



Town of Amherst, NH
BOARD OF SELECTMEN AGENDA
Barbara Landry Meeting Room
2 Main Street
FRIDAY, SEPTEMBER 1, 2023 3:00 PM

- 1. Call to Order**
- 2. Citizens' Forum**
- 3. Public Hearing**
 - 3.1. NH RSA 41:14-A Clearview Land Purchase
- 4. Administration**
 - 4.1. Administrative Updates
- 5. Approvals**
 - 5.1. Payroll, AP and Minutes

Adjournment

Next Meeting: September 11, 2023

You are invited to a Zoom webinar.
When: Sep 1, 2023 03:00 PM Eastern Time (US and Canada)
Topic: Board of Selectmen Meeting 9/1/2023

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/88288960266>
Or Telephone: 1 301 715 8592 US (Washington DC)
Webinar ID: 882 8896 0266

**Town of Amherst, NH
BOARD OF SELECTMEN**

NOTICE OF PUBLIC HEARING

**Barbara Landry Meeting Room, Town Hall – 2 Main Street
Friday September 1, 2023 3:00 PM**

Pursuant to New Hampshire 41:14-a, the Amherst Board of Selectmen hereby announce to the citizens of Amherst the convening of a Public Hearing to take input on the acquisition of a property by the Town, to be held and controlled by the Conservation Commission. The Town is considering the purchase of a parcel of land, Tax Map 5, Lot 159-1, the owner of record being Clearview Development Group, LLC, in two phases with the following expected closing dates:

- Phase I: comprising twelve (12) units in the West Village Condominium development together with the limited common area appurtenant thereto; closing no later than October 13, 2023; and
- Phase II: comprising twelve (12) additional units in the West Village Condominium development together with the limited common area appurtenant thereto, common areas not designated as open space, as well as the open space areas on Lot 159-1; closing no later than August 31, 2024.

The Phase I and Phase II parcels are to be protected by conservation easements held by the Amherst Land Trust. The purchase of Phase II of said parcel will be financed, in part, with a bond authorized by the 2021 Town Meeting vote approving borrowing money for conservation purposes. These two phases are all part of a single plan of conservation, a single Purchase & Sale Agreement with the sellers and the Amherst Land Trust, and are being purchased at different times to comply with the financing parameters in the 2021 Town Meeting vote authorizing borrowing money for conservation purposes.

The Town intends to follow the RSA 41:14-a process once for the two phases described above.

All interested citizens are invited to attend the meeting.



Town of Amherst, NH
BOARD OF SELECTMEN MEETING MINUTES
Barbara Landry Meeting Room
2 Main Street
Monday, August 22, 2023, 8:00PM

1 Attendees: Chairman Peter Lyon, Selectman Bill Stoughton (remote), Selectman John
2 D'Angelo, Selectman Pray, and Selectman Grella
3 Staff present: Jennifer Stover, Executive Assistant, Kristan Patenaude, Recording Secretary
4

5 **1. Call to Order**

6 Chairman Peter Lyon called the meeting to order at 5:00 p.m.
7

8 **2. Pledge of Allegiance** – led Mark Bender, Conservation Commission.
9

10 **3. Citizen's Forum**

11 None at this time.
12

13 **4. Public Hearing - First Public Hearing for Land Purchase**

14 **4.1. Land Purchase, New Hampshire RSA 36-A:5 and 41:14-a NH**

15 Other persons present: Conservation Commission members: Jared Hardner – Chair, Rob
16 Clemens – Vice Chair, John Harvey - alternate, Christian Littlefield, Rich Hart – alternate,
17 Steve Lutz, Frank Montesanto, and Mark Bender.
18

19 *A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Grella to enter*
20 *into a Public Hearing, pursuant to New Hampshire RSA 36-A:5 and 41:14-a NH.*

21 *Roll Call Vote: Lyon - aye, Stoughton - aye, D'Angelo - aye, Pray - aye, and Grella – aye.*
22 *Voting: 5-0-0; motion carried unanimously.*
23

24 Selectman Pray read the public hearing statement into the record:

25 Pursuant to New Hampshire RSA 36-A:5 and 41:14-a, the Amherst Board of Selectmen and
26 the Amherst Conservation Commission hereby announce to the citizens of Amherst the
27 convening of a Public Hearing to take input on the acquisition of a property by the Town, to
28 be held and controlled by the Conservation Commission. The Town is considering the
29 purchase of a parcel of land, Tax Map 5, Lot 159-1, the owner of record being Clearview
30 Development Group, LLC, in two phases with the following expected closing dates:

- 31 • Phase I: comprising twelve (12) units in the West Village Condominium development
32 together with the limited common area appurtenant thereto; closing no later than
33 October 13, 2023; and
- 34 • Phase II: comprising twelve (12) additional units in the West Village Condominium
35 development together with the limited common area appurtenant thereto, common
36 areas not designated as open space, as well as the open space areas on Lot 159-1;
37 closing no later than August 31, 2024.
38

39 The Phase I and Phase II parcels are to be protected by conservation easements held by the
40 Amherst Land Trust. The Conservation Commission is considering the use of Conservation
41 Fund monies as a portion of the proceeds to purchase Phase I of the above-described parcel.
42 The purchase of Phase II of said parcel will also be financed, in part, with a bond authorized
43 by the 2021 Town Meeting vote approving borrowing money for conservation purposes.
44 These two phases are all part of a single plan of conservation, a single Purchase & Sale
45 Agreement with the sellers and the Amherst Land Trust and are being purchased at different
46 times to comply with the financing parameters in the 2021 Town Meeting vote authorizing
47 borrowing money for conservation purposes. The Town intends to follow the RSA 41:14-a
48 process once for the two phases described above.

49
50 All interested citizens are invited to attend the meeting.

51
52 Rob Clemens, Amherst Conservation Commission (ACC), gave a presentation on this item.
53 He explained that the ACC has been working with Amherst Land Trust and the developer to
54 reach this deal to acquire this area for conservation open space and public access. This will
55 conserve approximately 60 acres of forest and wetland habitat and avoid a proposed
56 development of 24 residential lots. The property in question is part of a larger mosaic of
57 wildlife habitat north of the Village along the Beaver Brook watershed and represents
58 opportunities for both habitat conservation and public access. Relative to water resources, this
59 property is just on the northern boundary of major aquifer projecting south through the
60 Village and includes a watershed for Beaver Brook. The property in question was approved by
61 the Planning Board for 25 lots and some associated open space and easements. The Town
62 executed a Purchase & Sale agreement with Clearview Development to acquire this property
63 in two phases. The initial phase is to acquire half of the west village development, 12
64 residential units, and the remainder of the west village development would be acquired in a
65 second phase, including 12 more of the approved units. An approximately four-acre parcel
66 would be retained by the developer. The Amherst Land Trust (ALT) is an important partner,
67 as they will acquire a conservation easement on the entire open space area from Clearview
68 Development. A purchase price of \$2.125M has been agreed to, relative to the appraised value
69 of \$3.1M. The ACC will fund the first phase of the acquisition with \$470,000 from the
70 Conservation Fund. The Town will fund the second phase with \$600,000 of the remaining
71 open space bond funds. The ACC also will return \$110,000 of land use change tax expected to
72 be received from the development of the east village. Finally, the ALT will fund the
73 conservation easement with privately raised funds of approximately \$845,000. That
74 fundraising effort is underway and most of the funding already been secured. The Purchase &
75 Sale agreement has been executed. Phase 1 is to close by early October, following a complete
76 36-A:5 and 41:14-a review process. Phase 2 is scheduled to close by late August 2024. The
77 ALT anticipates completing its purchase of the conservation easement by the time the first
78 phase is closing.

79
80 In response to a question from Selectman Grella, Rob Clemens explained that the ALT has
81 undertaken a public fundraising process and has named the effort “Save the Post Road
82 Forest.” If this fundraising effort is not successfully completed by September 15th, the Town
83 will be able to walk away from the proposed deal. The ALT has made some assurances that
84 the effort will be complete.

85

86 In response to a question from Selectman D'Angelo, Rob Clemens explained that the ALT has
87 approximately \$200,000 left to raise.

88
89 Selectman D'Angelo asked if the deal will be walked away from, if fundraising efforts are not
90 completed, or if there is another contingency plan. Chairman Lyon stated that he believes the
91 burden is on the Board to decide this.

92
93 Selectman D'Angelo noted that there is currently \$600,000 worth of conservation funds going
94 towards the Curran purchase, which the Town is planning to use to pay down bond payments
95 as opposed to actually buy land, which would have been his preference. If additional funding
96 is needed for this acquisition, the Board could consider using less than \$600,000 to cover the
97 Curran purchase. Chairman Lyon stated that this could be considered by the Board once it is
98 known if the fundraising effort is short.

99
100 The Board applauded the efforts of the ACC, ALT, developer, and community on this project.

101
102 There was no public comment at this time.

103
104 *A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Pray to exit the*
105 *Public Hearing at 8:18pm.*

106 *Roll Call Vote: Lyon - aye, Stoughton - aye, D'Angelo - aye, Pray - aye, and Grella – aye.*
107 *Voting: 5-0-0; motion carried unanimously.*

108
109 Chairman Lyon explained that there will be a second public hearing, per RSA 41:14-a on
110 September 11, 2023, at 3pm. The Board already has recommendations from the Planning
111 Board and Heritage Commission to pursue this acquisition.

112
113 **Rob Clemens moved that the ACC recommend this acquisition to the Board of**
114 **Selectmen. Seconded by Steve Lutz.**

115 **Roll Call Vote: Jared Hardner – aye, Rob Clemens – aye, Christian Littlefield -**
116 **aye, Steve Lutz - aye, Frank Montesanto - aye, and Mark Bender - aye.**
117 **6-0-0; motion approved.**

118
119 **11. Adjournment**

120
121 *A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Pray to*
122 *adjourn the meeting at 8:20pm.*

123 *Roll Call Vote: Lyon - aye, Stoughton - aye, D'Angelo - aye, Pray - aye, and Grella – aye.*
124 *Voting: 5-0-0; motion carried unanimously.*

125
126 **NEXT MEETING: August 22, 2023**

127
128
129 _____
Selectman Bill Stoughton

Date