chad Branon, PE.

Other Attendees: Will Ludt, Chair, Heritage Commission, and Rob Clemens, Chair, Amherst Conservation Commission.

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

The site walk began at 2:30 p.m. on the site at the location of an existing paved driveway that is slated to be removed as part of the subdivision. The group was shown the area that the community garden would be placed in and where the public parking area would be located. They then moved to the proposed main entrance to the subdivision which is across from Peacock Brook Lane. It was noted that the pine trees in this location would be cut and the existing stonewall reset for landscaping purposes. One of the buildings that is scheduled to remain on site as the potting shed was viewed, and Will Ludt noted that it had originally be brought to this property from the New Boston Air Force Tracking Station and was built probably in the 40s. It is one of the buildings that is being used for bonus purposes.

The group moved on to the first stormwater management area and Chad Branon, PE, pointed out that the drop in elevation allowed this area to be used with a berm around it and a gravel wetland before the runoff discharges into the wetland area, the edge of which Chad Branon, PE, indicated. He noted that the gravel wetland is a pre-treatment feature used due to the sensitivity of the watershed to mitigate and treat runoff to deal with sediment loading and to remove phosphorous and nitrogen. The stormwater stays in the treatment longer which mitigates the temperature of the water. The infiltration basin is designed for peak rate mitigation for the 50-year storm but the engineers check it to the 100-year storm.

The existing long building onsite will be demolished. There is an existing wellhouse onsite that was planned to remain, but it was not being used and could be removed if necessary.

The group made their way back to the centerline stakes for the road. Chad Branon, PE, pointed out one of the hydrogeological study wells on the property. The assembled company made their way to the wetland crossing area. Chad Branon, PE, stated they would be installing an oversized

culvert to meet the recommendations of the wildlife/environmental report. The area of the crossing is an existing seasonal runoff that shows signs of human activity and the water tends to pond up in the spring closer to Route 122 which is caused by an existing elevated culvert.

Rob Clemens asked if the stone wall the group could see was the back line of the property and Chad Branon, PE, confirmed that to be the case. The group was shown the areas of stormwater management that were proposed on each side of the new road and Chad Branon, PE, pointed out that they were located to capture as much runoff as possible to meet State and local stormwater standards, which necessarily meant that they were in low spots and also sometimes meant that they were in wetland buffers.

Chad Branon, PE, explained which of the existing structures closer to Route 122 were slated to remain as the clubhouse and community building. Being occupied presently, the group could not get too close to the farmhouse that would be the clubhouse but was able to look through the windows of the proposed community building. Will Ludt noted that this was constructed in about 1780 - 1790 and had wide board floors and an old chimney of interest. The farmhouse was probably built in the late 18th century, at least in part, and some additions made later. These two buildings are used to calculate bonus units.

It was noted that there was no proposal to put up a traffic light for the intersections. It was also noted that the lines of pine trees on the property would be removed for the construction of the roads and houses. The group was at the intersection of the main through road and the shorter east west road. Chad Branon, PE, noted that the gravel wetland would discharge directly into the wetland and also noted that the soils were excellent in this area for infiltration and there would not be much runoff. He noted that there were vernal pool-like characteristics in the wetland to the north west but they were not touching anything there. The soils to the south were better with more porous sand for drainage.

Chad Branon, PE, pointed out where the 100' setback from Route 122 was approximately, which is where the back of the proposed houses would be. Some trees might be able to remain. The remaining buildings on the site were noted to be removed. The property will be served by underground utilities. In terms of irrigation for the site, Chad Branon, PE, noted that there were four or five existing wells on the property and one or two might be kept to be used for irrigation purposes but that detail had not been decided on at this time.

The group made their way to the intersection of the through road with the connector road. An existing house on the property was noted to be removed, as was the concession stand. The group could see the existing houses on the lots that currently front on Rocky Hill Road through the trees. It was noted that the houses would be considered part of the subdivision but were not being used for purposes of bonus unit calculation. The group walked the through road back to the point of beginning. On the way back it was noted that the existing elevated culvert would be left in place as it did not have an impact on the subdivision plan and that no changes were proposed to the drainage ditch. The existing path would be part of the walking trail. Extra pavement was pointed out that would be removed as part of the site construction.

Site Walk Minutes/MIGRELA & GAM Realty Trusts, Tax Map 1, Lots 8 & 8-2, Tax Map 2,
Lots 7, 7A, 7B, 3-1 & 3-2, 153 - 159 Hollis Road
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The site walk concluded at 3:25 p.m. +/-

Respectfully submitted,

Nic Strong
Community Development Director

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Minutes approved: December 16, 2020

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