



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, December 6, 2023**, at 7:00 p.m. in the **Barbara Landry Meeting Room at the Town Hall, 2 Main Street, Amherst, NH 03031**

**PUBLIC HEARING(S):**

1. **CASE #: PZ17708-080923 – Riley Investment Properties, LLC c/o Tom Riley (Owner & Applicant); 125 NH Route 101A, PIN #: 002-035-001-C.** Non-Residential Site Plan. To amend the previous site plan approval for Phase C involving the construction of a 12,000 square foot single story retail building and propose a 2,400 square foot single story drive-thru only café. *Zoned Commercial. Continued from November 1, 2023*
2. **Public Hearing on Proposed Zoning Ordinance Amendments. See separate notice.**

**Planning Board review pursuant to RSA 41:14-a for the acquisition or sale of land by the Town on the following properties: Map 3 Lots 60-2 & 60-3; and Map 25 Lots 28 & 29**

**OTHER BUSINESS:**

3. **Regional Impact:**
  - a. **CASE #: PZ18270-120523 – PKM Properties, LLC; 10 Howe Drive, PIN #: 002-034-007.** Non-Residential Site Plan Review Amendment. To depict changes to the approved plan to lower the site and reduce the pavement for a 24,680 s.f. building: 21,160 s.f. warehouse and 3,520 s.f. office. *Zoned Industrial.*
  - b. **CASE #: PZ18271-120523 – Vonderosa Properties LLC (Owners & Applicants); County & Upham Road, PIN #: 004-145-000.** Design Review - Subdivision Application. To subdivide Tax Map 4 Lot 145 into five (5) residential lots. *Zoned Residential Rural.*
  - c. **CASE #: PZ18272-120523 – Vonderosa Properties LLC (Owners & Applicants); Cricket Corner & Upham Road, PIN #: 004-116-000.** Subdivision Application. To subdivide Tax Map 4 Lot 116 into nine (9) residential lots. *Zoned Residential Rural.*
  - d. **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.*
4. Notice of receipt pursuant to RSA 676:18, IV., of Boundary Plan, Tax Map 24 Lot 58, 3 Hillside Avenue, for informational purposes only
5. Minutes: November 1, 2023
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/86515516872>

Or Telephone:

Dial +1 312 626 6799 US (Chicago)

Webinar ID: 865 1551 6872

NS/  
11/28/23, 12/5/23 rev.