



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: December 23, 2015
To: Robert Best, Chairman, & Members, Planning Board
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Regional Impact Recommendations – Prime Alternative Treatment Center & Hilton Subdivision**

Please find this memo as the staff recommendation on the Regional Impact determination for Prime Alternative Treatment Center Site Plan and Hilton Subdivision. Please review this under the “Planning & Zoning Administrator’s Report” portion of the agenda.

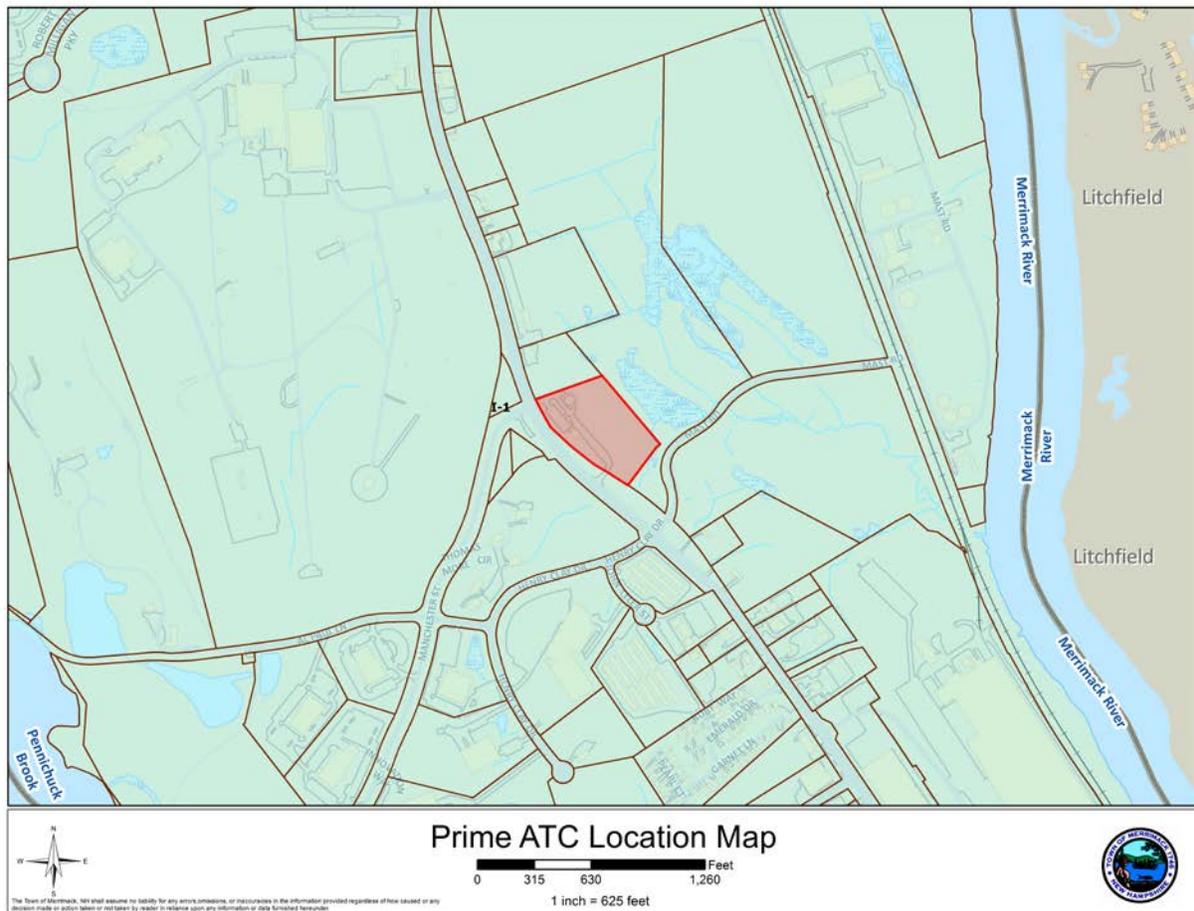
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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:

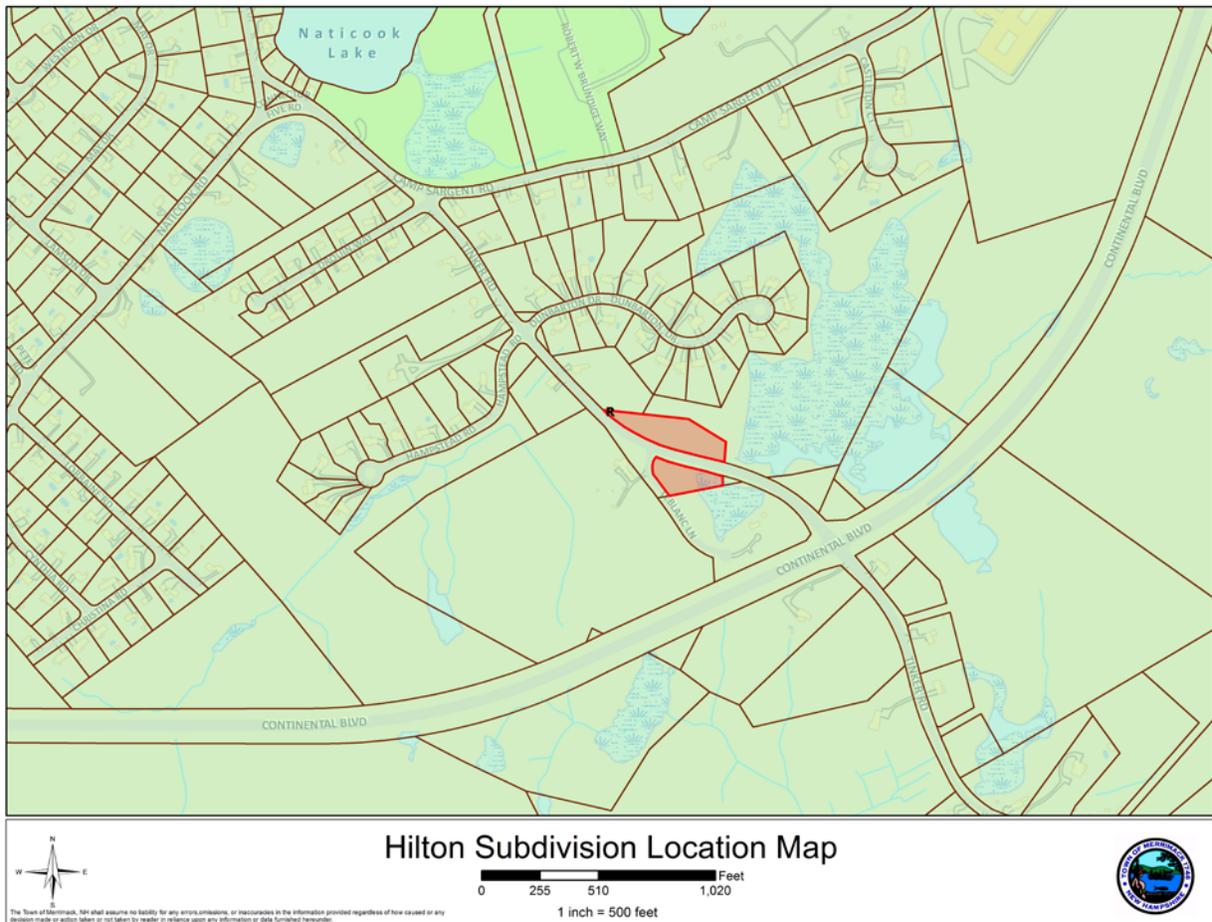
Prime Alternative Treatment Center (applicant) and ZJBV Properties LLC. (owner) – Review for acceptance and consideration of Final Approval for an application for a Conditional Use Permit and waiver of full site plan review to permit a Medical Cannabis Alternative Treatment Center (Non-Cultivation). This site is located at 105 D.W. Highway in the I-1 (Industrial) & Aquifer Conservation District. Tax Map 2D. Lot 021-01.

The project proposes to convert the existing bank building into a medical cannabis alternative treatment center, as permitted under state law and the Zoning Ordinance. The project proposes no site changes, and work is predominantly to the interior of the facility.



James M. O'Neil LLS, TF Moran Inc., (applicant) and Beverly D. Hilton Revocable Trust and George L. Hilton Revocable Trust (owners) – Review for acceptance and consideration of Final Approval of an application for a two lot subdivision. This site is located on Tinker Road in the R-1 (Residential), and Aquifer Conservation Districts. Tax Map 2C, Lots 110 & 110-01.

The project proposes a 2 lot minor-subdivision, which “legalizes” the situation created by the relocation of Tinker Road when Continental Blvd was constructed by the State of NH.



Recommendation:

Staff recommends that the Board **determine that both projects are not of Regional Impact.** Neither of the projects meet the criteria for making a regional impact determination.

- cc: Jillian Harris, AICP, Planning & Zoning Administrator
- Robert Price, Assistant Planner
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