



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, August 16, 2023, at 7:00 p.m.** in the **Barbara Landry Meeting Room, Town Hall, 2 Main Street, Amherst NH 03031**

PUBLIC HEARING(S):

1. **CASE #: PZ17445-060623 – Erin & Rory Jorgensen (Owners & Applicants); 4 Lake Outlet Road, PIN #: 008-123-000.** Conditional Use Permit - WWCD. To construct a 148 square foot addition onto the pre-existing, non-conforming structure within the Wetland and Watershed Conservation District. *Zoned Residential Rural. Continued from July 5, 2023*
2. **CASE #: PZ17450-060623 – Ballinger Properties (Owner) & Tanya & Eric Schifone (Applicants); 10 Howe Drive, PIN #: 002-034-007.** Non-Residential Site Plan Review. To depict a 20,000 square foot warehouse and 2,560 square foot office with parking and other associated site improvements. *Zoned Industrial. Continued from July 5, 2023*

DESIGN REVIEW:

1. **CASE #: PZ17446-060623 – 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. Continued from July 5, 2023*
2. **CASE #: PZ17447-060623 – Vonderosa Properties, LLC (Owners & Applicants); Cricket Corner & Upham Road, PIN #: 004-116-000.** Design Review - Subdivision Application. To subdivide Tax Map 4 Lot 116 into nine (9) residential lots. *Zoned Residential Rural. Continued from July 5, 2023*
3. **CASE #: PZ17448-060623 – Vonderosa Properties, LLC (Owners & Applicants); County, Upham & Spring Road, PIN #: 004-118-000, 004-119-000 & 004-121-000 & 006-102-000.** Design Review - 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 July 5, 2023*

OTHER BUSINESS:

7. Interview two Planning Board Alternate candidates.
8. Regional Impact:
 - a. **CASE #: PZ17697-080823 – Clearview Development Group, LLC c/o Erol Duymazlar (Owner) & Meridian Land Services, Inc., c/o Ken Clinton (Applicant); Boston Post Road, PIN #: 005-159-001.** Subdivision Application Amendment – To amend the phasing of the Prew Purchase - West Village and the length of the dead-end road. *Zoned Residential Rural.*
 - b. **CASE #: PZ17700-080823 – Beaver Meadow Investments, LLC (Owners & Applicants); 48 Ponemah Road, PIN #: 004-025-007** – Subdivision Application. To condominiumize the existing eight residential rental units in two existing buildings. *Zoned Residential Rural.*
 - c. **CASE #: PZ17701-080823 – Scott R. McEttrick (Owner & Applicant); 6 North End of Lake, PIN #: 008-066-000** – Conditional Use Permit. To construct a detached garage with an ADU and approved ISDS and reclaim areas of the existing gravel driveway to be restored back to an unaltered state. *Zoned Residential Rural.*
 - d. **CASE #: PZ17707-080923 – The Raymond Family Rev. Trust of 2019, c/o Steven Raymond, 125 Hollis Road & 7 Golden Pond Lane, PIN #: 001-014-000 & 001-014-001.** Subdivision Application-Lot Line Adjustment. To adjust the lot lines between Map 1 Lot 14 & Map 1 Lot 14-1. *Zoned Residential Rural.*
 - e. **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.*
9. Minutes: August 2, 2023
10. 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/86542578210>

Or Telephone:

Dial +1 312 626 6799 US

Webinar ID: 865 4257 8210

NS/ 7/31/23;
8/11/23 rev.

DB/ 7-6-23