



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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MERRIMACK PLANNING BOARD

APPROVED MINUTES

TUESDAY, OCTOBER 16, 2012

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Lynn Christensen, Stanley Bonislawski, Desirea Falt and Alternate Nelson Disco.

Planning Board members absent: Michael Redding and Alternates Pete Gagnon and Matthew Passalacqua.

Community Development staff: Assistant Planner Jeff Morrissette and Recording Secretary Zina Jordan.

1. Call to Order

Chairman Best called the meeting to order at 7:30 p.m. and designated Nelson Disco to sit for Michael Redding.

2. Announcements

None.

3. Planning & Zoning Administrator's Report

There was no report.

Alastair Millns reported several flashing signs.

Chairman Best asked that the record shows that Planning and Zoning Administrator Nancy Larson followed through on a Planning Board member's complaint regarding the Police Department's electronic message board on the new sign on Baboosic Lake Road, acknowledging that the Police Department is exempt from the Sign Ordinance.

4. Interview candidate for NRPC Membership

Dan Del Greco, 9 Sandhill Drive, said he moved to Nashua in 1984 and to Merrimack in 1992. Now that his children are grown, he is interested in getting more involved in the community. He is interested in the quality of life in Southern New Hampshire and various issues for the next 15-20 years. He spent 20 years in the high-tech industry and is very detailed and interested in planning. He wants to see planning along with controlled, healthy growth. After retirement, Dan Del Greco went into real estate. Being on the Nashua Regional Planning Commission (NRPC) would give him first-hand information for clients moving into the region. NRPC is a good fit with his regional real estate activities. He wants to become more familiar with regional planning issues.

Dan Del Greco is not familiar with workforce housing. His main Merrimack concern is D.W. Highway, which will be very congested and a difficult commute in the near future. It has many stoplights and plazas. On Fridays from 4:00-6:00 p.m., traffic is bumper to bumper from the Common Man restaurant to Baboosic Lake Road. Dan Del Greco very much favors rail, especially from Manchester southward.

Tom Koenig, who is Merrimack's Town Council representative to NRPC, discussed NRPC membership and commissioners. He said NRPC had helped Merrimack with the D.W. Highway Corridor, traffic studies, and the Town Center Study. Chairman Best added that most of NRPC's services are free.

The Board voted 7-0-0 to recommend to Town Council that Dan Del Greco be appointed to the NRPC when there is a vacancy, on a motion made by Alastair Millns and seconded by Nelson Disco.

5. Children's Quest Academy, Inc. (Applicant) and Christopher Ross, LLC. (Owner) Review for Final Approval of an application requesting a waiver of full site plan review to permit a change of use to convert 1,100 SF (Unit 4) of retail space (formerly Eye-Q Vision Therapy) and 1,900 SF (Unit 5) of office space, to Children's Quest Academy offering toddler, Pre-School, Pre-Kindergarten, and Kindergarten programs. The parcel is located at 401 D.W. Highway and lies within the C-1, Limited Commercial District. Tax Map 4D-3, Lot 083. **This agenda item has been WITHDRAWN by the Applicant.**

6. Discussion and possible action regarding other items of concern

Chairman Best asked staff to consider a different way of holding a meeting when agenda items are postponed to a date certain and withdrawn prior to the meeting and there are no other action items remaining. Nelson Disco noted that the chairman sets an agenda and has the authority to postpone or cancel it. Chairman Best countered that postponement or cancellation raises other problems, such as abutter and public notification. He wondered whether the Board could delegate the decision to staff.

7. Approval of Minutes

The minutes of September 11, 2012, were approved with changes, by a vote of 6-0-1, on a motion made by Stanley Bonislowski and seconded by Alastair Millns. Tom Koenig abstained.

8. Adjourn

The meeting adjourned at 8:03 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.