



Town of Amherst, New Hampshire
Office of Community Development
Building · Code Enforcement · Planning · Zoning · Economic Development

AMHERST PLANNING BOARD AGENDA
April 7, 2021 at 7:00 p.m.
Meeting to be held via Zoom – No physical location

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/82795183926>

Or Telephone: Dial 1 312 626 6799

Webinar ID: 827 9518 3926

If you have difficulty accessing the meeting please call 603-341-5290

PUBLIC HEARINGS:

1. **CASE #: PZ12164-121619 – MIGRELA and GAM Realty Trust (Owners) & MIGRELA Realty Trust (Applicant), Carlson Manor, 153-159 Hollis Road, PIN #s: Tax Map 1, Lots 8 & 8-2, Tax Map 2, Lots 7, 7A, 7B, 3-1 & 3-2 – Public Hearing/Subdivision & Non-Residential Site Plan. Proposed 54-unit condominium style development. Zoned Residential/Rural. *Continued from March 3, 2021***

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

2. **CASE #: PZ13773-021221 – GAM Realty Trust (Owners & Applicants), 153-159 Hollis Road, PIN #: Tax Map 1, Lots 8 & 8-2, Tax Map 2, Lots 7, 7A, 7B, 3-1 & 3-2 – Submission of Application/Public Hearing/Conditional Use Permit: Construction of proposed private road across a wetland and 100 ft. buffer area (WWCD) in order to provide safe and suitable access for a 52-Unit Condominium Style development. Zoned Residential/Rural.**
3. **CASE #: PZ13865-031021 – Napior Rentals, LLC (Owners) & NH Custom Builder (Applicant), 104 Route 101A, PIN #: Tax Map 2-47-2 – Submission of Application/Public Hearing/Non-Residential Site Plan – Proposed commercial change of use from a retail to a mix of residential and retail on Tax Map Lot 2-47-2. Zoned Commercial.**
4. **CASE #: PZ13877-031221 – Donald Theriault and David & Suzanne Theriault (Owners & Applicants), 482 Boston Post Road, PIN #: Tax Map 2-170-37 & 10 Aglipay Drive, PIN #: Tax Map 2-170-14 – Submission of Application/Public Hearing/Lot Line Adjustment & Subdivision – Depict a lot line adjustment and subdivision to create one new residential lot. Zoned Residential/Rural.**
5. **CASE #: PZ13878 – 031221 – Donald Theriault & Dany Lagios (Owners & Applicants), 482 Boston Post Road, PIN #: Tax Map 2-170-37 – Submission of Application/Public Hearing/Conditional Use Permit - To reduce the wetland buffer from 100 feet to between 50-100 feet to allow a driveway and associated drainage per Section 4.11.H.2. Zoned Residential/Rural.**

OTHER BUSINESS:

6. Discussion regarding Map 11 Lot 16, Pulpit Road, Class VI road and Board of Selectmen request for comment on Release of Liability.
7. Notice of Lot Consolidation for Map 2 Lot 68 and Lot 67.
8. Minutes: 3/17/21
9. Any other business that may come before the Board.

DB/ rev. NMK/ rev. NS/
2/12/21 3/4/21 3/16/21 & 3/26/21