



Town of Amherst, New Hampshire Office of Community Development

Building · Code Enforcement · Planning · Zoning · Economic Development

AMHERST PLANNING BOARD AGENDA

Please be advised that the Amherst Planning Board will meet on **Wednesday, April 16, 2025**, at 7:00 p.m. in the **Souhegan High School Auditorium, 412 Boston Post Road, Amherst, NH 03031**

PUBLIC HEARINGS:

1. **CASE #: PZ19961-020625 – Redes Realty, LLC, Peter Redes (Owners and Applicants), 4 Limbo Lane, PIN #: 006-058-000.** Non-Residential Site Plan. To depict a 1,720 SF expansion of office space with parking and other associated site improvements. *Zoned Commercial. Continued from April 2, 2025*
2. **CASE #: PZ19962-020625 – Redes Realty, LLC, Peter Redes (Owners and Applicants), 4 Limbo Lane, PIN #: 006-058-000.** Conditional Use Permit. Wetland and Watershed Conservation District (WWCD). To depict a 1,720 SF expansion of office space with parking and other associated site improvements. *Zoned Commercial. Continued from April 2, 2025*
3. **CASE #: PZ18273-120523 – Vonderosa Properties, LLC (Owners & Applicants); County, Upham & Spring Road, PIN #: 004-118-000, 004-119-000 & 004-121-000 & 006-102-000.** Subdivision Application. To subdivide Tax Map 4 Lots 118, 119 & 121 and Tax Map 6 Lot 102 into seven (7) conservation lots and thirty-seven (37) residential lots. *Zoned Residential Rural. Continued from March 5, 2025*

OTHER BUSINESS:

4. REGIONAL IMPACT:

- a. **CASE #: PZ19969-040825 – Robert Boles, Steven Marr, & Edward Marr (Owners); Oak Tree Muffler Corporation C/O Robert Boles (Applicant); 88 Route 101A, PIN #: 002-063-000.** Conditional Use Permit, Aquifer Conservation and Wellhead Protection District (ACWPD). To allow an automotive use in the Aquifer Conservation and Wellhead Protection District (ACWPD). *Zoned Commercial.*
 - b. **CASE #: PZ19970-040825 – Arboleda Realty, LLC (Owner), LaBelle Winery (Applicant), 345 Route 101, 008-057-000.** Non-Residential Site Plan Amendment. To show amendments of the proposed improvements as conditionally approved by the Amherst Planning Board on March 6, 2019, resulting in reductions to the areas of parking, building, stormwater management, and disturbance. *Zoned Residential Rural.*
 - c. **CASE #: PZ19971-040825 – Route 101 Amherst LLC (Owner & Applicant); 99 Route 101A; 002-054-000, 002-056-000, & 002-057-000.** Non-Residential Site Plan Final Approval. To show the improvements necessary to permit and construct a 27,500 SF mixed use commercial facility that consists of a 150 seat restaurant and 21,300 SF of retail/office space. *Zoned Commercial.*
 - d. **CASE #: PZ19972-040925 – Arboleda Realty, LLC (Owner), LaBelle Winery (Applicant), 345 Route 101, 008-057-000 & 008-058-001.** Lot Line Adjustment. To depict a Lot Line Adjustment, whereby parcel 'a' is to be conveyed from lot 5-58-1 to become a contiguous part of lot 8-57. *Zoned Residential Rural.*
5. Minutes: April 2, 2025
 6. Any other business that may come before the Board

Access to the meeting will also be provided via Zoom

Please click the link below to join the webinar: <https://us02web.zoom.us/j/87895415778>

Or Telephone: Dial +1 646 558 8656 US (New York). Webinar ID: 878 9541 5778

Please be advised that technical difficulties may occur during this Zoom meeting due to factors beyond our control. If you experience issues with video or audio, please try refreshing your connection or checking your Internet connection. We appreciate your understanding. GN / 3/21/25, 4/3/25, 4/8/25, 4/9/25