



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, June 4, 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. **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. Continued from May 7, 2025*
2. **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 forty-one (41) residential lots. *Zoned Residential Rural. Continued from April 16, 2025*

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

3. **CASE #: PZ19975-051225 – Arboleda Realty, LLC (Owner & Applicant), 340 Route 101, 008-052-000.** Subdivision Final Approval. To depict a subdivision of the 45.805 acre lot 8-52 into two residential lots as shown. *Zoned Residential Rural.*

**CONCEPTUAL CONSULTATIONS:**

4. **CASE #: PZ19976-051325 – Fredette Properties, LLC (Owner); Kents Towing, Kent Sheldon (Applicant); 3 Caldwell Drive; 002-046-003.** Non-Residential Site Plan Discussion. To depict a conceptual site plan with the associated improvements. *Zoned Industrial.*

**OTHER BUSINESS:**

5. Minutes: May 21, 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/86078816994>

Or Telephone:

Dial +1 646 558 8656 US (New York)

Webinar ID: 860 7881 6994

*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 / 4/17/25, 5/13/25, 5/14/25