



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD

APPROVED MINUTES

TUESDAY, SEPTEMBER 10, 2013

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Lynn Christensen, and Stanley Bonislawski.

Planning Board members absent: Michael Redding, Desirea Falt, and Alternates Nelson Disco and Matthew Passalacqua.

Community Development staff: Assistant Planner Donna Pohli.

1. Call to Order

Chairman Best called the meeting to order at 7:30 p.m.

2. Planning & Zoning Administrator's Report

Donna Pohli reported that VHB is formatting the final document and creating the index for the Master Plan. It should be ready in the next few weeks. She also reported that Capital Improvement Plan (CIP) letters went out today. It should be ready for workshops by mid-October or early November 2013.

- 3. Northview Homes & Development, Inc. (applicant) and Carl A. Quimby Revocable Trust & Larry Kittle (owners)** – Consideration of Final Approval of an application proposing to consolidate and re-subdivide three lots into thirteen lots, located at 164 Amherst Road, 8 Pollard Road, and an unnumbered parcel in the R-1 (Residential), and Aquifer Conservation Districts. Tax Map 4B, Lots 146, 146-1 and 152-1. The application also proposes a lot lineadjustment between 166 Amherst Road (Tax Map 4B, Lot 145) and 164 Amherst Road (Tax Map 4B, Lot 146). **This agenda item is continued from the August 6, 2013 meeting. The applicant has requested to be continued to the September 24, 2013 meeting.**

At the applicant's request, the Board voted 5-0-0 to postpone this item to September 24, 2013, in the Matthew Thornton Meeting Room, at 7:00 p.m., on a motion made by Alastair Millns and seconded by Tom Koenig.

- 4. YMCA/Melton Associates** – Consideration of Final Approval of a site plan application for a proposed 57-unit Elderly Housing development, Community building & related site improvements in the R (Residential) District, located on D.W. Highway, between Island Drive and Angelo Drive. Parcel is located within the Aquifer Conservation District, the Flood Hazard Conservation District, and the Shoreland Protection District. Tax Map Parcel 4D-4/043-1. **This agenda item is continued from the July 9, 2013 and August 20, 2013 meetings. The applicant has requested to be continued to the September 24, 2013 meeting.**

Stanley Bonislawski suggested that, at a future meeting, the Board discuss imposing a real deadline rather than continually postponing items with no notice to abutters. It is not fair to them.

At the applicant's request, the Board voted 5-0-0 to postpone this item to September 24, 2013, in the Matthew Thornton Meeting Room, at 7:00 p.m., on a motion made by Alastair Millns and seconded by Tom Koenig.

- 5. YMCA/Melton Associates** – Consideration of Final Approval of a site plan application proposing the development of athletic fields, bathrooms & maintenance structure, related parking & appurtenant improvements in the R (Residential) District, located off Wright Avenue at 381 D.W. Highway. Parcel is located within the Aquifer Conservation District, the Flood Hazard Conservation District, and the Shoreland Protection District. Tax Map Parcel 4D-3/092. **This agenda item is continued from the July 9, 2013 and August 20, 2013 meetings. The applicant has requested to be continued to the September 24, 2013 meeting.**

At the applicant's request, the Board voted 5-0-0 to postpone this item to September 24, 2013, in the Matthew Thornton Meeting Room, at 7:00 p.m., on a motion made by Alastair Millns and seconded by Tom Koenig.

- 6. Discussion/possible action regarding approval of a performance bond for Dumas Lane.**
- 7. Discussion/possible action regarding a request for a reduction of the performance bond for Dumas Lane.**

Chairman Best asked if the Board was in favor of discussing items 6 & 7 together. The Board agreed.

Tom Koenig questioned why the Board is asked to approve requests that are made one day apart when the developer knows that he will ask for an immediate reduction of the performance bond. Chairman Best said the full amount of a performance bond must be set first, since that amount determines the amount of a maintenance bond. The initial bond need not be set until final plans are signed or certificate of occupancy is approved. A developer does the work in lieu of posting a bond.

Stanley Bonislowski asked whether a nine-month time limit is new. Chairman Best said it was set at the applicant's request based on his own projections. Alastair Millns said the deadline is the result of previous experience, when a project failed before completion and the amount of the bond was not sufficient to cover the cost of its completion. Stanley Bonislowski noted that a developer could return with new figures after a deadline has passed.

The Board voted 5-0-0 to approve a performance bond of \$446,035 and to reduce it to \$226,596, on a motion made by Lynn Christensen and seconded by Stanley Bonislowski.

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

Chairman Best announced an NRPC ITRAC Cottage Design Housing presentation scheduled for Wednesday, September 25, 2013, from 12:00-1:30 p.m.

Alastair Millns asked why only one meeting is scheduled for January 2014. He suggested adding one on January 21, 2013, because developers want to begin work when the snow melts. Donna Pohli will ask Tim Thompson to keep that date in reserve per the request of Chairman Best.

Stanley Bonislowski saw someone from CLD taking a traffic count on three locations on D.W. Highway and asked if it is for a proposed car wash at the Mobil station at the intersection with Baboosic Lake Road. Although Chairman Best had no information, Donna Pohli confirmed that the Mobil station has proposed adding a car wash.

Alastair Millns noted that the MiBOX storage near Crestwood is now being used as advertising. There are two on town property and many all over southern NH. Stanley Bonislowski counted 15 on Continental Boulevard. Chairman Best stated that Society Hill withdrew its request for one. Lynn Christensen noted that, if someone has permission to put one on a property, there is nothing the Planning Board can do. Alastair Millns agreed with Chairman Best that that it would be a mess for the Board to deal with, just as the issue of signs was.

9. Approval of Minutes – August 6, 2013 and August 20, 2013

The minutes of August 5, 2013, were approved, with changes, by a vote of 5-0-0, on a motion made by Stanley Bonislowski and seconded by Alastair Millns.

The minutes of August 20, 2013, were approved, as submitted, by a vote of 5-0-0, on a motion made by Stanley Bonislowski and seconded by Alastair Millns.

10. Adjourn

The meeting adjourned at 7:50 p.m., by a vote of 5-0-0, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.