



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

AMHERST PLANNING BOARD AGENDA

Please be advised that the Amherst Planning Board will meet on **Wednesday, November 20, 2024**, at **7:00 p.m.** in the **Barbara Landry Meeting Room at the Town Hall, 2 Main Street, Amherst, NH 03031**

PUBLIC HEARING(S):

Hearing for case PZ18273-120523 to be continued to December 18, 2024. The November 20, 2024 hearing is to determine location for December 18, 2024 meeting.

1. **CASE #: PZ18273-120523 – Vonderosa Properties, LLC (Owners & Applicants); County, Upham & Spring Road, PIN #: 004-118-000, 004-119-000 & 004-121-000 & 006-102-000.** Subdivision Application. To subdivide Tax Map 4 Lots 118, 119 & 121 and Tax Map 6 Lot 102 into seven (7) conservation lots and thirty-seven (37) residential lots. *Zoned Residential Rural. Continued from November 6, 2024*

COMPLIANCE HEARING(S):

2. **CASE #: PZ19701-102124 – PKM Properties, LLC (Owner); Tanya & Eric Schifone (Applicants); 10 Howe Drive, PIN #: 002-034-007.** Compliance Hearing. Non-Residential Site Plan Review. To confirm construction of a 24,680 s.f. building: 21,160 s.f. warehouse and 3,520 s.f. office space, along with parking and other associated site improvements, in accordance with the approved plan. *Zoned Industrial. Continued from November 6, 2024*

OTHER BUSINESS:

3. **REGIONAL IMPACT:**
 - a. **CASE #: PZ19810-111324 - Robert H. Jacobson Revocable Trust, Laurie Stevens, Trustee (Owner); TransFarmations, Inc., C/O Carter Scott (Applicant); 17 Christian Hill Road, PIN #: 005-100-000 & 005-148-000.** Final Approval. Subdivision. To depict a subdivision of land of existing Tax Map 5 Lot 100 and Tax Map 5 Lot 148. Lot 5-100 will be divided into 22 new lots with a large remainder lot. Lot 5-148 will be divided into 13 new lots – one being a condominium lot, and one being a large remainder lot as a Planned Residential Development (PRD) per the Integrated Innovative Housing Ordinance. *Zoned Residential-Rural.*
 - b. **CASE #: PZ19811-111324 - Robert H. Jacobson Revocable Trust, Laurie Stevens, Trustee (Owner); TransFarmations, Inc., C/O Carter Scott (Applicant); 17 Christian Hill Road, PIN #: 005-100-000 & 005-148-000.** Conditional Use Permit. To depict a subdivision of land of existing Tax Map 5 Lot 100 and Tax Map 5 Lot 148. Lot 5-100 will be divided into 22 new lots with a large remainder lot. Lot 5-148 will be divided into 13 new lots – one being a condominium lot, and one being a large remainder lot as a Planned Residential Development (PRD) per the Integrated Innovative Housing Ordinance. *Zoned Residential-Rural.*
4. Discussion of proposed Zoning Ordinance Amendments
5. Minutes: October 16, 2024, and November 6, 2024
6. Any other business that may come before the Board

Access to the meeting will also be provided via Zoom

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83091099044>

Or Telephone:

Dial +1 646 558 8656 US (New York)

Webinar ID: 830 9109 9044

NS / 10/22/24; 11/14/24

GN / 11/4/24, 11/7/24, 11/8/24, 11/14/24, 11/18/24