



Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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MERRIMACK PLANNING BOARD

APPROVED MINUTES

TUESDAY, APRIL 16, 2019

Planning Board members present: Robert Best, Alastair Millns, Lynn Christensen, Neil Anketell, and Alternate Nelson Disco

Planning Board members absent: Dan Ricker, Michael Redding, and Tom Koenig

Staff present: Planning & Zoning Administrator Robert Price

1. Call to Order

Robert Best called the meeting to order at 7:00 p.m. and designated Nelson Disco to sit for Michael Redding.

2. Planning & Zoning Administrator's Report

None.

- 3. Merrimack Parcel A, LLC. (applicant/owner)** – Continued review of an amendment to the previously approved mixed use site plan for Phase I of the “Merrimack Park Place” project, proposing an additional 32 multi-family residential units and a modification of 17,000 s.f. of specialty retail and restaurant space into a subsequent phase. The parcel is located at 10 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lot 191-02. Case # PB2019-06. **This item is continued from the February 19 & March 19, 2019 meetings.**

At applicant's request, the Board voted 5-0-0 to continue this agenda item to May 21, 2019, at 7:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 4. Kinsley Osgood-Barnard (applicant/owner)** – Continued review for acceptance and consideration of a Waiver of Full Site Plan Review for a dog daycare/grooming/boarding business. The parcel is located at 9 Harris Avenue in the C-1 (Limited Commercial), Aquifer Conservation and Elderly Housing Overlay Districts and Wellhead Protection Area. Tax Map 6D-1, Lot 038. Case #PB2019-09. **This item is continued from the March 19, 2019 meeting.**

Withdrawn by applicant.

- 5. 702 Daniel Webster Highway, LLC (applicant/owner)** – Conceptual discussion of a potential site plan for approximately 16,080 square feet of commercial office and retail/restaurant space. The parcel is located at 702 Daniel Webster Highway in the C-2 (General Commercial) District. Tax Map 7E, Lot 023-01. Case #PB2019-10.

Applicant was represented by: Chris Ross & Joel Sikkila, Owners, 702 DW Highway, LLC.

Chris Ross explained that at Synergy Self Storage, there are a number of units rented by people who operate home businesses and use the storage unit for storage, but they are outgrowing those units. The logical next step for those people to grow their business is to find a storage area with office space available. He informed the Board that he went to the Community Development Department to discuss his idea for the site and is now coming before the Planning Board to continue preliminary discussions before moving into the engineering phase.

Chris Ross proposes to construct two buildings on the property. One building will contain business contractor units, which are units that have some office space but primarily have storage space for tools and equipment. These types of units are frequently occupied by tradespeople. He indicated that this building is not proposed to have any loading docks, only standard bay doors. The other building is being considered for retail and/or restaurant space.

Chris Ross clarified that he does not want to occupy the spaces with manufacturing-related businesses.

Robert Best stated that the concept notes apartments, and asked for clarification. Chris Ross explained he is thinking about a caretaker's unit. Robert Best stated this should be made clear on the formal plan.

Robert Best noted that the Master Plan seeks compact, mixed use type developments and opined that the concept appears to meet that desire.

Joel Sikkila noted that there are no concrete plans for the retail/restaurant building as of yet. He indicated they have a desire to have retail space, but that is not definite.

Robert Best asked if the immediate abutters have been contacted. Chris Ross replied he has spoken to the three closest abutting properties about his plans.

Nelson Disco requested that the applicant pay careful attention to buffering when going through the engineering process. He also noted that this portion of Daniel Webster Highway is under State of NH jurisdiction, so the State will need to be contacted for a driveway permit. Joel Sikkila replied that they have already opened discussions with the State.

Robert Best noted that concept plan shows rock walls. Chris Ross replied that they are broken up and not in good shape. Robert Best asked the applicant to consider restoring them if possible.

Robert Best suggested that the applicant work with Community Development to determine allowable signage considering that the property is proposed to have multiple tenants.

Alastair Millns asked if the property is serviced by municipal sewer and public water. Joel Sikkila replied it has both.

Robert Price informed the applicant that he was recently told by the Town's Wastewater Division there may be an issue or special consideration regarding the sewer line that extends into the property. He suggested that the applicant follow up with them for clarification.

Joel Sikkila asked how their proposal would be classified. Robert Price replied he needs to take time to review what is being proposed, what was discussed this evening and see how that would fit into what is listed as a permitted use in the C-2 District. Robert Best noted that the applicant called the proposal self-storage in their narrative, but he does not agree the proposal fits that definition.

6. Discussion/possible action regarding other items of concern

None.

7. Approval of Minutes - April 2, 2019

The minutes of April 2, 2019, were approved as submitted, by a vote of 4-0-1, on a motion made by Alastair Millns and seconded by Nelson Disco. Lynn Christensen abstained.

8. Adjourn

The meeting was adjourned at 7:44p.m., by a vote of 5-0-0, on a motion made by Alastair Millns and seconded by Nelson Disco.