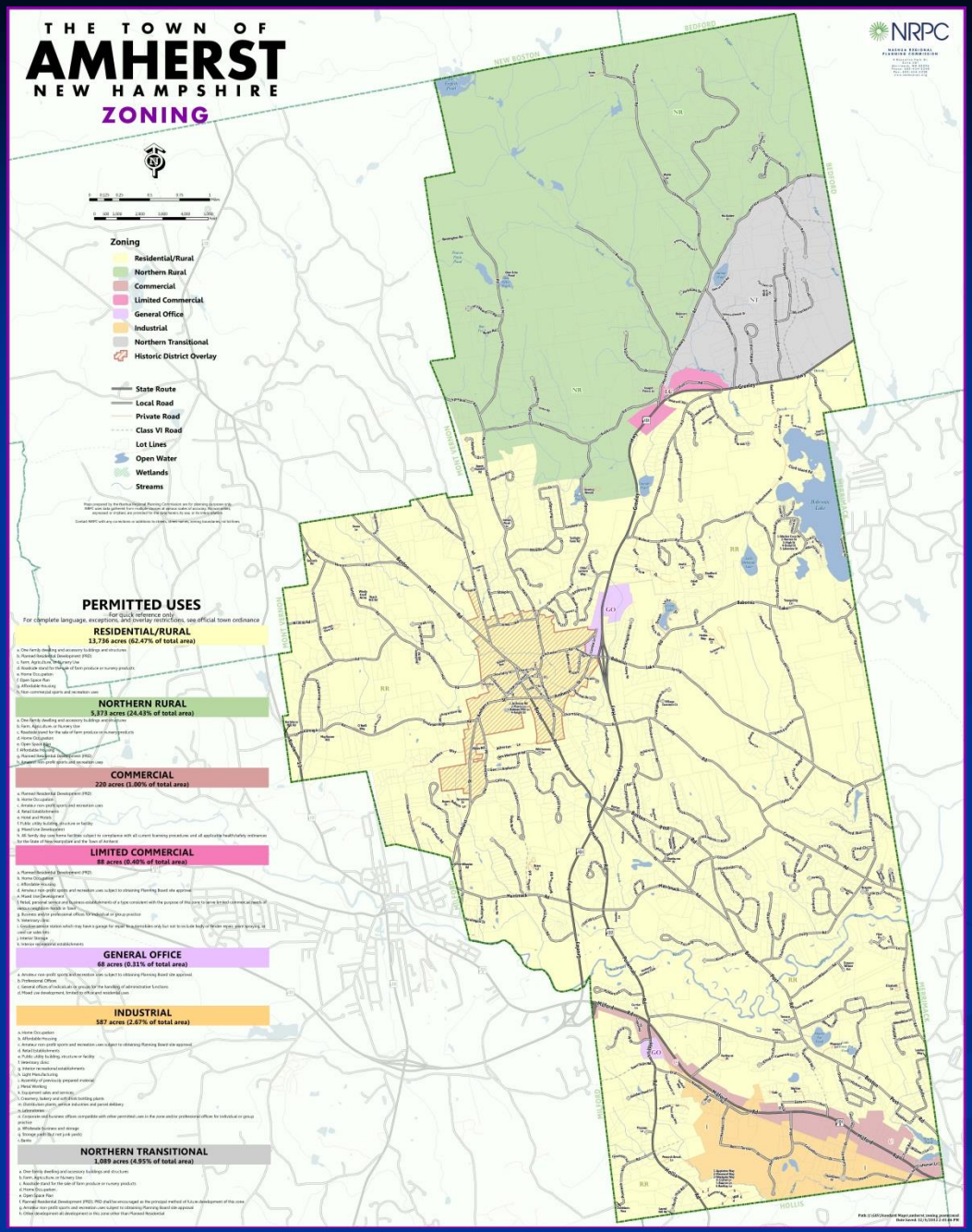
Town of Amherst

Water, Stormwater & Wastewater

THE TOWN OF AMHERST NEW HAMPSHIRE

ZONING



PERMITTED USES

For quick reference only.
For complete language, exceptions, and overlay restrictions, see official town ordinance

RESIDENTIAL/RURAL
13,736 acres (62.47% of total area)

a. One family dwelling and accessory buildings and structures
b. Planned Residential Development (PRD)
c. Farm, Agriculture, or Nursery Use
d. Roadside stand for the sale of farm produce or nursery products
e. Home Occupation
f. Open Space Plan
g. Affordable Housing
h. Non-commercial sports and recreation uses

NORTHERN RURAL
5,373 acres (24.43% of total area)

a. One family dwelling and accessory buildings and structures
b. Farm, Agriculture, or Nursery Use
c. Roadside stand for the sale of farm produce or nursery products
d. Home Occupation
e. Open Space Plan
f. Affordable Housing
g. Planned Residential Development (PRD)
h. Amateur non-profit sports and recreation use

COMMERCIAL
220 acres (1.00% of total area)

a. Planned Residential Development (PRD)
b. Home Occupation
c. Amateur non-profit sports and recreation uses
d. Retail Establishments
e. Hotel and Motels
f. Public utility building, structure or facility
g. Mixed-Use Development
h. Family day care/ home facilities subject to compliance with all current licensing procedures and all applicable health/safety ordinances for the State of New Hampshire and the Town of Amherst

LIMITED COMMERCIAL
88 acres (0.40% of total area)

a. Planned Residential Development (PRD)
b. Home Occupation
c. Affordable Housing
d. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval
e. Mixed-Use Development
f. Retail, personal service and business establishments of a type consistent with the purpose of this zone to serve but not compromise needs of various neighborhoods in town
g. Business and/or professional offices for individual or group practice
h. Veterinary clinic
i. Automobile service station which may have a garage for repair to automobiles only but not to include body or frame repair, paint spraying, or used car sales lot
j. Interior Storage
k. Interior mechanical establishments

GENERAL OFFICE
68 acres (0.31% of total area)

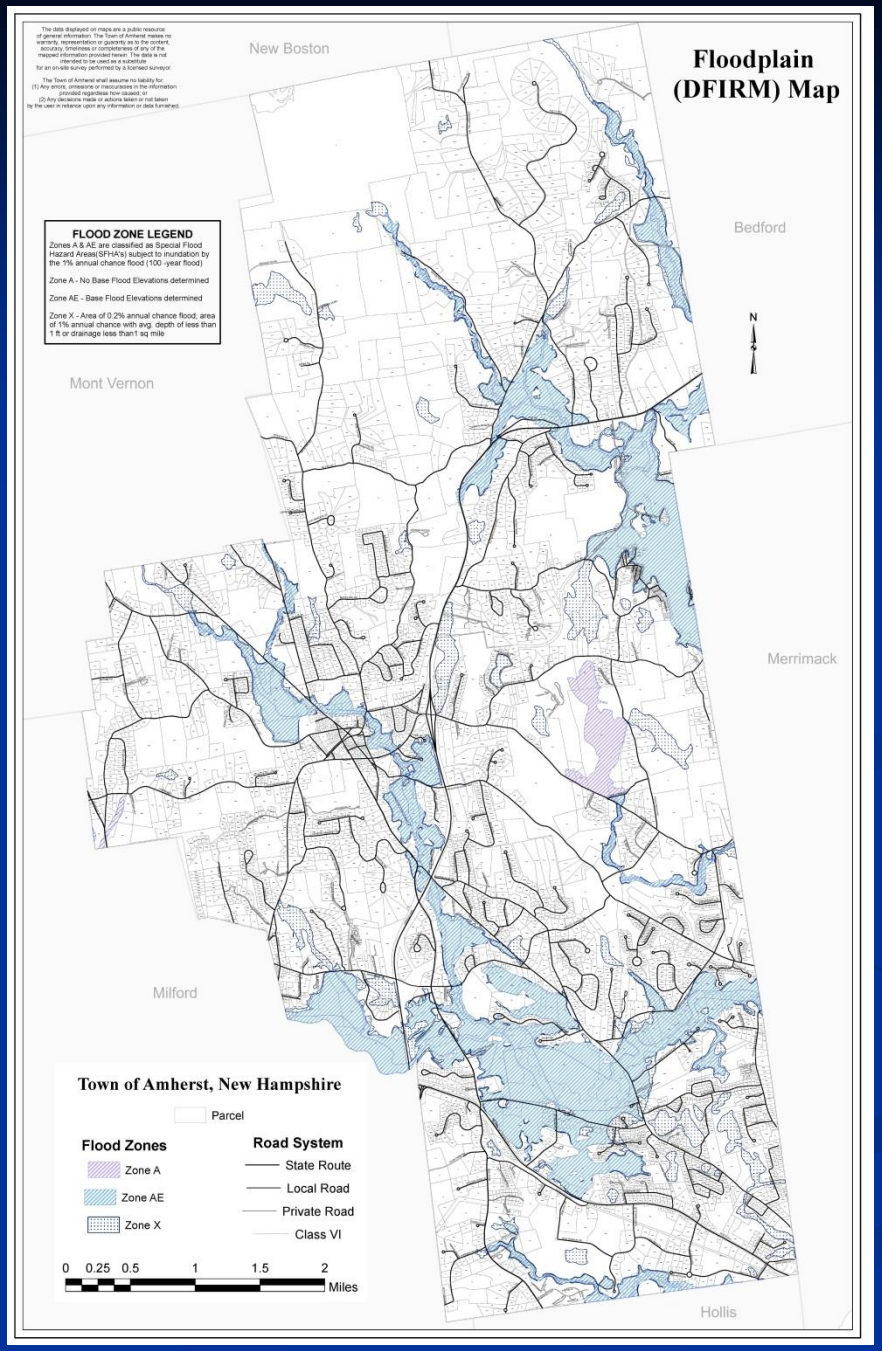
a. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval
b. Professional Offices
c. General offices of individuals to provide for the handling of administrative functions
d. Mixed use development, limited to office and residential uses

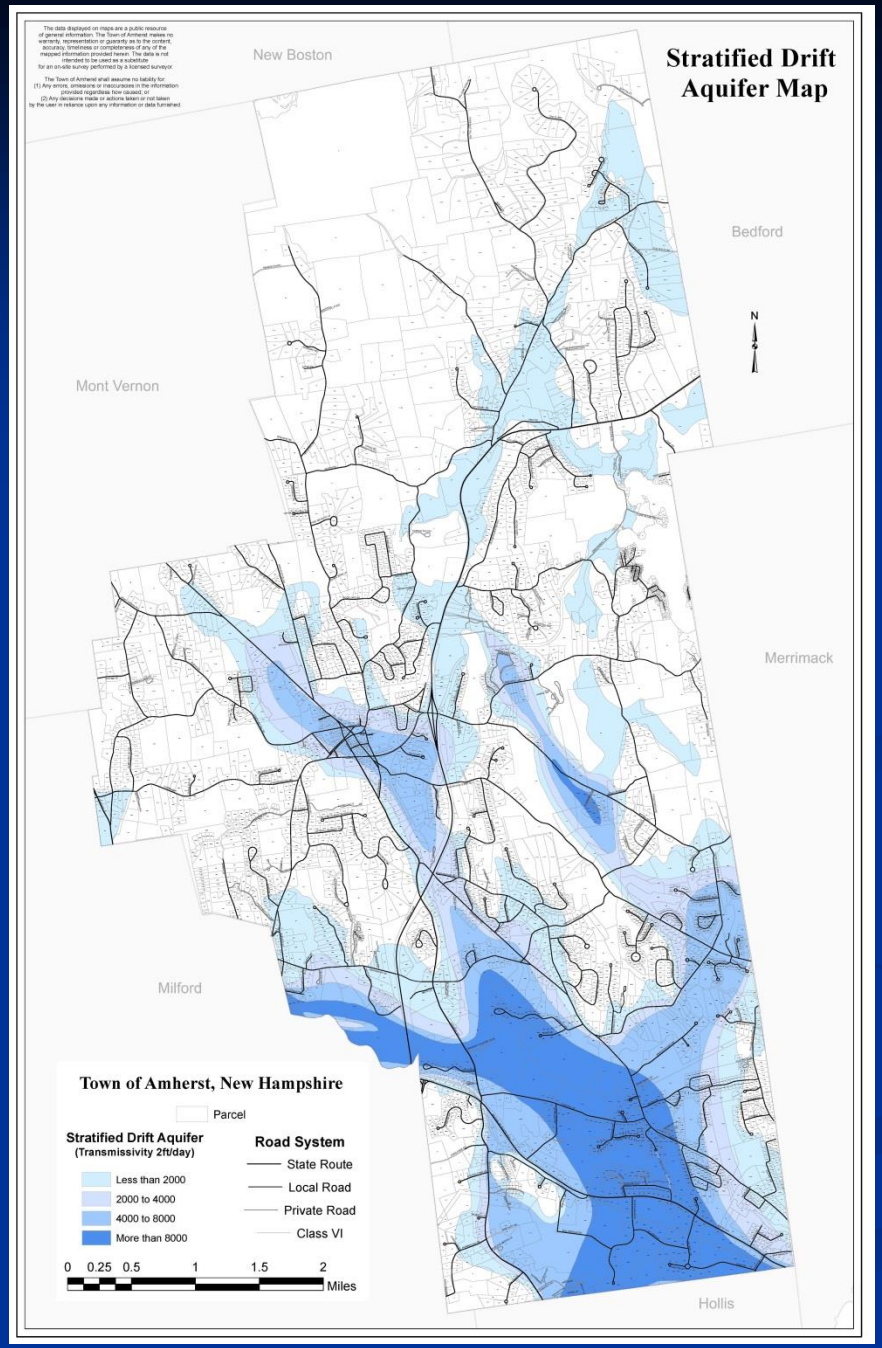
INDUSTRIAL
587 acres (2.67% of total area)

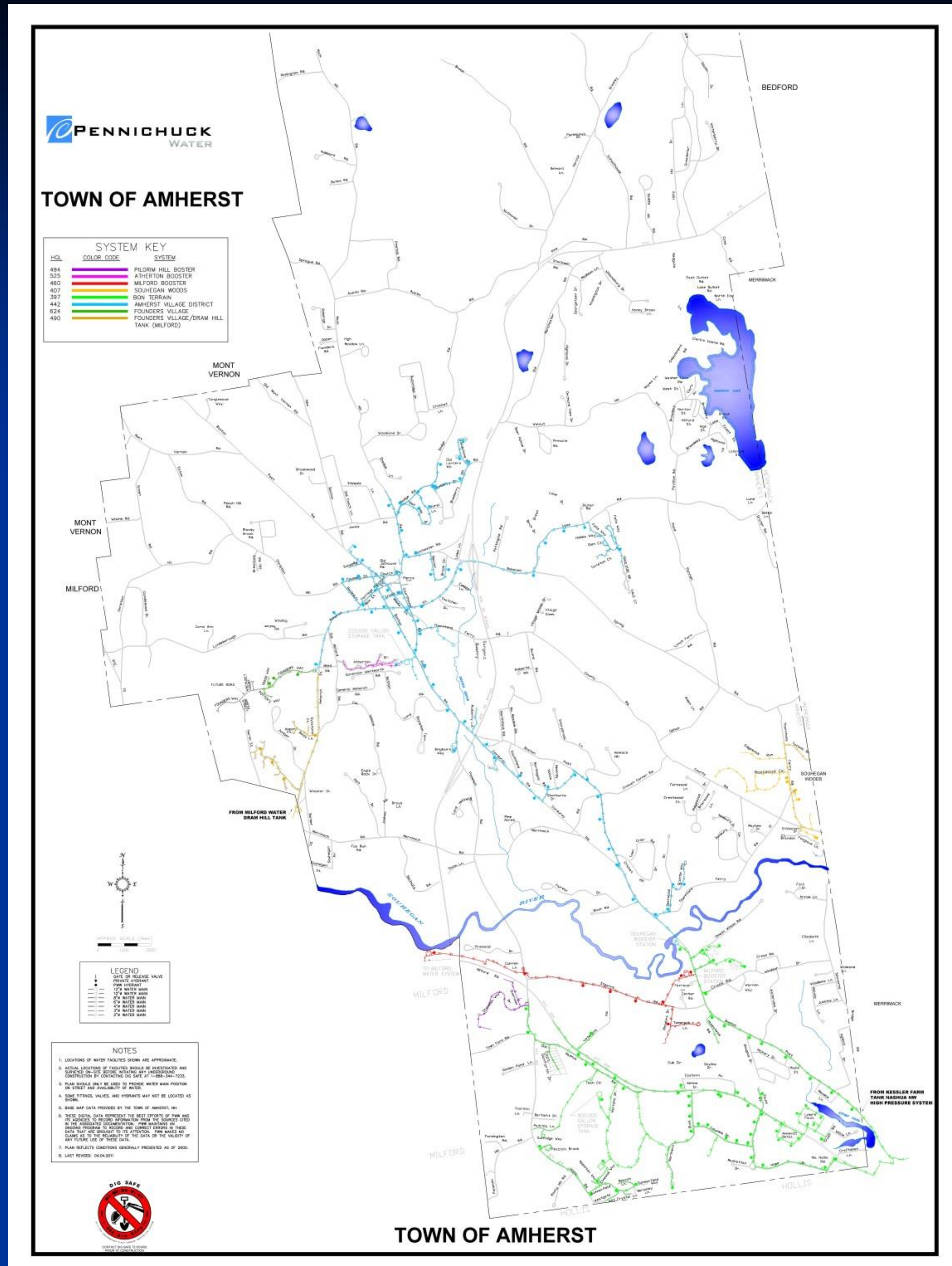
a. Home Occupation
b. Affordable Housing
c. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval
d. Retail Establishments
e. Public utility building, structure or facility
f. Veterinary clinic
g. Interior mechanical establishments
h. Light Manufacturing
i. Assembly of previously prepared material
j. Metal Working
k. Equipment sales and services
l. Creamery, bakery and soft drink bottling plants
m. Distribution plants, service industries and parcel delivery
n. Laboratories
o. Corporate and business offices compatible with other permitted uses in the zone and/or professional offices for individual or group practice
p. Wholesale business and storage
q. Storage yard (but not junk yards)
r. Banks

NORTHERN TRANSITIONAL
1,089 acres (4.95% of total area)

a. One family dwelling and accessory buildings and structures
b. Farm, Agriculture, or Nursery Use
c. Roadside stand for the sale of farm produce or nursery products
d. Home Occupation
e. Open Space Plan
f. Planned Residential Development (PRD). PRD shall be encouraged as the principal method of future development of this zone.
g. Amateur non-profit sports and recreation uses subject to obtaining Planning Board site approval
h. Other development all development in this zone other than Planned Residential


The data displayed on maps are a public resource of general information. The Town of Amherst makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the mapped information provided herein. The data is not intended to be used as a substitute for an on-site survey performed by a licensed surveyor.
The Town of Amherst shall assume no liability for: (1) Any errors, omissions or inaccuracies in the information provided regardless how caused; or (2) Any decisions made or actions taken or not taken by the user in reliance upon any information or data furnished.
New Boston
Floodplain (DFIRM) Map
FLOOD ZONE LEGEND
Zones A & AE are classified as Special Flood Hazard Areas(SFHA's) subject to inundation by the 1% annual chance flood (100 -year flood)
Zone A - No Base Flood Elevations determined
Zone AE - Base Flood Elevations determined
Zone X - Area of 0.2% annual chance flood; area of 1% annual chance with avg. depth of less than 1 ft or drainage less than1 sq mile
Bedford
N
Mont Vernon
Merrimack
Milford
Town of Amherst, New Hampshire
Parcel
Flood Zones
Zone A
Zone AE
Zone X
Road System
State Route
Local Road
Private Road
Class VI
0 0.25 0.5 1 1.5 2
Miles
Hollis


The data displayed on maps are a public resource of general information. The Town of Amherst makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of any of the mapped information provided herein. The data is not intended to be used as a substitute for an on-site survey performed by a licensed surveyor.
The Town of Amherst shall assume no liability for: (1) Any errors, omissions or inaccuracies in the information provided regardless how caused; or (2) Any decisions made or actions taken or not taken by the user in reliance upon any information or data furnished.
Stratified Drift Aquifer Map
New Boston
Bedford
Mont Vernon
Merrimack
Milford
Hollis
N
Town of Amherst, New Hampshire
Parcel
Stratified Drift Aquifer
(Transmissivity 2ft/day)
Less than 2000
2000 to 4000
4000 to 8000
More than 8000
Road System
State Route
Local Road
Private Road
Class VI
0 0.25 0.5 1 1.5 2
Miles



PENNICHUCK WATER
TOWN OF AMHERST
SYSTEM KEY
HGL COLOR CODE SYSTEM
494 PILGRIM HILL BOSTER
525 ATHERTON BOOSTER
460 MILFORD BOOSTER
407 SOUHEGAN WOODS
397 BON TERRAIN
442 AMHERST VILLAGE DISTRICT
624 FOUNDERS VILLAGE
490 FOUNDERS VILLAGE/DRAM HILL TANK (MILFORD)
BEDFORD
MERRIMACK
MONT VERNON
MILFORD
SOUHEGAN WOODS
FROM MILFORD WATER DRAM HILL TANK
SOUHEGAN RIVER
FROM KESSLER FARM TANK NASHUA NW HIGH PRESSURE SYSTEM
HOLLIS
LEGEND
GATE OR RELEASE VALVE
PRIVATE HYDRANT
PWW HYDRANT
12"⌀ WATER MAIN
10"⌀ WATER MAIN
8"⌀ WATER MAIN
6"⌀ WATER MAIN
4"⌀ WATER MAIN
3"⌀ WATER MAIN
2"⌀ WATER MAIN
NOTES
1. LOCATIONS OF WATER FACILITIES SHOWN ARE APPROXIMATE.
2. ACTUAL LOCATIONS OF FACILITIES SHOULD BE INVESTIGATED AND SURVEYED ON-SITE BEFORE INITIATING ANY UNDERGROUND CONSTRUCTION BY CONTACTING DIG SAFE AT 1-888-344-7233.
3. PLAN SHOULD ONLY BE USED TO PROVIDE WATER MAIN POSITION ON STREET AND AVAILABILITY OF WATER.
4. SOME FITTINGS, VALVES, AND HYDRANTS MAY NOT BE LOCATED AS SHOWN.
5. BASE MAP DATA PROVIDED BY THE TOWN OF AMHERST, NH.
6. THESE DIGITAL DATA REPRESENT THE BEST EFFORTS OF PWW AND ITS AGENCIES TO RECORD INFORMATION FROM THE SOURCES CITED IN THE ASSOCIATED DOCUMENTATION. PWW MAINTAINS AN ONGOING PROGRAM TO RECORD AND CORRECT ERRORS IN THESE DATA THAT ARE BROUGHT TO ITS ATTENTION. PWW MAKES NO CLAIMS AS TO THE RELIABILITY OF THE DATA OR THE VALIDITY OF ANY FUTURE USE OF THESE DATA.
7. PLAN REFLECTS CONDITIONS GENERALLY PRESENTED AS OF 2000.
8. LAST REVISED: 04.04.2011
DIG SAFE
TOWN OF AMHERST

Current Ordinances and Regulations

- Wetland Conservation District
- Watershed Protection District
- Aquifer Conservation District
- Flood Plain Conservation District
- Water Pollution Control Regulations
- Stormwater Ordinance (Federally mandated MS4 Permit)

Community Planning Grant

The purpose of the grant is utilize the results of the Regulatory Review of the six water resource related ordinances (completed with a Round I grant in March 2013), to combine and update with current Best Management Practices (BMP's) the Watershed Protection District and the Wetlands Protection District in order to protect the high quality drinking water and watershed of the Town of Amherst and the region.

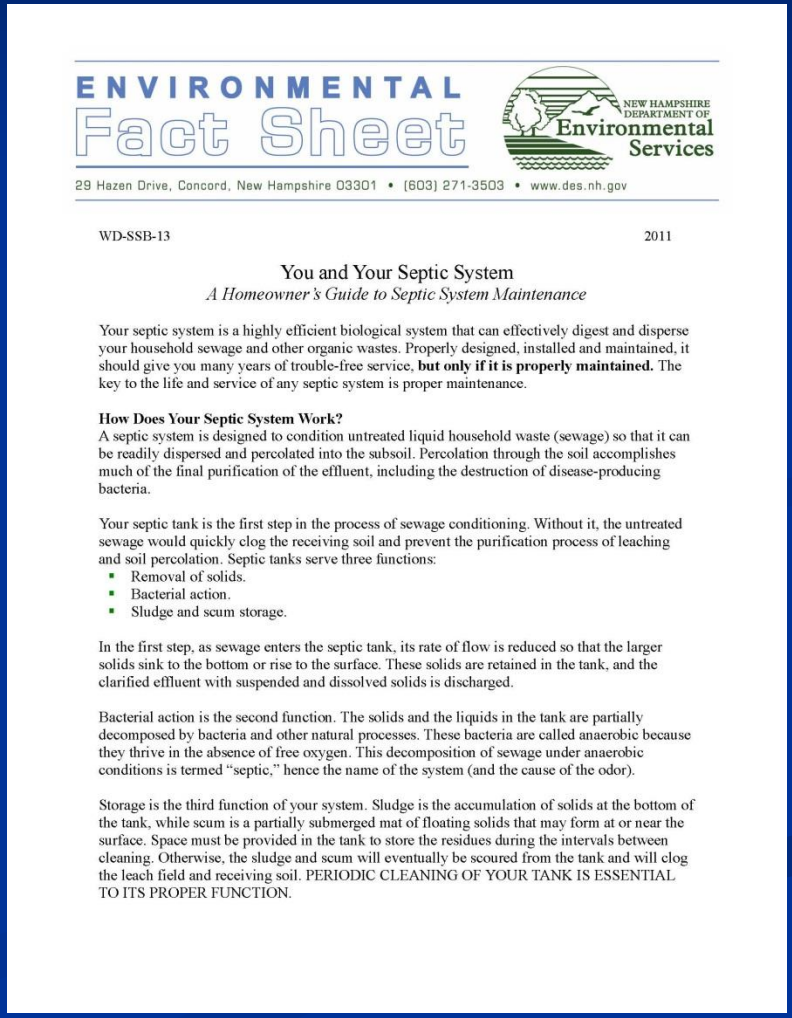

Share your ideas!
Help the Town protect Amherst's high quality water resources by sharing your thoughts on what's working and how we can improve. Your ideas are the starting point to combine, simplify and update the Wetland, Watershed and Aquifer Ordinances.
WHEN: June 19th, 2013 @ 7:00 pm
WHERE: Souhegan High School, Rm 202 Info Center
For more information check out the Community Planning Grant at www.amherstnh.gov/special-projects/ or contact Sarah Marchant, Community Development Director at 603.673.6041 or smarchant@amherstnh.gov
Light refreshments will be provided!
New Hampshire Housing
Bringing You Home
AMHERST · NEW HAMPSHIRE · INCORPORATED 1760
New Hampshire
CITIZEN PLANNER

Feedback and Next Steps

- Feedback:
  - Balance water resources protection, residential and commercial needs
  - Start with resources/goals, build back into ordinance
  - Add vernal pool buffer protection
  - Make enforceable and discuss staff resources to complete enforcement
- Next Steps:
  - Working with consultants to identify known issues, standardize definitions and start on 1st draft

Wastewater without Sewer

- State and Town requirements
- What does it mean for businesses and economic development?
- What does it mean for residences?



ENVIRONMENTAL Fact Sheet

NEW HAMPSHIRE DEPARTMENT OF Environmental Services

29 Hazen Drive, Concord, New Hampshire 03301 • (603) 271-3503 • www.des.nh.gov

WD-SSB-13 2011

You and Your Septic System

A Homeowner's Guide to Septic System Maintenance

Your septic system is a highly efficient biological system that can effectively digest and disperse your household sewage and other organic wastes. Properly designed, installed and maintained, it should give you many years of trouble-free service, **but only if it is properly maintained.** The key to the life and service of any septic system is proper maintenance.

How Does Your Septic System Work?

A septic system is designed to condition untreated liquid household waste (sewage) so that it can be readily dispersed and percolated into the subsoil. Percolation through the soil accomplishes much of the final purification of the effluent, including the destruction of disease-producing bacteria.

Your septic tank is the first step in the process of sewage conditioning. Without it, the untreated sewage would quickly clog the receiving soil and prevent the purification process of leaching and soil percolation. Septic tanks serve three functions:

- Removal of solids.
- Bacterial action.
- Sludge and scum storage.

In the first step, as sewage enters the septic tank, its rate of flow is reduced so that the larger solids sink to the bottom or rise to the surface. These solids are retained in the tank, and the clarified effluent with suspended and dissolved solids is discharged.

Bacterial action is the second function. The solids and the liquids in the tank are partially decomposed by bacteria and other natural processes. These bacteria are called anaerobic because they thrive in the absence of free oxygen. This decomposition of sewage under anaerobic conditions is termed "septic," hence the name of the system (and the cause of the odor).

Storage is the third function of your system. Sludge is the accumulation of solids at the bottom of the tank, while scum is a partially submerged mat of floating solids that may form at or near the surface. Space must be provided in the tank to store the residues during the intervals between cleaning. Otherwise, the sludge and scum will eventually be scoured from the tank and will clog the leach field and receiving soil. PERIODIC CLEANING OF YOUR TANK IS ESSENTIAL TO ITS PROPER FUNCTION.