

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

NON-RESIDENTIAL SITE PLAN APPLICATION

1. **Type of Application:** (check all that apply)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Discussion
<input checked="" type="checkbox"/> Non-Residential Site Plan (NRSP)
<input type="checkbox"/> Change of Use
<input type="checkbox"/> Sign Master Plan
<input type="checkbox"/> Affordable Housing | <input type="checkbox"/> Design Review
<input type="checkbox"/> Final Approval
<input type="checkbox"/> NRSP Amendment
<input type="checkbox"/> Scenic Road Hearing
<input checked="" type="checkbox"/> Workforce Housing |
|--|---|

2. **Project Name:** Workforce Cottages Discussion

3. **Project Address:** 2 Camp Road Map: 8 Lot 58-1

4. **Zoning District and Subdistricts:** (check all that apply)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Aquifer Conservation & Wellhead Protection District (ACWPD)
<input checked="" type="checkbox"/> Flood Plain Conservation District (FPCD)
<input type="checkbox"/> Historic District (HD)
<input type="checkbox"/> Limited Commercial (LC)
<input type="checkbox"/> Northern Transitional (NTZ)
<input checked="" type="checkbox"/> Wetland & Watershed Conservation District (WWCD) | <input type="checkbox"/> Commercial Zone (C)
<input type="checkbox"/> General Office (GO)
<input type="checkbox"/> Industrial (I)
<input type="checkbox"/> Northern Rural (NRZ)
<input checked="" type="checkbox"/> Residential/Rural (RR) |
|--|--|

5. **Primary Contact:** Ken Clinton Email: Ken@AragoLand.com

☐ Applicant ☐ Owner ☐ Attorney ☒ Surveyor/Engineer Phone: 603.732.0008

6. **Applicant:** Arboleday Realty, LLC

Address: 345 Rte 101 City: Amherst State: NH Zip: 03031
Phone: 603.672.9898 Email: Amy@LabelleWinery.com

7. **Owner's Name(s):** same as Applicant

Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

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 potential 18 unit Workforce Housing Development on Tax Map 8 / Lot 58-1.

10. Site Area: <u>13.5Ac.</u>	Existing Building Area: <u>0</u>	Add'l Building Area: <u>7,500sqft+/-</u>
No. Stories: <u>1</u>	Percent Open Space: <u>10+/-Ac.</u>	No. Parking Spaces: <u>30+/-</u>

(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 Non-Residential Site Plan 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 NRSP, WRMP, CUP, or Affordable Housing 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 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 \$ 75.00 + (\$7 x 0 abutters = \$ 0) = \$ 75.00 total due

AUTHORIZED SIGNATURES

I/We have read the Non-Residential Site Plan 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.



Applicant's Signature
Agent

(for Arago Land Consultants)

6/2/2025

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 Non-Residential Site Plan 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.

Ken Clinton, Agent

Name (please print) and Title

6/2/2025

Date

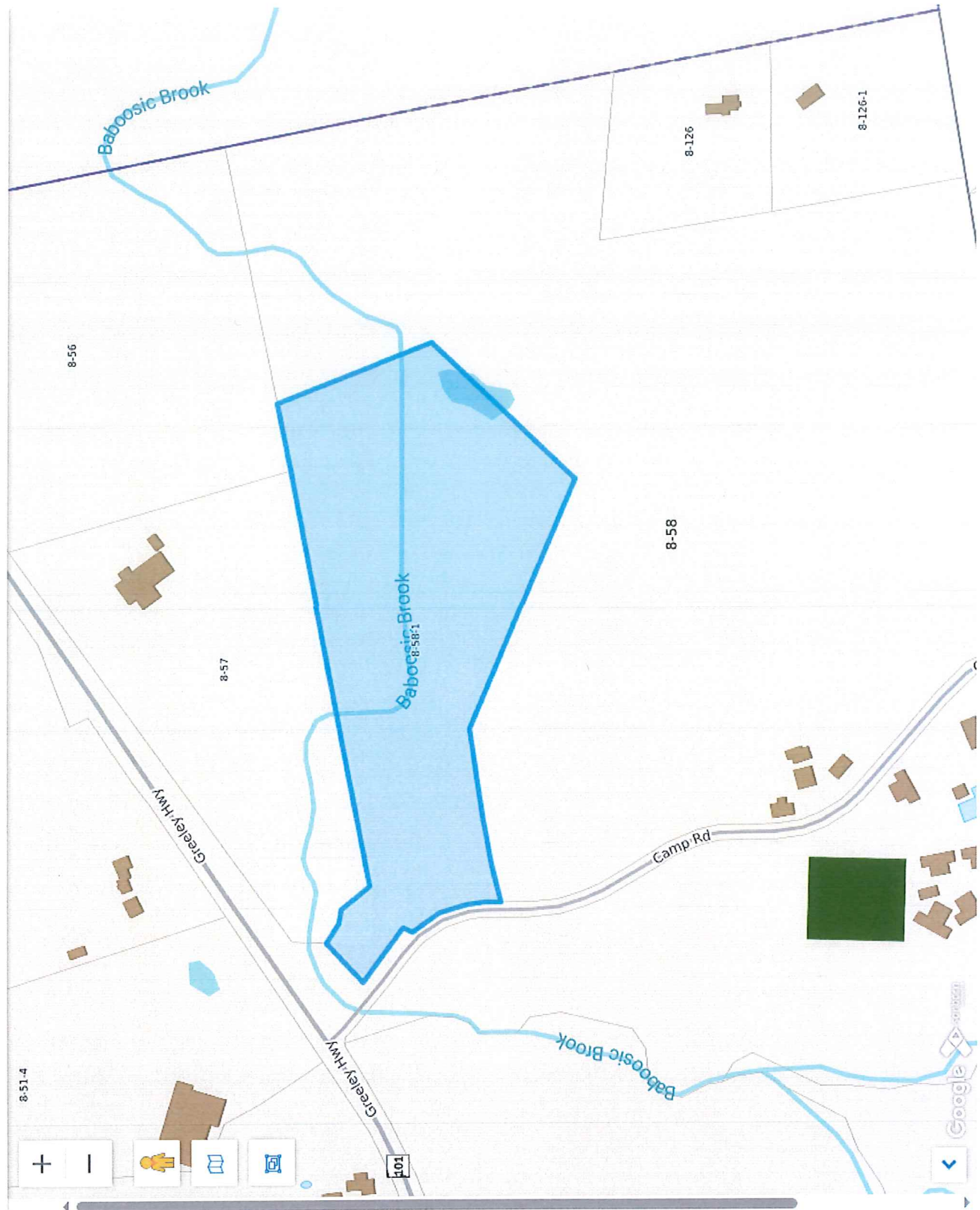
If Applicable:

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 NRSP Application and represent the property owner on matters relative to the Town's NRSP approval process.

Owner's Signature

Date



2 CAMP RD

Google Directions

9 Zoom

Links

- [Property Record Card](#)
- [Official Tax Map](#)

Documents on File

Document Type	Link	Date
HCRD Plan	39760.pdf	2018

Property

Address	2 CAMP RD
MBLU	8-58-1
Area	14.86 ACRES

Ownership

Name 1	ARBOLEDA REALTY LLC
Address	345 RTE 101, AMHERST, NH 03031

Valuation

Last Sale	\$50,000 on 2017-12-29
Book / Page	9039/2993
Total	\$30,100
Building	\$0
Land	\$30,100

Land Use

Zone	RR
Land Use Code	1300
Land Use Description	RES VAC BD