



MERIDIAN

LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

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www.MeridianLandServices.com

**Re: Jacobson Farm Subdivision
FKA: TransFormation 33 Single Family Lots and 4 Unit Barn (CUP III)
Christian Hill Road
Tax Map 5 Lot(s) 100 & 148
Amherst, NH 03031**

November 4th, 2024

**Subdivision – Final Review Application
Conditional Use Permit (CUP) – Wetland Buffer impacts Per Section 4.11
Project Narrative**

I) INTRODUCTION

The subject property is a combination of 2 lots of record totaling about 120 acres +/- . The two lots are located on the east and west side of Christian Hill Road, approximately 1 mile from the Town Green. The lot described as Tax Map 5-100 is located on the west side of Christian Hill Road and has been referred to as the “Hillside” and the lot described as Tax Map 5-148 is located on the east side and has been described as the “Farmside”. The property is within the Residential Rural zone and is subject to the Wetland and Watershed Conservation District, and Aquifer Conservation and Wellhead Protection District. The owner/applicant intends to subdivide into 33 single family lots, one lot with a 4 unit barn and association gathering area, one lot restricted to farming, and two open space lots.

II) PROJECT PERMITTING HISTORY

This project has gone through several permitting submittals starting back in 2019. Most notably TransFormations submitted a revised CUP application under the IIHO on December 13, 2019. A public hearing on the application was held on July 7, 2020 where this application was voted against based on “the revised application did not materially differ from the first”. In July of 2020 TransFormations, Inc. challenged the decision, which was ultimately overturned by THE SUPREME COURT OF NEW HAMPSHIRE. A REMAND ORDER dated 1/17/2023 allowed TransFormations to submit and/or resubmit any application.

Excerpt from the Remans Order

TransFormations shall have the right to pursue its Conditional Use Permit application that was subject the Board’s December 23, 2019 public hearing notice, along with any related site plan application, and, it may thereafter revise its proposed residential land development application in any manner that is consistent with the Town’s Zoning Ordinance and the Planning Board’s Site Plan and Subdivision Regulations that were in existence on December 23, 2019. Similarly, the Planning Board shall review TransFormations’ Residential development plan applications that are based upon the Zoning Ordinance and Planning Board Regulations that were in existence on December 23, 2019, consistent with the Town Zoning Ordinance and Planning Board Regulations that were in existence on December 23, 2019.

As TransFormations resubmitted the 60 Unit Conditional Use Permit Application Package for Jacobson Farm PRD (CUP II) and 33 Single Family Lots and 4 Unit Barn (CUP III) concurrently. During the process it was the teams understanding the latter of the applications would be preferred by the planning board, as such the 33 Single Family Lots and 4 Unit Barn (CUP III) was carried through the approval process. The application received approval on September 6, 2023 allowing for a maximum of 39 units. See Case # PZ17124-032323. This subdivision application is a result of that approval.



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III) EXISTING CONDITIONS

The current use of the Hillside portion of the subject property is vacant woods while the farmside has an existing farm house, farm field and woods.

IV) SUBDIVISION

The subdivision will create thirty-three (33) Single Family Lots, one (1) lot with a 4 Residential Unit within the Barn and HOA gathering area, one (1) lot restricted to farming, and two (2) open space lots. The frontage and acres of each lot will vary per the IIHO and RPD ordinances. The four-unit barn lot will be a condominium, creating 4 residential dwelling units, a common assembly area for the HOA and a storage area to be leased to the operator of the farm lot.

V) WETLAND AND WETLAND BUFFER IMPACTS

There are no wetland impacts, however there are minor wetland buffer impacts. The project focused on minimizing these impacts while creating a development that protects a vast majority of land within the open space lots. The impacts to the buffer areas are limited to stormwater, roadside slope grading and in areas where the buffer does not currently exist in a well vegetated manner. The majority of these impacts are temporary and will be planned with a conservation seed mix and allowed to revegetate naturally from no maintenance of the area. See CUP narratives for more details.

VI) STORMWATER MANAGEMENT

The overall site has been designed to comply with NHDES Env Wq-1500 regulation (Alteration of Terrain) and wherever reasonably possible with the Current Amherst NH Stormwater Regulations. The system provides conveyance to the treatment basins via a combination of swales, curbing, catch basin, pipes and sheet flow. The runoff is collected in an infiltration basin, gravel wetlands, and bioretention systems. These basins provide water quality and attenuation. See plans and stormwater analysis for more details.

VII) ACCESS and Traffic

The hillside is proposed to be accessed by a road that meets the road standards of the Town of Amherst with the exception of two waivers. These waivers are for reduction of the cul-de-sac geometry requirements and the intersection slope requirements. See the attached waivers. Three proposed homes and the existing farm house will be accessed from a private roadway. The remainder of the lots will be accessed via individual driveways.

See the follow **Traffic Impact And Site Access** Study for more information related to transportation:

- Traffic Impact And Site Access Study - Proposed Residential Developments - Amherst, New Hampshire, Dated May 1, 2020
- Traffic Impact and Site Access Study – ADDENDUM ONE - Amherst, New Hampshire, Dated February 21, 2023
- Traffic Impact and Site Access Study – ADDENDUM TWO - Amherst, New Hampshire, Dated May 10, 2023



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VIII) UTILITIES

The proposed lots will be served by onsite wells and individual sewer disposal systems. To comply with State and Local lot loading requirements, the open space lots will be used un the lot loading calculation. The appropriate legal documents will be provided prior to final approval. Power and cable will be extending into the subdivision via underground conduit.

IX) Fire

A fire cistern is located within the “Barn” lot that can be accessed from Christian Hill Row via a paved pull off. This fire cistern not only will provide fire protection for the overall subdivision and neighboring properties, but will also provide fire protection for the proposed barn structure via a fire suppression system.