



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MERRIMACK PLANNING BOARD

APPROVED MINUTES

TUESDAY, APRIL 2, 2019

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

Planning Board members absent: Lynn Christensen, Michael Redding, and Tom Koenig

Staff present: Community Development Director Tim Thompson

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

Robert Best reminded the Board that registration for the Spring OSI Planning & Zoning Conference is open, and that the Town would cover members' registration fees.

Alastair Millns mentioned the parking lot at Merrimack 360 being nearly full over the weekend following the opening of Haywards Ice Cream and The Thirsty Moose. He expressed some concern about parking when the plaza is fully occupied. Robert Best and Tim Thompson opined that the opening few weeks would likely be busy, but that parking demand would likely level off over time. Tim Thompson mentioned that there is "overflow" parking to the side of Altitude Trampoline Park that generally is empty.

3. Planning Board Workshop - Site Plan Regulations: Initial discussion of separation from Subdivision Regulations and comprehensive re-write.

Tim Thompson gave an overview presentation (attached) of the proposed Site Plan Regulations.

Robert Best stated that he believes that a section on Administrative Approvals needed to be added to the proposed regulations. He also stated that the regulations should include the typical requests from the Conservation Commission on winter maintenance and fertilizers. Tim Thompson responded that those requirements were included. Robert Best suggested pervious pavement should be potentially examined, and that the sidewalk provisions should be discussed in greater detail as the process unfolds.

Nelson Disco complimented the staff on the presentation and the work in developing the proposed regulations. He stated the tone, objectives and organization of the document were "right." He stated a desire to examine the issue of plans expiring as the process proceeds.

Neil Anketell stated that he was pleased to see the section on traffic impact analysis. He asked about potentially adding language relative to dog parks and solar arrays.

Dan Ricker inquired about the applicability of the regulations to school district projects. Tim Thompson replied that governmental land uses are subject to the requirements of RSA 674:59, and that they are not required to follow land use regulations. Dan Ricker asked about parking requirements, and was informed by the Board and Tim Thompson that the areas he was concerned with pre-date the most recent parking regulation amendments that were adopted in 2013. Tim Thompson emphasized that there were additional waiver criteria for parking waivers that the Board should be following currently, that will be included in the new regulations as well. Dan Ricker asked about cannabis cultivation and impact fees, and was informed that those were Zoning Ordinance issues, and that impact fees are more complex than they appear to be, and are a difficult “sell” to the Town Council.

Robert Best raised the question of whether or not water quality can be looked at through the regulations. Discussion ensued about the ability of a town to regulate something without express authorization from the State Legislature.

Dan Ricker suggested further examination of hours of operation and security lighting as part of the illumination requirements. Tim Thompson raised the potential of adding language to the regulation to cover post-approval development agreements for larger or complex projects.

The Board agreed with Tim Thompson to hold work sessions in May and June to go over individual sections in greater detail, with the hopes of having a public hearing in July or August. Tim Thompson will seek out public input and input from design firms that do business with the Board and with the Town’s peer review consultant.

4. Discussion/possible action regarding other items of concern

Robert Best read from a letter requesting an extension of the conditional approval for the Mi-Box Site Plan on Herrick St. Tim Thompson stated that revised plans were just submitted, and the NHDOT permit just received, but staff does not have time to verify compliance with the conditions of approval which currently are set to expire on April 3.

At the applicant’s request, the Board voted 5-0-0 to extend the Mi-Box (Herrick St) Site Plan conditional approval by 6 months to October 3, 2019, on a motion made by Alastair Millns and seconded by Nelson Disco.

5. Approval of Minutes - March 19, 2019

The minutes of March 19, 2019, were approved as submitted, by a vote of 4-0-1, on a motion made by Alastair Millns and seconded by Nelson Disco. Dan Ricker abstained.

6. Adjourn

The meeting was adjourned at 8:11p.m., by a vote of 5-0-0, on a motion made by Alastair Millns and seconded by Nelson Disco.