



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, May 7, 2025**, at 7:00 p.m. in the **Barbara Landry Meeting Room at the Town Hall, 2 Main Street, Amherst, NH 03031**

**PUBLIC HEARINGS:**

**1. SCENIC ROAD PUBLIC HEARING – Eversource**

In accordance with NH RSA 231:158, the Amherst Planning Board will hold a public hearing on Wednesday, May 7, 2025, at 7:00 pm in the Barbara Landry Meeting Room, 2<sup>nd</sup> Floor, Amherst Town Hall, 2 Main Street, Amherst, NH, for the trimming and removal of trees and brush near power lines within the Town on the following scenic roads: Ponemah Hill Road, Lyndeborough Road, and Green Road.

**2. CASE #: PZ19956-121824 – Jeffrey and Nancie Fernandez (Owner & Applicant); 22 Founders Way, PIN #: 005-059-036 – Conditional Use Permit Application. To include a detached accessory unit within a carriage house currently under construction. Zoned Residential Rural. *Continued from April 2, 2025***

**3. 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 16, 2025***

***Continuance requested by applicant:***

**4. CASE #: PZ19810-111324 - Robert H. Jacobson Revocable Trust, Laurie Stevens, Trustee (Owner); TransFormations, Inc., C/O Carter Scott (Applicant); 17 Christian Hill Road, PIN #: 005-100-000 & 005-148-000. Final Approval. Subdivision. To depict a subdivision of land of existing Tax Map 5 Lot 100 and Tax Map 5 Lot 148. Lot 5-100 will be divided into 22 new lots with a large remainder lot. Lot 5-148 will be divided into 13 new lots – one being a condominium lot, and one being a large remainder lot as a Planned Residential Development (PRD) per the Integrated Innovative Housing Ordinance. Zoned Residential-Rural. *Continued from March 19, 2025***

***Continuance requested by applicant:***

**5. CASE #: PZ19811-111324 - Robert H. Jacobson Revocable Trust, Laurie Stevens, Trustee (Owner); TransFormations, Inc., C/O Carter Scott (Applicant); 17 Christian Hill Road, PIN #: 005-100-000 & 005-148-000. Conditional Use Permit. To depict a subdivision of land of existing Tax Map 5 Lot 100 and Tax Map 5 Lot 148. Lot 5-100 will be divided into 22 new lots with a large remainder lot. Lot 5-148 will be divided into 13 new lots – one being a condominium lot, and one being a large remainder lot as a Planned Residential Development (PRD) per the Integrated Innovative Housing Ordinance. Zoned Residential-Rural. *Continued from March 19, 2025***

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

**6. 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.**

**7. 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.**

**8. 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.**

**9. 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*

**OTHER BUSINESS:**

10. Minutes: April 16, 2025

11. 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/85456491083>

Or Telephone:

Dial +1 646 558 8656 US (New York)

Webinar ID: 854 5649 1083

*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 / 4/1/25, 4/3/25, 4/8/25, 4/17/25