

June 24, 2026

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In attendance: Steve Lutz (Chair), Jared Hardner (Vice Chair), Rob Clemens, Lee Gilman, Christian Littlefield, Frank Montesanto, Peter Muessig (alternate), Rich Hart (alternate), Cynthia Dokmo (Selectmen ex-officio); Laura Taylor (alternate)

Administrative:

1. Chair Comments

Steve Lutz called the meeting to order at 7:00pm.

Treasurer's Report

None at this time

Review Minutes (Jun 10th)

Jared Hardner moved to approve the meeting minutes of June 10, 2026, as amended. Seconded by Rob Clemens.

Vote: 6-0-0; motion approved unanimously.

Special Topics & Presentations

CASE #: PZ12164-121619 – MIGRELA and GAM Realty Trust (Owners) & MIGRELA Realty Trust (Applicant), Carlson Manor, 153-159 Hollis Road, PIN #s: Tax Map 1, Lots 8 & 8-2, Tax Map 2, Lots 7, 7A, 7B, 3-1 & 3-3 – Subdivision & Non-Residential Site Plan.
Proposed 52-unit condominium style development. Zoned Residential/Rural.

Chad Branon, Fieldstone Land Consultants, explained that this project started before the Commission in 2020. At that time, a number of revisions were made to the plans to address conservation concerns. This is a 52 unit housing project. The total property consists of 32.37 acres and is situated off New Hampshire Route 122 and also has frontage along Rocky Hill Road. A letter was authored by Mr. Clemens, who was Chair of the Commission at that time, supporting the proposal in March 2021. That letter was the result of a number of revisions made to the original proposal. The property currently has five curb cuts along NH 122 and two curb cuts along Rocky Hill Road. This proposal contemplates closing down two of the curb cuts along NH Route 122, formalizing three entrances as depicted on the plan. There is an existing farmhouse close to the road and this plan would contemplate converting that into a clubhouse or similar structure. There are other older structures on the property which the Heritage Commission recommended preserving. The stormwater management facilities are proposed relatively close to the jurisdictional wetland area on the site. The project will not disturb any of the buffer areas or wetlands associated with the complex on the northwest side of the site. The complex that bisects the property will be crossed, with a proposed wetland impact of 290 s.f. The original design included stormwater management systems situated relatively close to the wetland area and the Commission expressed concern about negative impacts on the wetland and

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45 downstream. This wetland area is currently significantly disturbed. The applicant worked with
46 the Commission at the time to modify the stormwater designs and move all of the stormwater
47 internal to the site. The applicant also came up with a comprehensive buffer revegetation plan,
48 showing a significant amount of landscaping to reestablish the buffer, including shade trees to
49 have a positive impact on the area. The system is designed to meet Alteration of Terrain (AoT)
50 standards, and the proposed impacts will be reviewed by the State. There have not been any
51 modifications made to the design since the date of the original recommendation from the
52 Commission. This project was ultimately denied before the Planning Board. It was then
53 appealed, went through the courts, and was remanded back to the Planning Board. The applicant
54 feels that the Commission's original letter should stand because the design has not been
55 modified. This is scheduled to go back before the Planning Board on July 14th.

56
57 Jared Hardner asked about the process for this application. Chad Branon explained that the
58 Planning Board denied the original application, stating that the project did not meet the rural
59 character requirement. The project previously secured a CUP when it was submitted through the
60 Integrated Innovative Housing Ordinance (IIHO). Part of that CUP process contemplates things
61 such as rural character. The Planning Board initially approved the project stating that it was
62 consistent with the Town's rural character. The Planning Board then underwent a change in
63 membership and ended up denying the application, stating that it did not meet it. The courts
64 stated that this was not appropriate, as the project was approved just two years before. The only
65 requirement as part of the CUP was to prove that the project could support the density. This was
66 approved for 54 units through the original CUP process. The project currently proposes 52 units
67 and will preserve stone walls. Jared Hardner asked if the Commission currently needs to reconcile
68 approval of a wetland buffer CUP. Chad Branon agreed that he believes this is what is needed at
69 this time. The file does not show that the Commission supported the 290 s.f. wetland impact,
70 requiring a recommendation on this item at this time. Jared Hardner stated that the Commission
71 generally does not provide this recommendation to the Planning Board, as it is usually a State
72 determination. The Commission previously supported the buffer impact and likely still would, if
73 nothing has changed on the plans.

74
75 Rob Clemens noted that the Commission's initial concerns dealt with the proposal for the
76 stormwater retention basins in the buffer and the impact of those systems impacting the
77 temperature of the cold water brook. Most of the changes made by the applicant were to remove
78 these items from the wetland buffers, provide shadier vegetation, and hopefully benefit the
79 temperature of the wetlands. There have been proposals to restore the drainage swale area, and it
80 does not believe any of this has changed on the plans.

81
82 Rob Clemens asked about the proposed trails and access for the trails in terms of the density
83 bonuses. Chad Branon explained that those still exist on the plan. He noted that one of the other
84 prongs of denial dealt with fair housing. The IIHO regulations contemplated a blend of housing.
85 By the end of the original Planning Board review process, it was discussed that this blend of
86 housing may create an unhealthy neighborhood scenario. The applicant met with staff to address
87 this concern. The IIHO gives minimums in terms of housing restrictions for bonuses. The
88 applicant decided to voluntarily restrict the entire project to 55+ housing. This eliminates the

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market rate and a blended association for the project. This was well received by staff and the Planning Board to this point. This does not change anything in terms of the design.

In response to a question from Peter Muessig regarding the design standards for road crossings within the site, Chad Branon explained that the proposal is for a 48" reinforced concrete culvert that will be buried 8". This meets current standards and will be reviewed at the State level.

Frank Montesanto asked about lawn runoff and runoff during winter maintenance. Chad Branon explained that this will all be captured and routed to stormwater management areas.

Jared Hardner noted that this project does propose a wetland buffer impact, though this is a degraded area and currently mowed. The proposal is to revegetate the buffer which will serve as an offset to any impacts on the wetlands. He is comfortable to stay with the Commission's original position.

The Commission agreed that it would review its original letter and send an updated recommendation to the Planning Board.

Forest Society Presentation

Stacey Hernandez, Land Conservation Project Manager with the Forest Society, gave a brief presentation regarding the Society's Land Trust and its activities.

CASE #: PZ20031-040626 – Golden Valley Way Holdings, LLC (Owner & Applicant), 30 Northern Boulevard, PIN #: 002-028-023. Conditional Use Permit. To impact wetlands and buffers to construct a contractor building and associated stockyard. Zoned Industrial – **Applicant Response Review**

Steve Lutz explained that the letter from the Commission to the Planning Board mentioned that the project appears to be oversized for the site and that there needs to be a process in place to avoid, minimize, and restore any impacts. The original plans do not seem to show an attempt to avoid impacts to the wetland buffer. There was discussion by the Planning Board regarding potential risk of pollution to the area. The applicant mentioned that the Commission's concerns may have been speculative based on a tanker being observed on the site. Steve Lutz suggested that the Commission could consider adding detail that the site is over the aquifer and that storage of petroleum products on the site are prohibited.

Rob Clemens stated that he did not see a response from the applicant with any recognition that the proposed use is too large for the property. The Commission clearly pointed out that the applicant is trying to squeeze more into the property than it can support.

The Commission agreed to resubmit its comments with a cover letter noting that the applicant's response was reviewed and the Commission disagrees with it. The Commission believes the project is too large for the property. It is also unclear as to why there has not been an

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enforcement action in terms of hazardous materials currently being stored on the site illegally.
There is nothing speculative regarding materials being actually and repetitively stored on the site.

Other Business

- Strategic Plan Update: Water

Rob Clemens presented an update on the Water section of the Strategic Plan.

- Vernal Pool Update

John Harvey stated that he is working on strategic conservation actions with others, hoping to improve the biodiversity and wildlife in Town. Vernal pools are one of the main habitats for endangered species in Town. The Amherst Wildlife League is an organization he has started in Town with others.

- Buck Meadow ADA Trail Update

**Jared Hardner moved to approve an expenditure of \$4,500 for Meridian Land Services to perform the surveying of topography and wetlands delineations necessary for the purpose of the development of an ADA trail at Buck Meadow from the Surveying line. Seconded by Rob Clemens.
Vote: 6-0-0; motion approved.**

- Invasive Quote Update

**Jared Hardner moved to approve an expenditure of up to \$3,500 for invasives treatment from the Invasive Mitigation line. Seconded by Rob Clemens.
Vote: 6-0-0; motion approved.**

- July 4th Celebration Update

The Commission discussed its table and presentation for the July 4th celebration.

- Other

**Jared Hardner moved to adjourn at 9:09pm. Seconded by Rob Clemens.
Vote: 6-0-0; motion approved.**

*Respectfully submitted,
Kristan Patenaude*