

TOWN OF AMHERST
Conservation Commission

June 10, 2026

APPROVED

In attendance: Steve Lutz (Chair), Jared Hardner (Vice Chair), Mark Bender, Rob Clemens, Lee Gilman, Christian Littlefield, Peter Muessig (alternate), Rich Hart (alternate), Andrew Pataky (alternate)

Administrative:

1. Chair Comments

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

Due to technical difficulties, the first few minutes of the meeting were not recorded.

Treasurer's Report

The Treasurer's Report was reviewed by the Commission.

Mark Bender moved to expend \$800 for Accent Landscaping for the orchard and the trail on Bragdon Hill. Seconded by Rob Clemens.

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

Mark Bender explained that the Land Account started with a balance of \$44,237 and, as was anticipated, there were LUCT fund deposits of \$148,850 plus interest of \$575. The end balance was \$193,672. There are additional pending LUCT funds upcoming of approximately \$63,100. The Gift Account stated at \$73,747 and received interest payments of approximately \$69.

Rob Clemens noted that he previously spoke about the DPW getting water crossing signs for the new culvert to be installed on Thornton Ferry Road I. There are a couple of other locations around Town that he would also like signs for.

Rob Clemens moved to expend up to \$300 for three water crossing signs from the Sign Account. Seconded by Mark Bender.

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

Review Minutes (Mar 25th, Apr 22nd, May 27th, 2026)

Rob Clemens moved to approve the meeting minutes of March 25, 2026, as amended. Seconded by Mark Bender.

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

Rob Clemens moved to approve the meeting minutes of April 22, 2026, as presented. Seconded by Mark Bender.

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

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Rob Clemens moved to approve the meeting minutes of May 27, 2026, as presented.

Seconded by Mark Bender.

Vote: 5-0-1; motion approved with M. Bender abstaining.

Special Topics & Presentations

CASE #: PZ20036-050826 – Geoffrey and Lisa Jones (Owners and Applicants), 35 Thornton Ferry Road I, PIN #: 006-111-002. Conditional Use Permit. To depict the proposed construction of a non-riverine wetland crossing and paved driveway within 50' of the WWCD buffer and proposed stormwater management for proposed barn. *Zoned Residential/Rural*

Aspyn Kutz, Meridian Land Services, explained that the applicant is proposing trying to build a farm on the property. To access the buildable area on the lot, requires a wetland crossing. The wetland that runs the frontage of the parcel is a wetland complex of both forested and riverine areas. The CUP is for 2,642 s.f of buffer disturbance associated with the riverine and forested wetland complex in order to install a driveway to access the buildable envelope in the back. In response to comments from the last meeting, the applicant is proposing a restoration of the adjacent wetlands and conservation buffer using a mixture of a wildlife conservation seed mix. This area is currently maintained as lawn and is not part of the existing edge of woods. The total area to be reseeded is 2,911 s.f., along with 11 2"-3" DBH red maple trees to be planted, as these were identified as the dominant forest canopy in the wetland.

The Commission thanked the applicant for taking their concerns into account and noted that they would submit any comments to the Planning Board.

Baboosic Lake Alum Treatment Project - Obadiah Dart

Steve Lutz explained that Obadiah Dart is planning to come to the next meeting.

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 – Site Walk Update*

Steve Lutz stated that he attended the site walk for this application which summed up many of the comments that the Commission previously expressed. He noted that coming in off the roadway, there is a large sandy berm which is primarily used for parking. This area is fairly open, and a nesting snapping turtle was seen on the site. The proposed building was outlined on the site and included a small, wooded area to be fully cleared. This will be in front of the Planning Board next week. It was mentioned that this site is over the drift aquifer and one of the criteria for buildings over the drift aquifer is that there cannot be petroleum products on site. He witnessed sealcoating storage in containers sitting in containers along the roadway. This would be a concern if this is a long term plan of theirs.

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Jared Hardner submitted a document that includes comments from the last meeting and items noted on the site walk. The CUP for the buffer intrusion is being argued for by the applicant on the grounds that the facility (building + parking area) is too large for the buildable area of the site. Simply wanting more space is not an argument for obtaining a CUP. The applicant has not satisfied the requirement for any applicable avoidance and minimization options as in the mitigation hierarchy. The argument is the need to place too large of a building in too small of a space. The Commission should be clear in its position on this item. There is a risk, as the nature of the business, that petroleum products could be stored on site. The Commission was given assurances that this would not happen, but during the site walk large containers for sealcoating were seen on site. He received phone calls from residents regarding concerns of this storage on the site.

The Commission discussed expressing its concerns forcefully when submitting comments to the Planning Board.

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.*

Steve Lutz explained that this original application was turned down by the Planning Board some number of years ago. The applicant appealed to the Supreme Court, and this was remanded back to the Planning Board. This will be heard by the Planning Board in July. He has asked a representative from Fieldstone Land Consultants to come speak with the Commission on this. The buffer will be significantly impacted through the proposal.

Other Business

- Strategic Plan Update: Invasive Management

Steve Lutz explained that he has been working with the DPW on a procedure for the Town to follow for invasives. He noted that he and Lee Gilman are currently working on an estimate of \$2,500 per day for invasives treatments at areas around Town. The work will likely take 3-4 days for the ACC, and then a couple of days for DPW.

Steve Lutz moved to expend an amount not to exceed \$2,500 for initial invasive treatment of Beaver Brook, Caesar's Brook, and DPW properties from the Invasives Mitigation line, with a leftover balance to come from the Land Account. Seconded by Jared Hardner.
Vote: 6-0-0; motion approved.

- July 4th Celebration Update

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The Commission discussed the planning for the 4th of July celebration.

- Trail on new Tedder Odell (Austin Road) Property

The Commission reviewed a potential new or upgraded trail on the Tedder Odell property.

- Caesar's Brook Trail Map Update

The Commission discussed renaming a connection trail into Caesar's Brook and redoing the associated trail maps.

- Other

Peter Muessig explained that a representative from the Forest Society will be attending the next meeting.

Mark Bender moved to adjourn at 8:14pm. Seconded by Rob Clemens.

Vote: 6-0-0; motion approved.

Respectfully submitted,
Kristan Patenaude