



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

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APR 07 2025

AMHERST COMMUNITY
DEVELOPMENT OFFICE

SUBDIVISION APPLICATION

1. **Type of Application:** (check all that apply)
☐ Discussion ☐ Design Review ☐ Final Approval
☒ Lot Line Adjustment (LLA) ☐ Subdivision (SD)
2. **Project Name:** LaBelle Winery / Arboleda Realty Lot Line Adjustment
3. **Project Address:** 345 Route 101, Amherst, NH Map: 8 Lot: 58-1 57
4. **Zoning District and Subdistricts:** (check all that apply)

<input type="checkbox"/> Aquifer Conservation & Wellhead Protection District (ACWPD)	<input type="checkbox"/> Commercial Zone (C)
<input checked="" type="checkbox"/> Flood Plain Conservation District (FPCD)	<input type="checkbox"/> General Office (GO)
<input type="checkbox"/> Historic District (HD)	<input type="checkbox"/> Industrial (I)
<input type="checkbox"/> Limited Commercial (LC)	<input type="checkbox"/> Northern Rural (NRZ)
<input type="checkbox"/> Northern Transitional (NTZ)	<input checked="" type="checkbox"/> Residential/Rural (RR)
<input checked="" type="checkbox"/> Wetland & Watershed Conservation District (WWCD)	
5. **Primary Contact:** Ken Clinton Email: Ken@AragoLand.com
☐ Applicant ☐ Owner ☐ Attorney ☒ Surveyor/Engineer Phone: (603) 533-8816
6. **Applicant:** LaBelle Winery
Address: 345 Route 101 City: Amherst State: NH Zip: 03031
Phone: 603.672.9898 Email: Amy@LaBelleWinery.com
7. **Owner's Name(s):** Arboleda Realty, LLC
Address: 345 Route 101 City: Amherst State: NH Zip: 03031
Phone: 603.672.9898 Email: Cesar@LaBelleWinery.com
8. **Surveyor/Engineer or Attorney (Firm):** Arago Land Consultants, LLC
Address: 31 Old Nashua Rd, Suite 1 City: Amherst State: NH Zip: 03031
Phone: 603.732.0008 Email: Ken@AragoLand.com
9. **Purpose of Plan:** (as stated on plan)
...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.
10. Site Area: 26.12 Ac. Existing Building Area: n/a Add'l Building Area: n/a
No. Stories: n/a Percent Open Space: n/a No. Parking Spaces: n/a

(Note: Building Area refers to gross building area)

INSTRUCTIONS FOR SUBMITTING A COMPLETE APPLICATION (Please read carefully)

For an application to be scheduled on the next available Planning Board agenda, the following items SHALL be submitted to the Planning & Zoning Department by close of business on the officially posted submittal date:

1. Completed and signed Subdivision Application Form.

The application will not be placed on the Planning Board agenda unless all required signatures are on the application. The owner SHALL sign the application form.

2. Four (4) large prints, ten (10) 11"x17" prints and one PDF digital copy of the plan set.

Plan(s) shall include all applicable information as described on the attached Subdivision Checklist(s) or attached to the application. PDF files may be emailed or submitted via CD, DVD, or thumb drive at the time of application.

3. Completed Checklist, Waivers and Abutters.

The applicable checklist shall be completed as part of the application, including waiver requests with appropriate documentation, and two (2) sets of gummed, typed, mailing labels for all abutters and owners as defined by RSA 672:3, including licensed professional on plan, owners and applicants.

4. Application Fee and Abutter Mailing Labels.

Fees will be determined at the time you turn in the application. Fees are based on the type of permit and number of certified mailings which must be sent. All checks are to be made payable to the Town of Amherst.

Fee Calcs: Fee per type of application \$ 100 + (\$7 x 7 abutters = \$ 49) = \$ 149.00 total due

AUTHORIZED SIGNATURES

I/We have read the Subdivision Regulations and the Zoning Ordinance (as applicable). The undersigned understands that the Amherst Planning Board must have a completed application on file with the Planning & Zoning Department in accordance with the Planning Board's annual schedule of meeting and deadline dates. I/We also certify that the abutters are as shown in the Town's records within five (5) days of the filing of this application.

Kenneth C Clinton
Agent's Signature

4/7/2025
Date

Owner(s): I/We, as owner(s) of the property described hereon, certify that this application is correctly completed with all required attachments and requirements in accordance with the Subdivision Regulations and the Zoning Ordinance for the Town of Amherst. I/We also authorize members of the Amherst Planning Board and its agents to access the property described on this application for on-site review of the proposed application.

Kenneth C Clinton, Agent, Fox Arago Land Consultants, LLC
Name (please print) and Title

4/7/2025
Date

If Applicable:

Owner(s) authorization for Applicant or Agent to represent the application:

The applicant or agent, as stated hereon, has authorization from the property owner to submit this Subdivision Application and represent the property owner on matters relative to the Town's Subdivision approval process.

Kenneth C Clinton
Agent's Signature

4/7/2025
Date