



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: April 30, 2015

To: Robert Best, Chairman, & Members, Planning Board

From: Timothy J. Thompson, AICP, Community Development Director

Subject: **Regional Impact Recommendation – 526 DW LLC. (Vault Motor Storage) Site Plan**

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:

526 DW LLC. (applicant/owner) – Review for acceptance and consideration of Final Approval for a site plan to construct a 44,000 s.f. commercial storage building located at 526 DW Highway in the C-2 (Commercial) and Aquifer Conservation Districts and Wellhead Protection, 100-year and 500-year Flood Hazard Areas. Tax Map 5D-2, Lot 001..

The project proposes to construct a new 44,000 square foot commercial storage building (vehicles and RV's) behind the existing Vault Motor Storage facility (formerly Zyla's). The use of the new building will be the same as the existing Vault Motor Storage facility.



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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