

Community Development Connection

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Office of Community Development
Town of Amherst



Modernizing Land Use Regulations

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The Town of Amherst has not improved the Subdivision Regulations and Non-Residential Site Plan Regulations for several years. In an effort to modernize our regulations, the Planning Board is currently considering updating the Subdivision regulations as a first step in revisiting all the Board's regulations. There will be a Public hearing on these changes on February 21, 2018.

Other regulatory changes being considered in 2018 include consolidating all of Amherst's land use regulations including Subdivision, Site Plan and Stormwater Regulations and the Roadway and Utility Standards into a single document, and several zoning amendments regarding signage and land use.

Did You Know?

"No occupation is so delightful to me as the culture of the earth, and no culture comparable to that of the garden." ~ Thomas Jefferson

As Spring comes, if you have yard improvements on your mind, and are thinking of investing in a shed there are a couple of things you should consider. Sheds are considered accessory structures by the Zoning Ordinance. As such, they are subject to the basic setbacks defined for each district, generally a minimum of 20 to 30 feet from your side and rear property lines. In addition, your shed will need to be placed a sufficient distance from your septic system and any wetlands on your property. If the shed is larger than 32 sq. ft. (4'X 8') you will need to apply for a building permit as well.



Don't Forget to Check out NRPC Live Maps!

The app features the NRPC GIS database including parcels and road inventory, as well as a number of regional overlays such as water resources, flood hazards, soils, zoning and land use. It also features integrations with Vision Appraisal online property record cards, as well as Google Street View.

To get started, visit www.nashuarpc.org and click on the Live Maps Button. The site is also accessible through a link on the Community Development Department web page at www.amherstnh.gov.



Zoom in, zoom out, pan around, turn on and off basemaps and overlays, or click on particular parcels. Use the Search Properties to query particular addresses. Please don't hesitate to contact Sara Siskavich, GIS Manager, at saras@nashuarpc.org with any questions.

Meeting Results:



Each month this column will bring you a quick update on the results of the Zoning Board, Planning Board, and Historic District Commission's deliberations:

Zoning Board (ZBA)

The ZBA held a public hearing on December 19th. The Board heard one application:

1. **CASE #: PZ9316-111617** – Robert & Alexis Stevenson (Owners) – 63 Chestnut Hill Road, PIN #: 011-011-008 - Request for a Variance to Article IV, Section 4.5, Paragraph D.2 to build an addition on an existing single family home 23.1 feet from the property line where 40' is required. Zoned Northern Rural.

The application was approved by a vote of 5 to 0.

Planning Board (PB)

At the January 3, 2017 Public Hearing the Board held a Scenic Road Hearing :

1. **Scenic Road Hearing - Mack Hill Road.** The Department of Public Works sought permission to remove three (3) dead trees in the vicinity of the Upper Flanders Road intersection. During the hearing, an additional dead tree in the same vicinity was noted and discussed for removal.

The tree removal was approved as requested, with the addition of the additional dead tree.

Historic District Commission (HDC)

On January 6th, the HDC participated in a full day training seminar presented by the National Alliance of Preservation Commissions Commission Assistance and Mentorship Program (CAMP). Three nationally recognized experts came to Amherst and discussed the legal basis for historic resource regulation, meeting procedures and the role of the Commissioner and development of standards and guidelines for design review. This highly informative session was funded through a Certified Local Government (CLG) grant received through the NH Division of Historical Resources.

The HDC held a public hearing on January 18th for one applications. There was no December meeting.

1. **PZ9465-122917** – Kaye & Maxwell Matthews, 6 Beaver Brook Road, PIN #: 018-023-000 - Code Violation – Replacement of original wood siding with vinyl siding installed without Historic District Commission approval.

The application was approved as requested, by a vote of 4 to 1.

USEPA MS-4 Phase II Stormwater Permit Issued



The long awaited US EPA MS-4 Stormwater Permit was issued in January, 2017. The permit covers stormwater discharges into waterways in urbanized portions of New Hampshire, and requires identification of illicit discharges and mitigation of non-point source pollution.

In Amherst, areas of the Village, the Route 101A corridor and areas adjacent to Baboosic Lake are included in the Urbanized Areas subject to requirements of the permit.

Currently, the permit is expected to come into effect on July 1, 2018. Timelines contained in the permit require the town to issue a Notice of Intent (NOI) indicating our plans to comply with permit requirements, and development of a Stormwater Management Program (SWMP) that implements the tasks outlined in the NOI.

The goal of the program is to address non-point source pollution of our waterways, and to adopt measures that will protect and enhance water quality. Fortunately, the town has been in compliance with previous permits, and has been diligent in mapping our water resources and our stormwater infrastructure and testing water quality in various locations throughout the town. As with many complicated federal permits, compliance with the 2017 NPDES Statewide Permit will not be simple, but we have a terrific head start!

Thank You and Call for Volunteers

Our town would not be the same if not for the efforts of our volunteer Boards and Commissions!

Thank you for your service to our community and for making Amherst one of the best places to live in New Hampshire and the Nation!

We are looking for a few community-minded folks to serve as alternates on the Planning Board, Zoning Board of Adjustment, Historic District Commission and Conservation Commission. The pay is lousy, but the rewards are great, and it is a terrific way to get involved in the community.

If you are interested please contact the Deb Butcher in the Office of Community Development at (603) 673-6041 ext. 206.



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WE ARE ON THE WEB!

WWW.AMHERSTNH.GOV

The Community Development Office strives to effectively manage community change in accordance with the Master Plan and the Town's ordinances and regulations by providing professional advice and technical expertise in a consistent and fair manner to citizens, boards, commissions, departments, and regional agencies on the implementation of land use ordinances, regulations, and policies for both the short- and long-term physical, natural, and economic development of the Town.

The Community Development Office is comprised of the Building, Zoning, Planning, Code Enforcement, and Economic Development Departments. The Office provides support to the Planning Board, Zoning Board, Amherst Conservation Commission, Historic District Commission, Heritage Commission, and the CIP Committee. The office provides a one-stop location for all land development processing in the Town.

Next Household Hazardous Waste & Electronics Collection in **Nashua**

WHEN

Saturday, April 21nd, 8:00 AM - NOON

WHERE

Nashua Public Works Garage

9 Stadium Drive, Nashua

WHO CAN ATTEND

Residents of Amherst, Brookline, Hollis, Hudson, Litchfield, Merrimack, Milford, Mont Vernon, Nashua, Pelham, and Windham

COST

\$10 user fee per vehicle covers up to 10 gallons or 20 pounds, additional charges for electronics recycling

For more information and a complete list of accepted items visit:

<http://www.nashuarpc.org/hhw>

or call 603-424-2240.