



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## **MERRIMACK PLANNING BOARD APPROVED MINUTES TUESDAY MARCH 21, 2023**

A regular meeting of the Merrimack Planning Board was conducted on Tuesday, March 7, 2023 in the Matthew Thornton Room.

### Members Present:

- Robert Best (Chair)
- Brian Dano
- Lynn Christensen
- Jaimie von Schoen
- Maureen Tracey – Alternate
- Nelson Disco – Alternate
- Town Councilor Barbara Healey - Ex-Officio

### Members Absent:

- Paul McLaughlin (Vice Chair)
- Neil Anketell
- Haleem Mediouni - Alternate

Staff Present: None

### **1. Call to Order**

Chair Robert Best called the meeting to order at 6:30 p.m. and led everyone in the Pledge of Allegiance. He then seated Alternate Nelson Disco for Neil Anketell and Maureen Tracey for Paul McLaughlin.

### **2. Planning & Zoning Administrator's Report**

None

### **3. Consent Agenda**

- No items for this meeting*

- 4. Starten Realty, LLC (applicant/owner)** – Continued review for acceptance and consideration of final approval for a site plan for the addition of a gas station, convenience store and drive-thru coffee shop at the site of an existing car wash. The parcel is located at 376 DW Highway in the C-2 (General Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 002. Case #PB2022-40. This item is continued from the November 15 & December 20, 2022, & January 17, and February 21, 2023 Planning Board Meetings.

**At the applicant's request, the Board voted 7-0-0 to continue this hearing to April 18, 2023 at 6:30 p.m. in the Matthew Thornton Room, with no further written notice to abutters, on a motion by Lynn Christensen and seconded by Barbara Healey.**

- 5. S.J. Torres (applicant) and Orrin H. Connell Family Trust (owner)** – Continued review for consideration of a waiver of full site plan review to permit a variety of temporary “event” uses on site. The parcel is located at 454 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. Tax Map 5D-4, Lot 54. PB2022-46. ***This item is continued from the December 6 & December 20, 2022, & January 17, and February 21, 2023 Planning Board Meetings.***

**At the applicant's request, the Board voted 7-0-0 to continue this hearing to April 4, 2023 at 6:30 p.m. in the Matthew Thornton Room, with no further written notice to abutters, on a motion by Lynn Christensen and seconded by Barbara Healey.**

- 6. McDonald's USA, LLC (applicant) and CP Merrimack, LLC (owner)** – Continued review for consideration of a waiver of full site plan to reconfigure the existing single order point drive-thru with a dual order point configuration. The parcel is located at 9 Dobson Way in the C-2 (General Commercial) & Aquifer Conservation Districts, and Wellhead Protection Area. Tax Map 4D-, Lot 054-03. Case #PB2022-47. ***This item is continued from the December 6, 2022 & January 17, and February 21, 2023 Planning Board Meetings.***

**At the applicant's request, the Board voted 7-0-0 to continue this hearing to April 4, 2023 at 6:30 p.m. in the Matthew Thornton Room, with no further written notice to abutters, on a motion by Brian Dano and seconded by Barbara Healey.**

- 7. Mast Road, LLC (applicant/owner)** – Continued review for consideration of a waiver of full site plan to permit a Contractor's Yard. The parcel is located at Crow's Nest Circle, Tax Map 2D, Lot 21-02. Case # PB2023-09. ***This item is continued from the March 7, 2023 Planning Board Meeting.***

**At the applicant's request, the Board voted 7-0-0 to continue this hearing to April 4, 2023 at 6:30 p.m. in the Matthew Thornton Room, with no further written notice to abutters, on a motion by Barbara Healey and seconded by Lynn Christensen.**

- 8. Discussion/possible action regarding other items of concern**

None

- 9. Approval of Minutes — March 7, 2023**

**The Board voted 5-0-2 to approve the minutes of March 7, 2023, as amended, on a motion made by Lynn Christensen and seconded by Jaimie von Schoen. Maureen Tracey and Barbara Healey abstained.**

- 10. Adjourn**

**The Board voted 7-0-0 to adjourn at 6:55 p.m., on a motion made by Lynn Christensen and seconded by Nelson Disco.**