



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, February 19, 2025**, at 7:00 p.m. in the **Barbara Landry Meeting Room at the Town Hall, 2 Main Street, Amherst, NH 03031**

**PUBLIC HEARINGS:**

1. **CASE #: PZ19956-121824 – Jeffrey and Nancie Fernandez (Owner & Applicant); 22 Founders Way, PIN #: 005-059-036** – Conditional Use Permit Application. To include a detached accessory unit within a carriage house currently under construction. *Zoned Residential Rural. Continued from January 15, 2025*
2. **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. Continued from December 4, 2024*
3. **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. Continued from December 4, 2024*

**COMPLETENESS REVIEW OF APPLICATION AND PUBLIC HEARING IF APPLICATION IS ACCEPTED AS COMPLETE:**

4. **CASE #: PZ19958-012125 – Michael Emond and Kathryn Steele (Owners and Applicants); 67 Christian Hill Road, PIN #: 005-127-000, 005-127-002, & 005-127-003.** Conditional Use Permit. Wetland and Watershed Conservation District (WWCD). To impact 568 s.f. of palustrine emergent/scrub-shrub wetland and 1,974 s.f. of wetland buffer to construct a shared driveway for residential access to lots 5-127-2, 5-127, and 5-127-3. *Zoned Residential-Rural.*

**OTHER BUSINESS:**

5. Discussion of appeal of driveway permit approval Map 8 Lots 83-14 & 83-15, 32 - 36 Old Manchester Road.
6. **REGIONAL IMPACT:**
  - a. **CASE #: PZ19961-020625 – Redes Realty, LLC, Peter Redes (Owners and Applicants), 4 Limbo Lane, PIN #: 006-058-000.** Non-Residential Site Plan. To depict a 1,720 SF expansion of office space with parking and other associated site improvements. *Zoned General Office.*
  - b. **CASE #: PZ19962-020625 – Redes Realty, LLC, Peter Redes (Owners and Applicants), 4 Limbo Lane, PIN #: 006-058-000.** Conditional Use Permit. Wetland and Watershed Conservation District (WWCD). To depict a 1,720 SF expansion of office space with parking and other associated site improvements. *Zoned General Office.*
7. Minutes: January 22, 2025
8. 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/87412911030>

Or Telephone:

Dial +1 646 558 8656 US (New York)

Webinar ID: 874 1291 1030

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1/6/25, 1/22/25, 2/12/25, 2/14/25

AGENDA