



# Town of Merrimack, New Hampshire

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Planning - Zoning - Economic Development - Conservation

## MEMORANDUM

**Date:** April 30, 2015  
**To:** Robert Best, Chairman, & Members, Planning Board  
**From:** Donna F. Pohli, Assistant Planner  
**Subject:** **Fieldstone Land Consultants, PLLC (applicant) and Brett W. Vaughn Rev. Trust (owner)** – Pre-submission hearing for a conceptual subdivision plan for 12 residential lots located at 123 Wilson Hill Road in the R-1 (Residential) District. Tax Map 4A, Lot 023.

### Background:

The subject property is an approximately 59.1 acre parcel located at 123 Wilson Hill Road in the R-1 (Residential) District. The proposed 12-lot subdivision would be serviced by on-site wells and subsurface septic systems. The owner's existing house appears to remain on a 27.8 acre parcel and the proposed lots are surrounded by other residential property. The applicant is before the Board for a pre-submission meeting to review the proposal and gain the Board's feedback.

The proposed lots would need to meet the required R-1 (Residential) lot and yard regulations per Section 3.02 of the Zoning Ordinance. Each lot must have 100,000 s.f. of contiguous upland area (some are labeled as 2.9 acres +/-), 250 ft. in frontage, and 300 ft. in depth. The proposed lot was approved for a lot line adjustment in June 2014, therefore resulting in the current 59.1 acre lot. The Town Council (at the recommendation of the Planning Board) approved the applicant's request to use a portion of South Grater Road as a driveway on January 9<sup>th</sup>, 2014.

### Discussion Topics:

The Board may wish to ask the applicant about any waiver requests they are considering. If the cul-de-sac is longer than 1,200 feet, a waiver would be necessary from Section 4.12(c) of the Subdivision Regulations. Other items for the applicant to especially consider are grading, sloping, sight distances, etc. which at this stage would be too early for Staff to fully review. Staff reminds the Board that it cannot take final action on any waiver requests deemed necessary until a formal application is submitted to the Board at a future meeting.

The applicant should be made aware that all final map/lot numbers for the proposed lots along with the name of the cul-de-sac will need to be approved by the Fire Department and Assessing Department.

Ec: Brett Vaughn, Owner  
Chad Branon, Engineer/Applicant  
Carol Miner and Fred Kelley, Building Department  
Kyle Fox, Deputy Director of Public Works/Town Engineer  
John Manuele, Captain, Merrimack Fire Department  
Loren Martin, Assessing Department

Cc: Planning Board File  
Correspondence