



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## MERRIMACK PLANNING BOARD

### APPROVED MINUTES

TUESDAY, APRIL 15, 2014

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Michael Redding, Stanley Bonislowski and Desirea Falt.

Planning Board members absent: Lynn Christensen and Alternates Nelson Disco and Matthew Passalacqua.

Community Development staff: Assistant Planner Donna Pohli and Recording Secretary Zina Jordan.

#### 1. Call to Order

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

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

Donna Pohli reported that the Community Development Department has hired Jillian Harris as the new Planning and Zoning Administrator. Jillian has spent the past 5+ years with Southern NH Planning Commission in Manchester and recently passed the American Institute of Certified Planners (AICP) exam. She brings almost seven years of professional experience with her to Merrimack. Jillian will be introduced at the May 20, 2014, Planning Board meeting.

Chairman Best stated that he will present the annual Planning Board report to Town Council at its May 8 meeting.

#### 3. Choice Cuts Butcher Shop & More, LLC. (applicant) and Pennichuck Square Limited Partnership, c/o Renwood Companies (owner) – Review for acceptance and consideration of Final Approval of a request for waiver of full site plan review to permit a proposed change of use to convert 1,600 s.f. of retail space (formerly Hope's One Stop) to a butcher shop, located at 709 Milford Road, Unit 3C in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 2B, Lot 360.

Donna Pohli stated that the Zoning Ordinance does not define "butcher shop", so staff decided to bring the change-of-use application to the Board for its approval.

Carol Yorek, Choice Cuts Butcher Shop & More, said that she and her husband have many years of experience in the business. Hours of operation would be from 10:00 a.m.-7:00 p.m., seven days a week. Forty customers are expected daily. There will be a maximum of two full-time and 2-3 part-time employees per shift.

**The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.**

Chairman Best stated that there is sufficient parking on the site. Alastair Millns commented that, based on a study he did 4+ years ago, he found that no more than 127 out of 228 spaces or 50% on the south side of the building are used.

**The Board voted 6-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.**

**There was no public comment.**

Stanley Bonislowski suggested a condition of approval that the management company not use parking spaces for snow storage, but remove it from the site, as approved by the Planning Board.

Jeff Yorek, Choice Cuts Butcher Shop & More, said he would use the existing signs. The Wastewater Division requires a grease trap. Donna Pohli stated that Merrimack Village District (MVD) and the Wastewater Division reviewed the application. The Public Works Department (PWD) had no comments.

Donna Pohli asked whether the Board would classify the use as retail or a service, establishment. The Board determined this to be a retail use.

Staff recommends that, should the Board vote to grant conditional Final Approval to the application, the following conditions be fulfilled within six months and prior to plan signing, unless otherwise specified.

**The Board voted 6-0-0 to grant final approval, with the following conditions, on a motion made by Alastair Millns and seconded by Desirea Falt.**

1. Final plans to be signed by the applicant and the property owner. The final plan shall include a note near the owner's signature including that snow may not be stored within any parking spaces;
2. Any waivers granted shall be listed and described on the final plan;
3. Address planning staff technical comments below.

Planning Staff Technical Comments

1. Revise annotated plan to address any typos;
2. Revise annotated plan to state that all signage must comply with the Town's signage requirements;
3. List the parking requirements as determined by the Planning Board on the annotated plan;
4. Add a reference plan number to the annotated plans;
5. Add dimensions to the floor plan;
6. Sign the abutter notification form, part of the application;
7. Remove the previous approval information on the annotated plan as well as the previous Planning Board signature block;

8. Revise the title block to “Change of Use Unit 3C in Pennichuck Square to a Butcher Store/Deli” and add the address.

**4. Children’s Greenhouse, LLC. (applicant) and Christopher Ross, LLC. (owner) –**  
Review for acceptance and consideration of Final Approval of a request for waiver of full site plan review to permit a proposed change of use to convert 1,100 s.f. (Unit 4) of existing retail and 1,900 s.f. of office space (both formerly of Christopher Ross, LLC; Unit 4 & 5) to Children’s Greenhouse, LLC. offering an early childhood learning center and an outdoor play area, located at 401 D.W. Highway in the C-1 (Limited Commercial) and Aquifer Conservation Districts. Tax Map 4D-3, Lot 083.

Chris Ross, owner of 401 D.W. Highway, said the 1,800 square foot Unit #5 and a small unit adjacent to it will be the Children’s Greenhouse. There is only one parking lot on the property. The two units would be busier if they were rented to two businesses. There would be six full-time employees. Drop off would be from 6:45-7:30 a.m., before the other businesses are open. Parents would most likely be gone by 8:00 a.m. Pick ups would not occur all at once and would take no more than five minutes each. The Synergy office will move out of Unit #4 and its trucks will not be on the lot. The process must move quickly if the center is to open on August 1, 2014. The applicant can meet all proposed conditions listed in staff’s memo.

Staff recommends that the Board vote to accept the application, as it is substantially complete and contains sufficient information to invoke the Board’s jurisdiction and to allow it to make an informed decision.

**The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.**

Stanley Bonislowski asked how children would get from the school to the play area. Chris Ross said he would relocate the retaining wall to the property line and use the rest of the area for a playground that will be flat and will have bollards. The surrounding 4’ fence would be solid white vinyl with a matching 4’-wide gate. Children would go to the play area along the existing sidewalk that runs parallel to the building, but not into the parking lot, which would have designated spaces for staff adjacent to the play area.

**The Board voted 6-0-0 to waive full site plan review, on a motion made by Alastair Mills and seconded by Michael Redding.**

Chris Ross has added 6.5’ to the driveway, so cars can back straight out. Michael Redding suggested that a “reserved for staff” sign be added to the conditions of approval. Chris Ross said there is be a 28’-wide drive aisle, whereas only 20’ is required.

Alastair Millns asked where the dumpster would be located. Chris Ross said he would move it to another area or add a small driveway to access the ground level, which he does not use for snow storage. Alastair Millns suggested that the dumpster location be added to the conditions of approval.

Chairman Best explained that, when the self-storage facility was approved, the parking complied with regulations. Now that they have been amended, the parking no longer complies, so a waiver is being sought. The current parking requirement for self-storage

facility was developed with the intent of dealing with facilities that had exterior access to the storage units and space for parking vehicles in front of each unit. Alastair Millns said specific circumstances relative to the site plan or conditions of the land in such site plan indicate that the waiver will properly carry out the spirit and intent of the regulations. The applicant can justify the waive through examples of other interior-access self-storage facilities and demonstrating that parking will be sufficient for the proposed mix of uses on the site.

**The Board voted 6-0-0 to waive the requirements of Section 7.03.E and 7.03.F – Parking – of the Subdivision Regulations, on a motion made by Alastair Millns and seconded by Desirea Falt.**

Chairman Best asked whether the other tenants know about the center; Chris Ross replied that they are excited about it. More soundproofing and insulation and hanging thicker doors will be done in the building.

Alana Ferretti, Children's Greenhouse, said she would have a maximum of 48 children, ranging in age from six weeks to six years. There will be no kindergarten. She will focus on infant and child development. Operating hours would be 7:00 a.m.-6:00 p.m.

Staff recommends that the Board vote to grant conditional Final Approval to the application, with the proposed precedent conditions to be fulfilled within six months and prior to plan signing, unless otherwise specified.

**The Board voted 6-0-0 to grant final approval, with the following conditions, on a motion made by Alastair Millns and seconded by Michael Redding.**

1. Final plans to be signed by the applicants and property owner;
2. The applicant shall note any waivers granted by the Board on the plan (including Section, and date granted) as applicable;
3. Written approval from the State of NH for the child care facility, including the outdoor play area, to be submitted to the Community Development Department;
4. The applicant shall address any forthcoming comments from the Fire Department (as applicable);
5. The applicant shall address any forthcoming comments from the Wastewater Division (as applicable);
6. Site plan to be revised to include a note detailing the type of fence, fence height and proposed surfaces within the outdoor play area and how children will proceed from the building to the outdoor play area;
7. Any screening of the play area proposed by the applicant and/or required by the Board is to be noted on the site plan. The type of surface material(s) proposed for the play area is also to be noted on the plan;
8. Applicant to add dumpster location onto plan;

9. Applicant to add note to plan stating that signage related to reserved staff parking and pick-up/drop off will be placed at the appropriate spots each day and may be taken in after hours;
10. Address the following planning staff technical comments:
  - a. Please address the following relative to notes on plan:
    - i. Revise note #7 to include the current parking requirement for self-storage facilities (1 space per 10 units plus 1 per employee) and update the calculations accordingly. This results in 122 spaces being required for the self-storage facility (1200 units at full-buildout);
    - ii. Remove the previous waivers granted for the Synergy project or, alternatively, label them as “Previous Waivers Granted for Synergy Self-Storage Site Plan”;
    - iii. Add waiver for Section 7.03.E, Parking Requirements, to permit 63 spaces where 155 are required;
    - iv. Add a note regarding hours/days of operation for the daycare facility;
  - b. Remove the spot grades on the plan for clarity (text is difficult to read to the north of the building, and spot grades are not necessary with no site improvements being constructed other than the play area);
  - c. Add a plan reference to the plan sheet (recommend the plan reference be the recently completed as-built for the Synergy project);
  - d. Revise the Title Block to state “Change of Use” and add the property address.

**5. Tomasian Drive, LLC. (applicant) and The Stephanie Tomasian Revocable Trust of 2001 (owner)** – Pre-Submission Hearing to discuss a proposed 19 lot cluster subdivision located at Tomasian Drive in the R-1 (Residential), Aquifer Conservation and Flood Hazard Conservation Districts and Shoreland Protection Area. Tax Map 4B, Lot 009-1.

Chairman Best reported that, on March 26, 2014, the Zoning Board of Adjustment (ZBA) granted two variances to allow a cluster subdivision in the R-1 (Residential) District and to allow the proposed cluster subdivision to be serviced by individual septic systems with the condition that the Planning Board grant approval to the subdivision.

Ken Clinton, Meridian Land Services, said the 49.16-acre lot is vacant. It is bounded by the Souhegan River and Tomasian property to the north, town-owned conservation land to the west, Amherst Road to the south, and Tomasian Drive and other Tomasian property to the east. Meridian’s soil mapping found two different soil classifications. The 100-year flood is at 223’ elevation. The River has 190’ elevation. The parcel poses environmental constraints. The yield for a conventional grid subdivision is 19 lots. There is a possible right-of-way off Tomasian Drive with a hammerhead/spur road at the town land. A traditional subdivision is not the best use of the property. A cluster is preferable to protect wetlands and to keep a separation from the Souhegan River. The variances were sought because a cluster is not allowed in the R-1 District. Donna Pohli circulated

the March 18, 2014, memo the Merrimack Conservation Commission MCC sent endorsing the cluster concept. (see below) Fifty percent of a cluster must be open space. Ken Clinton has not decided whether to combine it with the town conservation land or to deed it to the future owners. The former would mean the loss of tax revenue for Merrimack, which is a negligible amount. The ZBA supports the cluster plan. Each lot would be served by MVD water and individual septic systems. Meridian dug 19 test pits and did perc tests to ensure that each lot is suitable for septic design. There is no ledge. The lot lines and drainage will change and more test pits will be dug when the applicant is ready to ask for final review.

Chairman Best read the MCC letter of support into the record: "We reviewed the preliminary cluster development concepts and we support a cluster variance to enable an efficient and environmentally conscious use of the property which benefits both the surrounding open space and the public. While the proposed cluster has a slightly larger wetland impact (17,500 vs. 12,000 sq feet) we feel the overall benefit of protecting the Souhegan River watershed makes the cluster more desirable." Ken Clinton said he met informally with Pete Gagnon about the soils evaluation, after his objections at the ZBA meeting. They agreed that a site walk could include reviewing the reclassification of soils. The Department of Environmental Services (DES) must approve the septic systems. They go beyond the minimum size requirements.

Chairman Best asked about the elevation of the septic field, which Ken Clinton said is 250'. Chairman Best said that is well above the River and the flood zone. Ken Clinton said there would be additional backyard space to provide room for pools.

Chairman Best asked whether the lots would be developed along with the three-lot subdivision. Ken Clinton said they would not be. Alastair Millns said the power lines in the three-lot subdivision should be underground and continued in the cluster. Chairman Best asked about the status of Tomasian Drive. Ken Clinton agreed to improvements for the three-lot subdivision, but this subdivision will have a 24'-wide paved road, upgraded drainage, and water brought underground. There is no need for sidewalks, which would not fit anyway. There will be internal sidewalks. The applicant wants it to look as rural as possible. Ken Clinton will meet with PWD to discuss improving the geometry of the jog in the driveway and will make the upgrades that PWD and the Fire Department suggested. Lester Road is a Class V road. The new road will be 950' long. Fire hydrants will be installed if the Fire Department wants them.

Stanley Bonislowski asked if the cluster road would be paved and be a town road. Ken Clinton said it would be. He will upgrade Tomasian Drive. The road will be paved with a hammerhead at Lester Road. Ken Clinton said he would take care of the "private road" sign that blocks Lot 19.

Michael Redding asked about wildlife corridors and intense wetland use. Ken Clinton replied that he did not do a wildlife study. He will create wildlife corridors. It is not a major wetland, only an "ephemeral stream". He does not yet know the impact of a crossing; he will know more as he does the design. He will make a presentation to the Souhegan Watershed Association.

Desirea Falt asked about cutting and grading and whether most of the natural area would be preserved. Ken Clinton replied that open space would be undeveloped and untouched. If he finds an area well suited for drainage, there may be a drainage easement. The open space measures 28.43 acres.

Chairman Best said that, although the ZBA granted an on-site septic system variance, the Planning Board must see engineering, test pits, soils, and CLD review. Ken Clinton said that, when the drainage is designed, he would be able to shift and set the lot lines. The DES requires a minimum 24,000 square foot lot size. The property is mostly severe soils with some slight soils. Meridian did site-specific soil classifications.

Tom Koenig agreed with the MCC, preferring a cluster rather than a conventional development next to conservation land. However he was troubled about possible future septic system failures, since there is nowhere else to put them. They should be made durable for many years. Ken Clinton said the MCC and the ZBA saw the same plan set and heard the same details as the Planning Board did. The applicant has four times the area needed for septic systems. There is enough space for the required secondary field. There are four areas suitable for leach fields.

#### **Public comment**

Pete Gagnon, 130 Bedford Road, was concerned about soil types when he appeared at the ZBA meeting. The ZBA granted a variance based on the MCC's opinion. Usually the MCC advises the Planning Board rather than the ZBA. Pete Gagnon did not want to usurp the Planning Board's authority to make a comprehensive review of the plans. The road may have to be extended to fit the lots. The Planning Board may have to waive the road length. Where the drainage would collect is another issue. Pete Gagnon met with Ken Clinton. Another issue is designing the road where it crosses the wetland. Pete Gagnon urged a site walk with the soil scientist.

Chairman Best explained that the MCC did the applicant the favor of reviewing the conceptual plan; it will follow the regular review process when the plan is ready for Planning Board review. Ken Clinton said he would return to the MCC after he gets a wetland crossing permit. He is aware of Pete Gagnon's concerns.

Chairman Best preferred the cluster plan, which is not nearly as compact as is allowed. Stanley Bonislowski said the MCC supports a cluster, but it must also review the plans to see that MVD can supply water. Ken Clinton said that, if timing allows, he intends to provide the three-lot subdivision with municipal water. Chairman Best liked combining 28 acres with town conservation land and creating a wildlife corridor. Tom Koenig would like to expand open space if necessary. He liked the distance/buffer from the river. Desirea Falt supported the cluster concept and the conservation land connection.

- 6. John J. Flatley Company (applicant/owner)** – Pre-Submission Hearing to discuss a proposed mixed use development site plan consisting of a combination of commercial, multi-family residential and industrial uses located at 645, 673, 685, 703 & 707 D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Elderly Overlay Districts and Wellhead Protection Area. Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05 & 003-06.

Steve Keach, Keach-Nordstrom Associates, Inc., said the 150-acre parcel has 4,300' of frontage on D.W. Highway. It has an odd shape because, in the middle, it goes around St. Gobain. A brook passes through it. Staff understands that the conceptual mix of uses is still being refined and that the applicant will continue to refine the plans prior to submission of a formal application for the CUP. It could take a decade for full build-out.

The wetland was recently mapped. All the access is on D.W. Highway. R.D. Vanesse examined the D.W. Corridor and intersections for potential traffic impact and how it would constrain developing the property. There is ample water and sewer. A 12" sewer main crosses the property. Gas on D.W. Highway will be brought in for heat and energy. The Planning Board previously allowed conditional mixed-use development in an I-1 District.

There are several constraints on the property: St. Gobain, the brook, transportation on D.W. Highway, buffer of the zoning district on the southern boundary next to single-family homes, light commercial and residential use on the western boundary. A second party will purchase 56-60 acres behind St. Gobain for a one million square foot warehouse that will not be part of the CUP. Their traffic will affect this project. Flatley will relocate the approved but not yet constructed 120,000 square foot building to the north of St. Gobain and turn it 90° perpendicular to D.W. Highway. There is ample access at the signalized intersection and possibly a second one. Curb cuts on D.W. Highway will be minimized to three. There will be a private drive. Light commercial use will be the last elements to be developed. The meadow area south of the brook may consist of one large or several small retail units, depending on demand. It is a placeholder. Use on the south boundary will be multi-family residential. Flatley will own the north and south of the property, but it is not sure about the middle section. The old fish hatchery is an aesthetic centerpiece that will divide the industrial use from the retail, commercial, and multi-family residential uses. A necklace of land will be preserved. No individual users have been identified except for the lot under contract. Zoning Ordinance criteria will be met. Fugere Planning and Development will do fiscal and municipal services impact studies and R.D. Vanesse will do a transportation analysis. The NH Department of Transportation (DOT) will be involved. Flatley held a meeting with abutters about a buffer. When applying for the CUP, it will present a phasing sequence and will decide what percentage of the parcel will be allocated for each use.

Kevin Walker, Project Manager, John J. Flatley Company, said he met with approximately 30-35 abutters two weeks ago to discuss buffers and distances. Amenities will consist of a trail system through the property and a picnic area.

Chairman Best liked the mixed uses, trail system, theme for the property, and use of the old hatchery. Steve Keach said the sluiceway would also be retained. Chairman Best wanted the applicant to make an integrated site with walkways and landscaping, especially if there is a large retail store/use. He liked placing the multi-family residences near the other residential uses. He asked for creativity about parking and to keep paving to a minimum. The parking should be visually attractive and the buildings less visible. Steve Keach said the building would be oriented toward D.W. Highway and would face the street with the parking behind it.



Stanley Bonislowski asked about curb cuts. Steve Keach said the applicant is entitled to as many as three, but will have fewer controlled intersections. The signal was made for much more traffic than is actually the case. There is tremendous capacity at the intersection. There will be at least one more at the south near the meadows. Signals will be coordinated. Cars will go from Webster Green to a left turn into the retail component. The residential component will have its own entrance, so people will not have to drive through the retail component to go to their homes. Although the plan shows a total of four curb cuts, the applicant will try to control the points of access.

Stanley Bonislowski asked why there would not be parking behind a big box store. Steve Keach replied that none of the major stores would accept it. Chairman Best said that if parking must be in front of a big box store, the street view on D.W. Highway must work. More multi-family units could be built if not enough retail space is filled.

Steve Keach explained that Flatley would not be able to add a lane unless it acquires a right-of-way, but from whom? There are 4,300' of frontage. The priority is to separate the residential from the commercial entrance.

Chairman Best asked about phasing. For example, what if, in the future, the restaurant becomes an auto parts store that does not match the architecture of the master plan? There should be a balance of residential and commercial and should be developed together as a whole plan. He does not want to be stuck with only commercial or residential use later. Steve Keach said Flatley will own all but the middle section and will integrate the southern portion with what already exists (residences and the Homestead restaurant). There will be visual integration with the neighborhood, but they will not see each other. There will be a theme along the frontage. It could be a condition of the CUP to carry it through all portions and uses and to create architectural design guidelines. Chairman Best warned that chain stores have signature designs for their buildings that may not match the master design. Stanley Bonislowski noted that the Planning Board must approve each component. He asked how the Board would know when everything would be done. Steve Keach said there are "pads" for different uses. He must measure their overall impact and come to the Planning Board with a sequence, as the Ordinance requires. The phasing is market driven. Flatley wants to know how much demand there is for each use and does not want to overbuild any component.

Stanley Bonislowski liked the concept, but wanted to protect the town from building only housing, for example, and not the other components. Steve Keach said that Flatley would not invest this much on infrastructure just for housing.

Desirea Falt asked whether Steve Keach knows about parking for each pad, but he was not sure. She asked whether Flatley would own the residential and retail components, which Steve Keach confirmed.

John Flatley, Owner, John J. Flatley Company, said his intent is to own and operate the project long term. He was willing to build an industrial building on spec for a tenant, but the deal fell through. A larger user is interested now. Behind St. Gobain is the best spot for warehouse/industrial use and it fits the project. Flatley wants to buffer the neighborhood. The best use is a residential use. His mixed-use project in Nashua works. People can live in the apartments and work on the property.

Michael Redding asked how this could be made a destination location to draw people to Merrimack and to make it community space. John Flatley said the water and hatchery features and open area should be accentuated for the whole town's enjoyment. Michael Redding suggested innovations such as bicycles, buses and plug-ins for cars. John Flatley said he did arrange for bicycles and plug-ins at the Nashua site. Chairman Best wanted to make the site more walkable with less parking. The advantages are that St. Gobain makes little noise, traffic or odors and is a good neighbor. So the Planning Board knows that a major industrial use next to a commercial use can work.

Stanley Bonislowski asked about State expansion of Route 3. Steve Keach replied that Flatley must acquire entrance permits from DOT. Everything north of Bedford Road is in its jurisdiction. The applicant will deal with the MCC and Lower Merrimack River Advisory Commission and will talk to many groups before creating the design. The State invested so much into the F.E. Everett Turnpike that this road is secondary. Chairman Best opined that D.W. Highway might never be widened.

Alastair Millns suggested a bypass in front so the existing curb cuts could be used; four is too many. Steve Keach explained that there would ultimately be three lanes on the F.E. Everett Turnpike. The intersections create opportunities for the small parcels on D.W. Highway. If Flatley adds an intersection, it would in effect create a three-lane road there. Chairman Best said people who do not want to stop at these businesses should be able to go right through rather than use this piece of road to go from Nashua to Bedford. Fast traffic can use the F.E. Everett Turnpike. Creating slowing traffic zones would attract people to walk in and make the project a destination.

Stanley Bonislowski wanted a sidewalk to be part of the plan. Steve Keach said there would probably be a walk on the property, but DOT will not permit or maintain a sidewalk on Route 3. The walk would connect north-south through the development. Chairman Best said green space along the road is more attractive and walkable than a sidewalk next to the road.

Desirea Falt asked if a hotel is planned. John Flatley said there might possibly be one in the future.

Tom Koenig liked the integration of different uses, but said the only way to get from the residential component to the other uses is on D.W. Highway. Not everyone wants to walk. Steve Keach said they would be linked. There will be both vehicular and pedestrian connectivity. A hierarchy of streets will be created within the development.

### **Public comment**

Mark Desgrosseilliers, 4 Woodland Drive, said his parents live on 12 Lantern Lane. A major apartment complex will have many lights, cars, and noise. A buffer zone is the big issue for the abutters and should be maximized. He urged keeping the trees and wooded area on the property line, limiting lighting impacts on abutting properties, and moving the exit to the property as far north as possible to minimize the traffic impact. Steve Keach said the lights would be timed.

## **7. Approval of Minutes – April 1, 2014**

**The minutes of April 1, 2014, were approved, with changes, by a vote of 6-0-0, on a motion made by Stanley Bonislowski and seconded by Alastair Millns.**

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

Chairman Best asked for suggested agenda items for a joint meeting of the Planning Board and ZBA. Alastair Millns suggested the possibility of renting an ADU if it is no longer needed by the original occupants. Chairman Best suggested removing the family member requirement. Stanley Bonislowski noted that the Ordinance attempted to prevent converting a home into a two-family house. Chairman Best suggested discussing whether that should change.

Tom Koenig noted complaints about large trucks from the Melton development on Island Pond Road.

Chairman Best announced that the Nanocomp site walk is scheduled for April 23, 2014, at 10:00 a.m.

Chairman Best will set a date for the first sidewalk subcommittee meeting.

**9. Adjourn**

**The meeting adjourned at 10:40 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.**