



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

STAFF MEMO

CASE #: PZ18771-040924
MEETING DATE: April 17, 2024
CREATED BY: Nic Strong, Community Development Director
ZONING DISTRICT: Residential Rural (RR) with Wetland & Watershed Conservation District (WWCD) Overlay
APPLICATION DESIGNATION: Regional Impact
PLAN TITLE and DATE: Subdivision Plan Land Of Daniel Noble Prepared For: KJA Development, LLC Tax Map 7 Lot 40 94 Mack Hill Road Amherst, New Hampshire
Scale: 1" = 50' April 1, 2024
PROPERTY OWNER: Daniel Noble
APPLICANT/AGENT: KJA Development, LLC
Ken Clinton, LLS, Meridian Land Services, Inc.
MAP/LOT: Map 7 Lot 40
LOT SIZE: 5.179 acres
ROAD FRONTAGE: Mack Hill Road
LOCATION OF PROPERTY: 94 Mack Hill Road

PROJECT OVERVIEW:

- The applicant proposes to subdivide Map 7 Lot 40 into two residential lots.

REGIONAL IMPACT:

- Pursuant to NH RSA 36:56, I. "A local land use board... upon receipt of an application for development, shall review it promptly and determine whether or not the development, if approved, reasonably could be construed as having the potential for regional impact. Doubt concerning regional impact shall be resolved in a determination that the development has a potential regional impact."
- Pursuant to NH RSA 36:55, "... 'development of regional impact' means any proposal before a local land use board which in the determination of such local land use board could reasonably be expected to impact on a neighboring municipality, because of factors such as, but not limited to, the following:
 - I. Relative size or number of dwelling units as compared with existing stock.
 - II. Proximity to the borders of a neighboring community.
 - III. Transportation networks.
 - IV. Anticipated emissions such as light, noise, smoke, odors, or particles.
 - V. Proximity to aquifers or surface waters which transcend municipal boundaries.
 - VI. Shared facilities such as schools and solid waste disposal facilities."

- Pursuant to NH RSA 36:57, I. "Upon determination that a proposed development has a potential regional impact, the local land use board having jurisdiction shall afford the regional planning commission and the affected municipalities the status of abutters as defined in RSA 672:3 for the limited purposes of providing notice and giving testimony."
- Pursuant to NH RSA 36:57, II. "Not more than 5 business days after reaching a decision regarding a development of regional impact, the local land use board having jurisdiction shall, by certified mail, furnish the regional planning commission and the affected municipalities with copies of the minutes of the meeting at which the decision was made. The local land use board shall, at the same time, submit an initial set of plans to the regional planning commission, the cost of which shall be borne by the applicant."
- **Board to discuss if a regional impact is identified.**

PLANNING BOARD OPTION(S):

- The Board could consider whether this application meets regional impact and requires notification of additional entities in advance of the public hearing of this item at the Planning Board's May 1, 2024, meeting.

NS/

4/12/24

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