



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

[www.merrimacknh.gov](http://www.merrimacknh.gov)

## **MEMORANDUM**

**Date:** February 8, 2016  
**To:** Robert Best, Chairman, & Members, Planning Board  
**From:** Timothy J. Thompson, AICP, Community Development Director  
**Subject:** **Regional Impact Recommendation – Prime Alternative Treatment Center**

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

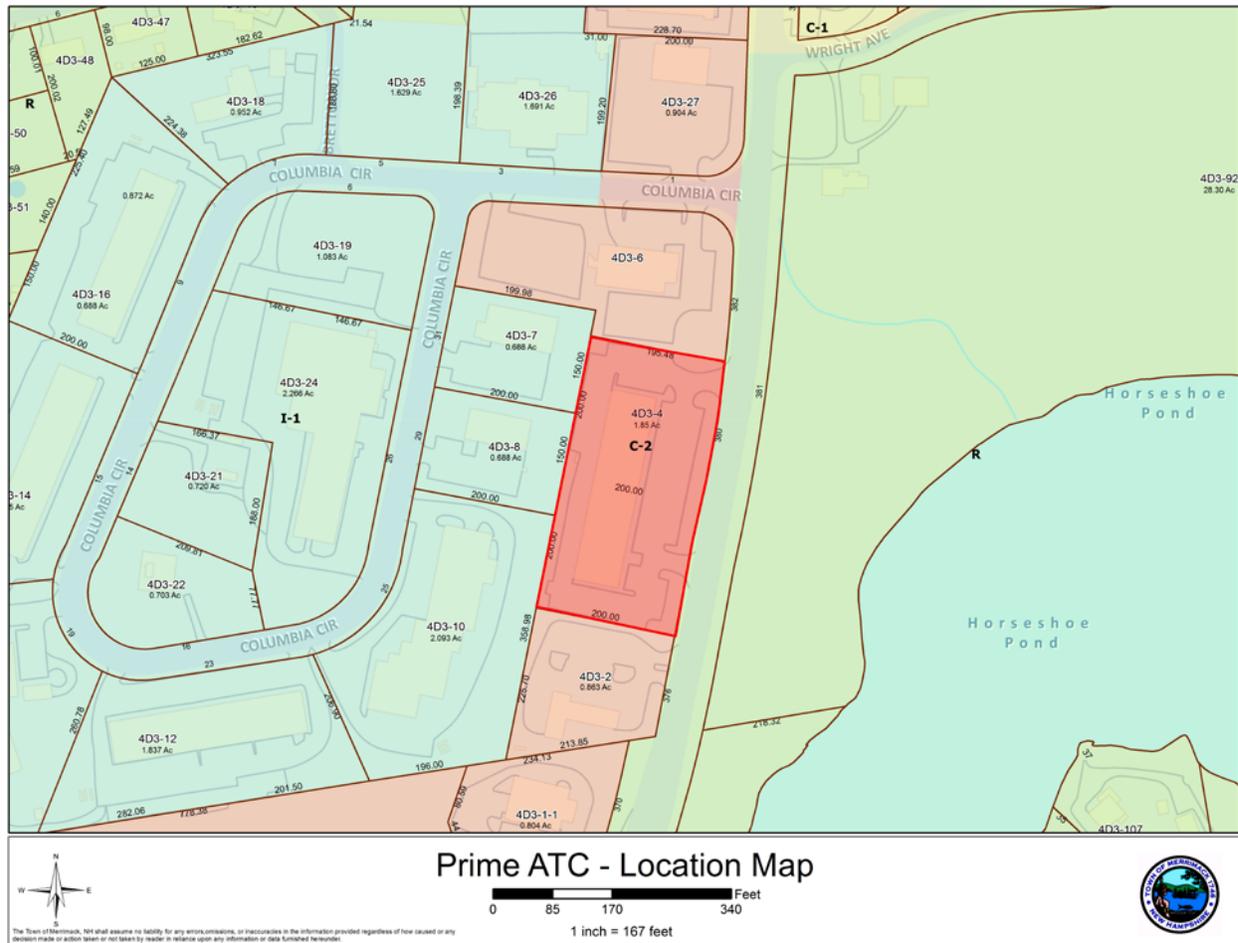
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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:**

***Brett Sicklick for Prime Alternative Treatment Center (applicant) and Skyline Mall, 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 380 D.W. Highway in the C-2 (General Commercial) & Aquifer Conservation Districts. Tax Map 4D-3, Lot 004.***

The project proposes to convert the former “Chilly Willy’s” end unit (Unit A) of the Skyline Mall 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.



**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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