



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

STAFF REPORT

CASE #: PZ19811-111324
MEETING DATE: August 6, 2025
CREATED BY: Gloria Norcross, Town Planner
ZONING DISTRICT: Residential Rural (RR) with Aquifer Conservation & Wellhead Protection District (ACWPD), Wetland & Watershed Conservation District (WWCD) and Flood Plain Conservation District Overlays
APPLICATION DESIGNATION: WWCD Conditional Use Permit
PLAN TITLE and DATE: Jacobson Farm, Subdivision Plan Land Of: Robert H. Jacobson Rev. Trust, Prepared For: TransFarmations, Inc., Tax Map 5 Lots 100 & 148 – Amherst, New Hampshire November 4, 2024
PROPERTY OWNER: Robert H. Jacobson Revocable Trust, Laurie Stevens (Trustee)
APPLICANT/AGENT: Samuel Foisie, P.E. Meridian Land Services, Inc.
MAP/LOT: Map 5 Lots 100 & 148
LOT SIZE: Map 5 Lot 100 = 83.71 acres
Map 5 Lot 148 = 36 acres
ROAD FRONTAGE: Christian Hill Road
LOCATION OF PROPERTY: 17 Christian Hill Road

Project Overview:

- The applicant is seeking approval of a Conditional Use Permit for wetland buffer impacts associated with a subdivision application (PZ19810-111324) on Map 5 Lots 100 & 148.

Background & Chronology:

- The original Conditional Use Permit application for this property was submitted on August 5, 2019, and denied on December 4, 2019.
- Following the denial of the original application, a new design review application was submitted on December 13, 2019.
- The final application was submitted on March 2, 2020. On May 20, 2020, the Planning Board determined that the final application was not materially different from the 2019 application.
- The applicant appealed the Planning Board's decisions in both the first and second applications. Ultimately, the NH Supreme Court remanded the second application back to the Planning Board.
- On March 1, 2023, the Planning Board heard the Design Review application.

- On April 19, 2023, the Planning Board heard the Final CUP application. The Board determined that a site walk was needed. This was held on May 9, 2023. The hearing was continued to June 7, 2023, and then to August 2, 2023.
- The application was continued from August 2, 2023, until September 6, 2023, where the Conditional Use Permit was approved conditionally “for a maximum of 39 units which may be subject to reduction during any required subdivision/site plan review process and the details that may be determined with regard to such things as, but not limited to, road design and construction, drainage constraints, septic capabilities, and water resources.”
- The applicant submitted the final subdivision approval application on November 4, 2024.
- The application was determined to be complete on December 4, 2024. It was continued to February 19, 2025, to March 19, to May 7, to June 18, and then to tonight’s meeting.

Application Completeness

- The application was accepted as complete at the December 4, 2024, meeting.
- The applicant agreed to extend all applicable deadlines.

Departmental Comments:

- Departmental Comments were requested by email dated November 5, 2024.
- See the following emails/letters, attached:
 - Conservation Commission – November 17, 2024
 - Bicycle and Pedestrian Advisory Committee – February 23, 2023; April 4, 2023; January 14, 2024; June 15, 2025
 - Amherst Fire Rescue – November 26, 2024
 - Department of Public Works – June 10, 2025

Regional Impact:

- At the November 20, 2024, meeting, the Planning Board determined that this application presented regional impact. Notice of the December 4, 2024, hearing was sent to the towns of Mont Vernon and Milford and the Nashua Regional Planning Commission.

Plan Review:

- See engineering review letter from Steve Keach, PE, dated March 12, 2025, attached.

Planning Board Option(s):

- The Board could consider granting a continuance to a future meeting.

NOTE:

Please be aware that the staff report does not represent any opinion of the Planning Board as to the acceptability of the plans; it is only to verify that the standard details and issues are addressed in some manner for the Board to consider. **There may, therefore, be items discussed at the hearing that have not been mentioned as part of the staff report or that are in direct contradiction to information contained herein.**