



LAND SURVEYING | LANDSCAPE DESIGN

31 Old Nashua Road, Suite 1, Amherst, NH 03031

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APR 07 2025

AMHERST COMMUNITY  
DEVELOPMENT OFFICE

April 7, 2025

The Amherst Planning Board  
c/o Gloria Norcross, Town Planner  
Amherst Town Hall  
2 Main Street, Amherst NH 03031

Re: LaBelle-Arboleda, Amended Conditional Approval of previous NRSR plan & application with inclusion of a Lot Line Adjustment plan & application, Lots 8-57 & 8-58-1, Amherst, NH

Dear Planning Board Members,

Meridian Land Services, Inc., is pleased to provide you with the following Application Packages for an Amended Conditional Approval of a Site Plan with associated Lot Line Adjustment Plan on Lots 8-57 & 8-58-1 on behalf of LaBelle Winery and Arboleda Realty.

In addition to this Application Letter, this application package contains the following materials & exhibits:

1. Non Residential Site Plan Amendment Application
2. Lot Line Adjustment Application
3. Abutters List & Mailing Labels (one set for combined notification)
4. Combined Application Fees with highlighted Fee Schedule.
5. Stormwater Management Procedure Sheet with Professional Engineer Memo
6. Lot Line Adjustment & Amended Site Plan Set (4 full size, 10 reduced scale + one .pdf)
7. Architectural Elevation View of the LaBelle Winery Guest House (reduced set & .pdf only).

The previous conditional approval was granted on March 6, 2019 and included an expanded parking area of 73 spaces and a 4,000 sqft building reserve area along with their required stormwater management features as approved by the NH Alteration of Terrain Bureau.

The purpose of these applications and plan set is to 1) show amendments of the proposed improvements as conditionally approved by the Amherst planning board on march 6, 2019, resulting in reductions to the areas of parking, building, stormwater management and disturbance, and 2) to depict a lot line adjustment, whereby parcel 'a' is to be conveyed from lot 5-58-1 to become a contiguous part of lot 8-57 (this is the revised plan note #1).



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We've also added plan note #11; All site plan application materials associated with the conditional approval of march 6, 2019 are considered part of this current application unless specifically amended hereon . New Hampshire alteration of terrain (AoT) and shoreland protection permits are pending.

Due to the expiration of the previous AoT permit, an updated stormwater management design & AoT Permit are being submitted, which are sufficient to satisfy the Town's Stormwater Management requirements (see PE memo).

We look forward to presenting our application package in more detail on May 7, 2025.

Very truly yours,  
Arago Land Consultants, LLC

A handwritten signature in black ink, appearing to read "Kenneth C. Clinton". The signature is fluid and cursive, with a large, stylized "K" and "C".

Kenneth C. Clinton, LLS  
Principal

Cc: Amy LaBelle & Cesar Arboleda