



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, August 5**, 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 #: PZ20030-040626 – Golden Valley Way Holdings, LLC (Owner & Applicant), 30 Northern Boulevard, PIN #: 002-028-023.** Non-Residential Site Plan. To construct a contractor building and associated stockyard. *Zoned Industrial. Continued from June 17, 2026*
2. **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. Continued from June 17, 2026*
3. **CASE #: PZ20038-050826 – Marmon Utility, LLC (c/o Grant Bonczar) (Owner); Schroeder Construction Management, Inc. (c/o David Schroeder) (Applicant); 116 Route 101A; PIN #: 002-042-000.** Non-Residential Site Plan Amendment. To relocate two (2) existing silos from interior to exterior of building, install concrete pad and pave existing gravel drive. *Continued from July 1, 2026*
4. **CASE #: PZ20043-060526 – Zero Rosemary Lane, LLC (Owner and Applicant), New Boston Road and Rosemary Lane, PIN #: 007-070-001.** Subdivision amendment. To amend the private road easement to allow for fire truck access to building sites on a previously approved subdivision from 2006. To keep driveway to existing house and not build the proposed new driveway. No change in lots and only an extension of the easement for Rosemary Lane (private) *Zoned Residential/Rural. Continued from July 1, 2026*

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

5. **CASE #: PZ20049-070726 – Amherst Crossing AMA Realty Ventures LLC; Ground Lessee of Tana Properties Limited Partnership (Owner and Applicant), 123 Route 101A, PIN #: 002-041-000.** Change of Use. To propose a change of use of Unit A to revert the space from a previously approved grocery store back to dry goods retail. *Zoned Commercial.*

OTHER BUSINESS:

6. Minutes: July 15, 2026
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/88966296202>

Or Telephone:

Dial +1 646 558 8656 US (New York)

Webinar ID: 889 6629 6202

*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 / 7/17/26

AGENDA