



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

## STAFF REPORT

**CASE #:** PZ19810-111324  
**MEETING DATE:** September 3, 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:** Subdivision Final Approval  
**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 Planned Residential Development Subdivision for Map 5 Lots 100 & 148.

### **Recent Correspondence and New Materials:**

- Hoyle Tanner impacts review, August 15, 2025
- Abutter letters
  - Kelly Mullin, August 19, 2025
  - Henry & Melissa Maddocks, et al, August 24, 2025

### **Open Topics From Last Meeting:**

- Hoyle Tanner review
- Landscaping plan
- Sidewalk plan

### **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, to August 6, and then to tonight's meeting.

#### **Application Completeness**

- The application was accepted as complete at the December 4, 2024, meeting.

#### **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. See the Town of Milford's indication of no impact, dated December 4, 2024.

#### **Plan Review:**

- See engineering review letter from Steve Keach, PE, dated March 12, 2025, attached. The most recent plan revision on file (June 13, 2025) has been sent to Steve Keach for his review.

#### **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

- Heritage Commission – February 24, 2023; April 15, 2023. In response to an earlier application submission, added to this record up on request from the Heritage Commission)

**Waiver Requests:**

- Part 3 – Roads and Utilities Standards
  - Applicant has requested a waiver to Table 3-1 Table of Geometric Roadway Design Standards for Streets and the “Two-Way Cul De Sac” detail. **Board to discuss.**
  - See memo from Eric Slosek, DPW Director, July 30, 2025.
- Part 3 – Roads and Utilities Standards, Section 302.5 Design Requirements for Intersections of Streets
  - Applicant has requested a waiver from Section 302.5.B.1. **Board to discuss.**
  - See memo from Eric Slosek, DPW Director, July 30, 2025.

**Refer to:**

- Section 202.3 of the Amherst Subdivision Regulations
- Section 311 of the Amherst Roads and Utility Standards
- RSA 674:44. III. (e)

**Suggested language for a motion:**

- “I move to grant the waiver requested to Section XX of the Roads and Utility Standards as the Board has determined that strict conformity with the requirement would post an unnecessary hardship to the applicant because \_\_\_\_\_ and the waiver will not be contrary to the spirit and intent of the regulations.” **OR**
- “I move to grant the waiver requested to Section XX of the Roads and Utility Standards as the Board has determined that specific circumstances relative to the site plan, or conditions of the land in such site plan, namely \_\_\_\_\_, indicate the waiver will properly carry out the spirit and intent of the regulations.”

**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.

GN/  
8/26/25