



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: February 10, 2015
To: Robert Best, Chairman, & Members, Planning Board
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Regional Impact Recommendation – Waller Subdivision**

As discussed at the 12/2/14 meeting, please find this memo as the staff recommendation on the Regional Impact determination for the Waller Subdivision. Please review this under the “Planning & Zoning Administrator’s Report” portion of the agenda.

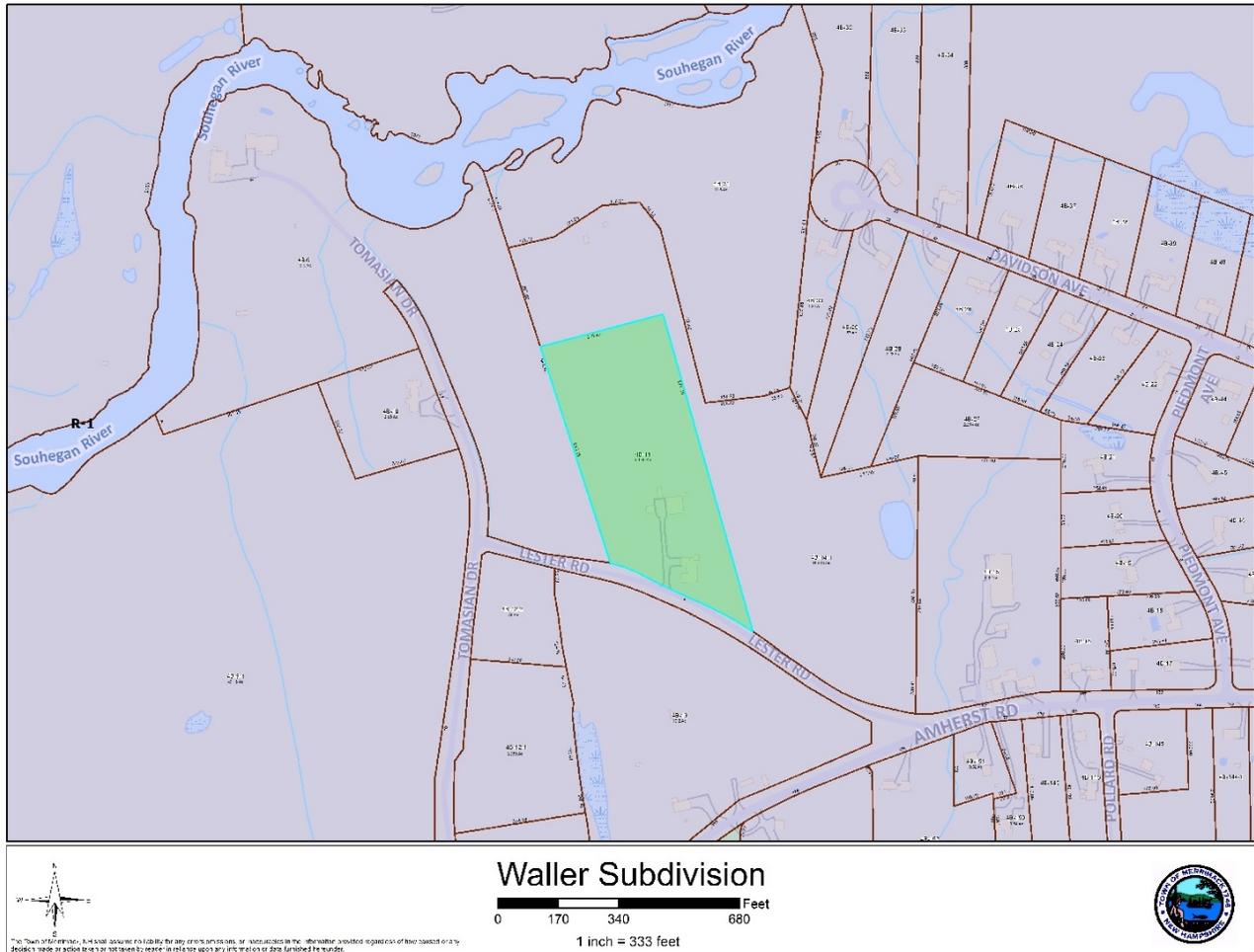
As a reminder, the general criteria considered by staff in making this recommendation are:

- *Is the proposed development directly adjacent to a municipal boundary?*
- *Is the proposed development located within 1,000 feet of any aquifer or surface waters that transcend municipal boundaries **and** there will be either a large water withdrawal (defined as 57,600 gallons by NHDES) **or** there will be indoor, outdoor, or underground storage of chemicals or other potential pollutants?*
- *Is the proposed development creating a new road or a point of access between municipalities?*
- *Is the project a proposed non-residential development that will generate 500 or more vehicle trips per day into an adjacent community as determined by the most recent published version of the ITE Trip Generation Manual?*
- *Is the proposed development of 100 or more residential dwelling units where any portion of the development is within 1,000 feet of a municipal boundary?*
- *Is the proposed development anticipated to have emissions such as light, noise, smoke, odors, or particles that may impact a neighboring community?*

Project Summary:

Lynn M. Waller (applicant/owner) – Review for acceptance and consideration of Final Approval of an application for a minor subdivision of one lot into two single-family residential lots located at 9 Lester Road in the R-1 (Residential) District. Tax Map 4B, Lot 014.

The project proposes to subdivide the existing 6 acre parcel into 2 residential lots. The applicant received a variance to permit the creation of the new lot with less than the required frontage.



Recommendation:

Staff recommends that the Board **determine that the project is not of Regional Impact**, as it does not meet the criteria discussed by the Board on 12/2/14.

cc: Jillian Harris, AICP, Planning & Zoning Administrator
Donna Pohli, Assistant Planner
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