



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, April 2, 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 #: 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. Continued from February 19, 2025*
2. **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 March 5, 2025*
3. **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 Commercial. Continued from March 5, 2025*
4. **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 Commercial. Continued from March 5, 2025*

DESIGN REVIEW:

5. **CASE #: PZ19965-030425 – LaBelle Winery/Arboleda Realty (Owner and Applicant); 345 Route 101, PIN #: 008-057-000.** Non-Residential Site Plan Amendment Design Review. Seeking an amendment to a previous conditionally approved site plan to reduce parking and depict a guest house where “future building” was proposed. *Zoned Residential-Rural.*

CONCEPTUAL CONSULTATION:

6. **CASE #: PZ19966-030425 – Route 101 Amherst, LLC (Owner and Applicant); 99 Route 101A, PIN #: 002-054-000, 002-056-000, 002-057-000.** Non-Residential Site Plan. Discussion of a conceptual site plan with associated site improvements for a Pressed Café Retail Center. *Zoned Commercial.*

OTHER BUSINESS:

5. Minutes: March 19, 2025
6. Election of Planning Board officers
7. 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/81853265450>

Or Telephone: Dial +1 646 558 8656 US (New York); Webinar ID: 818 5326 5450

Please be advised that technical difficulties may occur during this Zoom meeting due to factors beyond our control. If you experience issues with video or audio, please try refreshing your connection or checking your Internet connection. We appreciate your understanding.

GN / 3/4/25, 3/17/25, 3/18/25, 3/27/25