



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: September 30, 2015
To: Robert Best, Chairman, & Members, Planning Board
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Regional Impact Recommendations – Crosswoods Path Site Plan, Gakis & Domian Subdivisions**

Please find this memo as the staff recommendation on the Regional Impact determination for Crosswoods Path Site Plan, Gakis Subdivision, and Domian Subdivision. Please review this under the “Planning & Zoning Administrator’s Report” portion of the agenda.

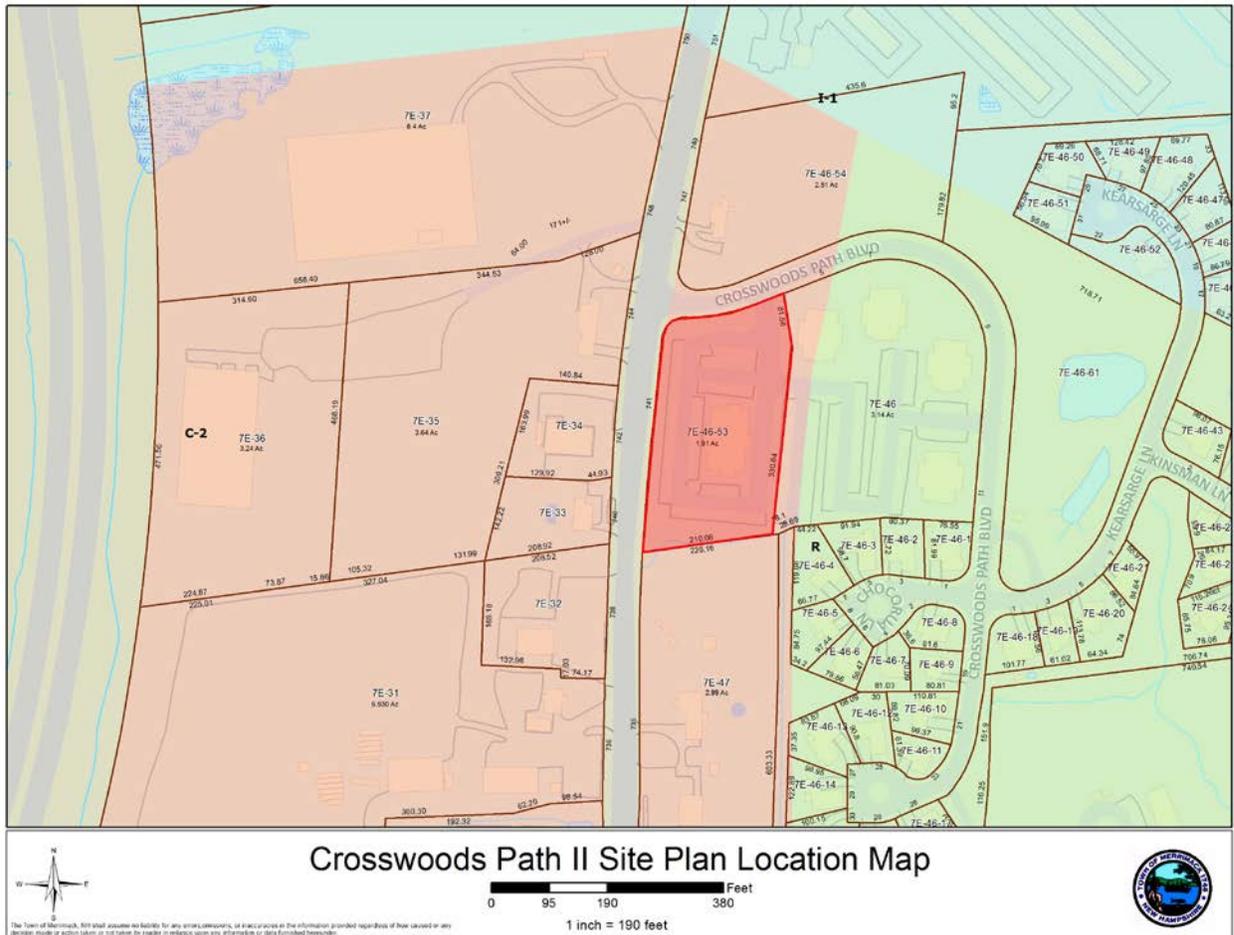
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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 Summaries:

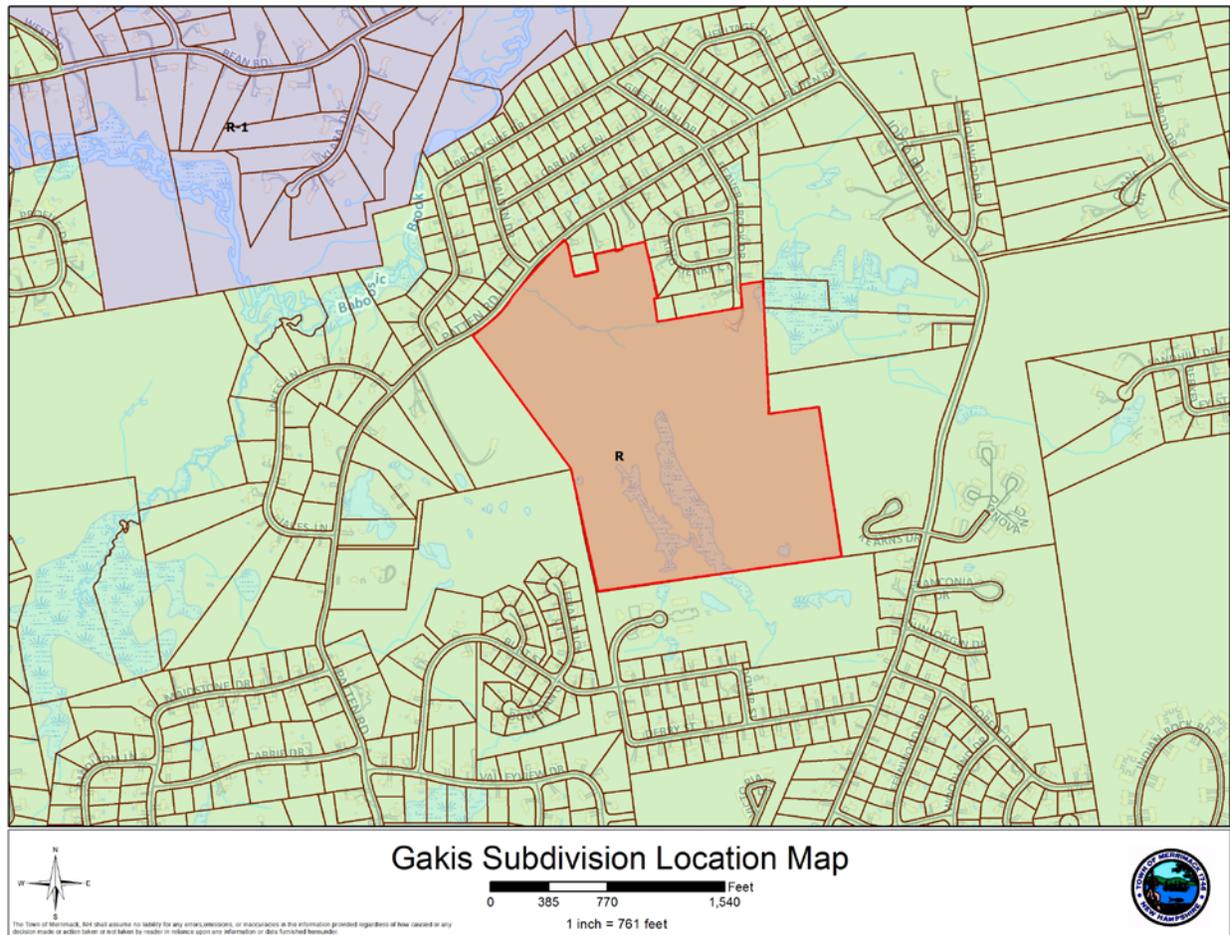
Crosswoods Path III, LLC. (applicant/owner) – Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review for a conversion of an approximately 20,000 sf. office building to up to a 21 unit multi-family residential dwelling units within the C-2 (General Commercial) and PUD Overlay and Aquifer Conservation Districts. The parcel is located at 1 Crosswoods Path Boulevard. Tax Map 7E, Lot 046-053.

The project proposes to convert the existing commercial building into (up to) 21 units of multi-family residential units.



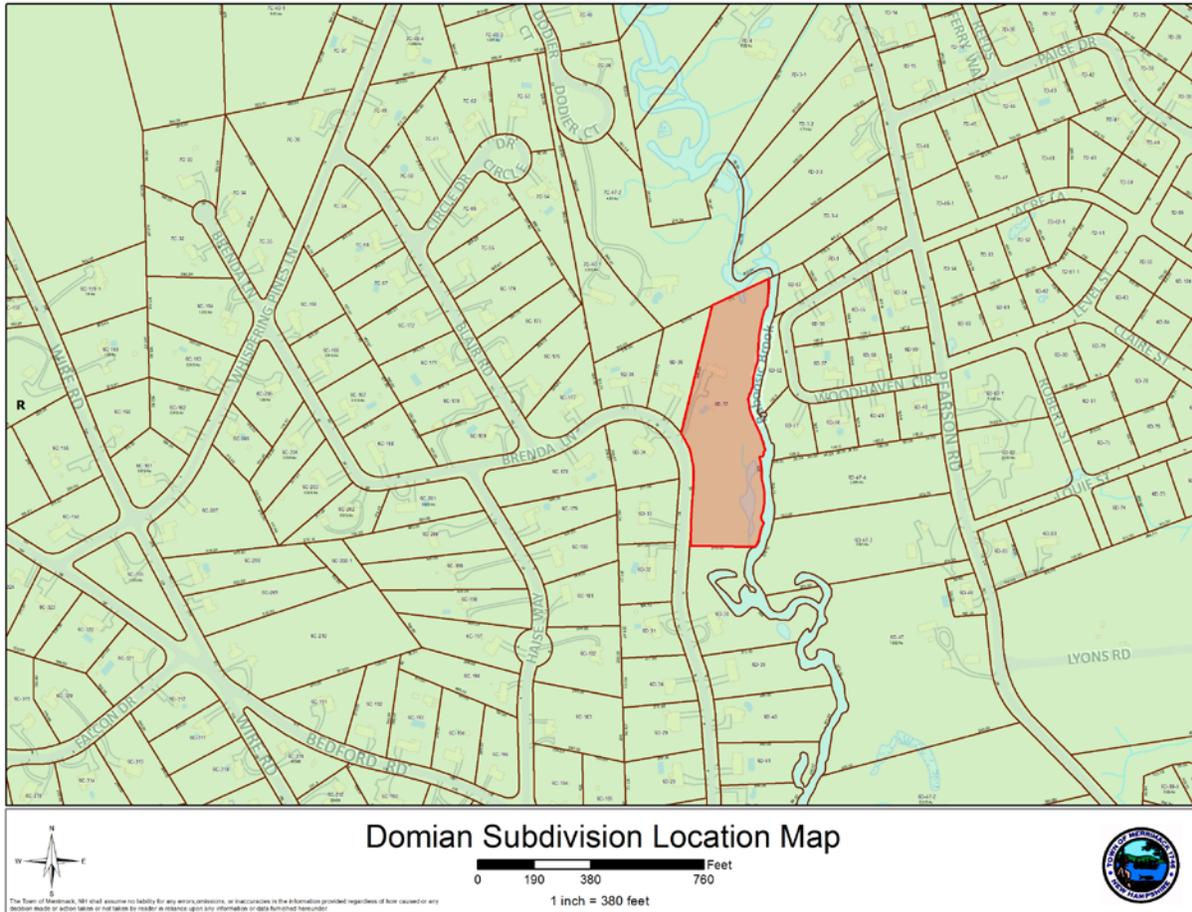
Daniel Higginson of Meridian Land Services, Inc. (applicant) and Vasilios Gakis (owner) – Review for acceptance and consideration of Final Approval of a 2-lot minor subdivision. The parcels are located at 17 Beaver Brook Road in the R-1 (Residential) and Aquifer Conservation and Flood Hazard Conservation Districts. Tax Map 6C, Lot 406.

The project proposes a 2 lot minor-subdivision.



North View Homes & Development, Inc. (applicant) and Elaine and Walter Domian (owners) – Review for acceptance and consideration of a Final Approval of an application for a 2-lot minor subdivision. The parcel is located at 15 Brenda Lane in the R-1 (Residential) and Aquifer Conservation and Flood Hazard Conservation Districts and Shoreland Protection Area. Tax Map 6D, Lot 037.

The project proposes a 2 lot minor-subdivision.



Recommendation:

Staff recommends that the Board **determine that the all 3 projects are not of Regional Impact.** None of the projects meet the criteria for making a regional impact determination.

cc: Jillian Harris, AICP, Planning & Zoning Administrator
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