



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: January 12, 2015
To: Robert Best, Chairman, & Members, Planning Board
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Regional Impact Recommendation – Farrell/Vaughn Subdivision**

Please find this memo as the staff recommendation on the Regional Impact determination for the Farrell/Vaughn Subdivision. Please review this under the “Planning & Zoning Administrator’s Report” portion of the agenda.

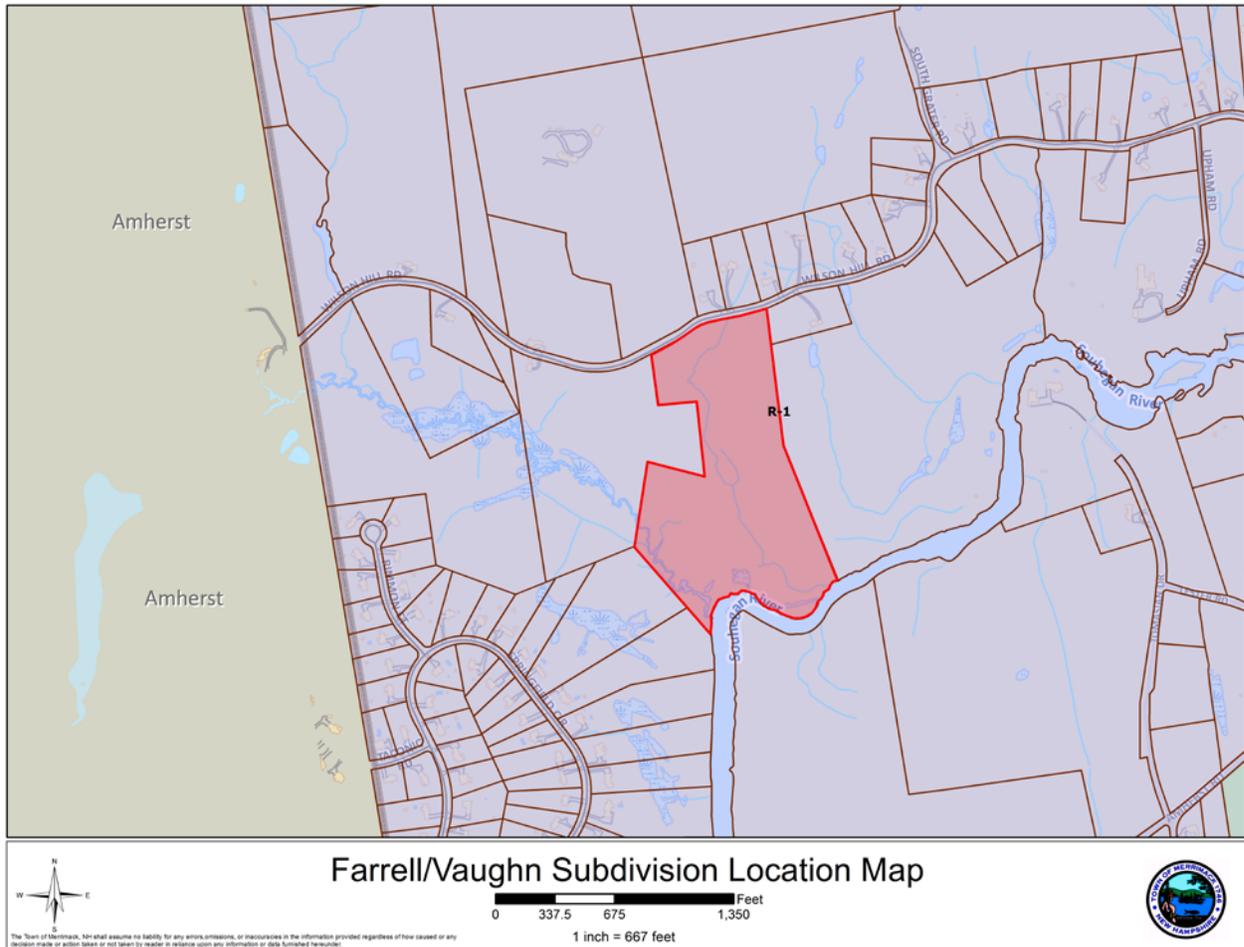
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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:

Shawn Farrell (applicant) and Brett W. Vaughn Revocable Trust (owner) – Review for acceptance and consideration of Final Approval of an application for a three lot minor subdivision. The parcel is located on Wilson Hill Road in the R-1 (Residential), and Aquifer Conservation Districts, and Wellhead Protection areas. Tax Map 4A, Lot 004.

The project proposes a 3 lot minor-subdivision.



Recommendation:

Staff recommends that the Board **determine that the project is not of Regional Impact**. The project does not meet the criteria for making a regional impact determination.

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