



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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## **MEMORANDUM**

**Date:** February 25, 2016  
**To:** Robert Best, Chairman, & Members, Planning Board  
**From:** Timothy J. Thompson, AICP, Community Development Director  
**Subject:** **Regional Impact Recommendations -Locke/Jones Subdivision; Moquin & College Bound Movers Site Plans**

Please find this memo as the staff recommendation on the Regional Impact determination for the above referenced projects. Please review this under the "Planning & Zoning Administrator's Report" portion of the agenda.

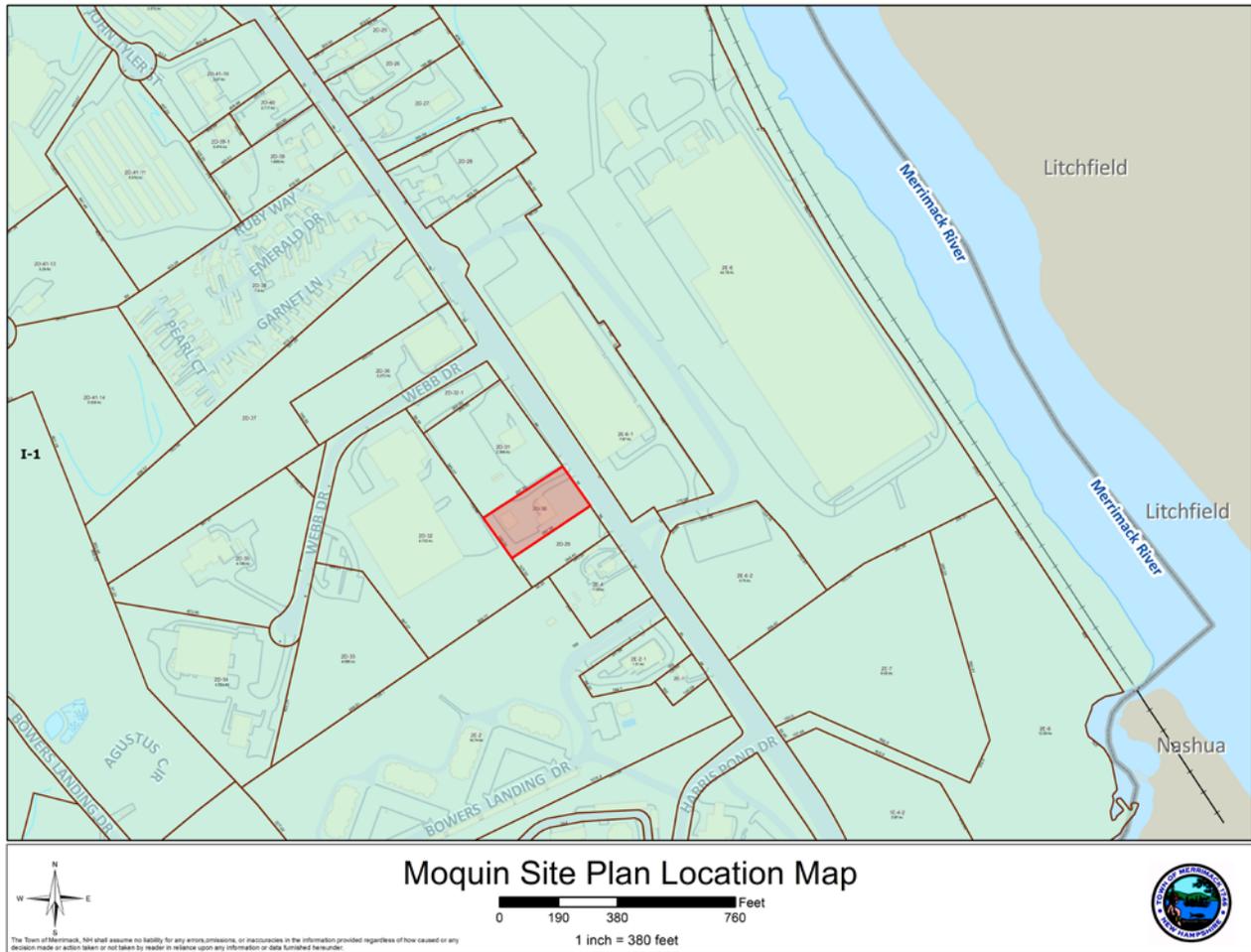
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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:**

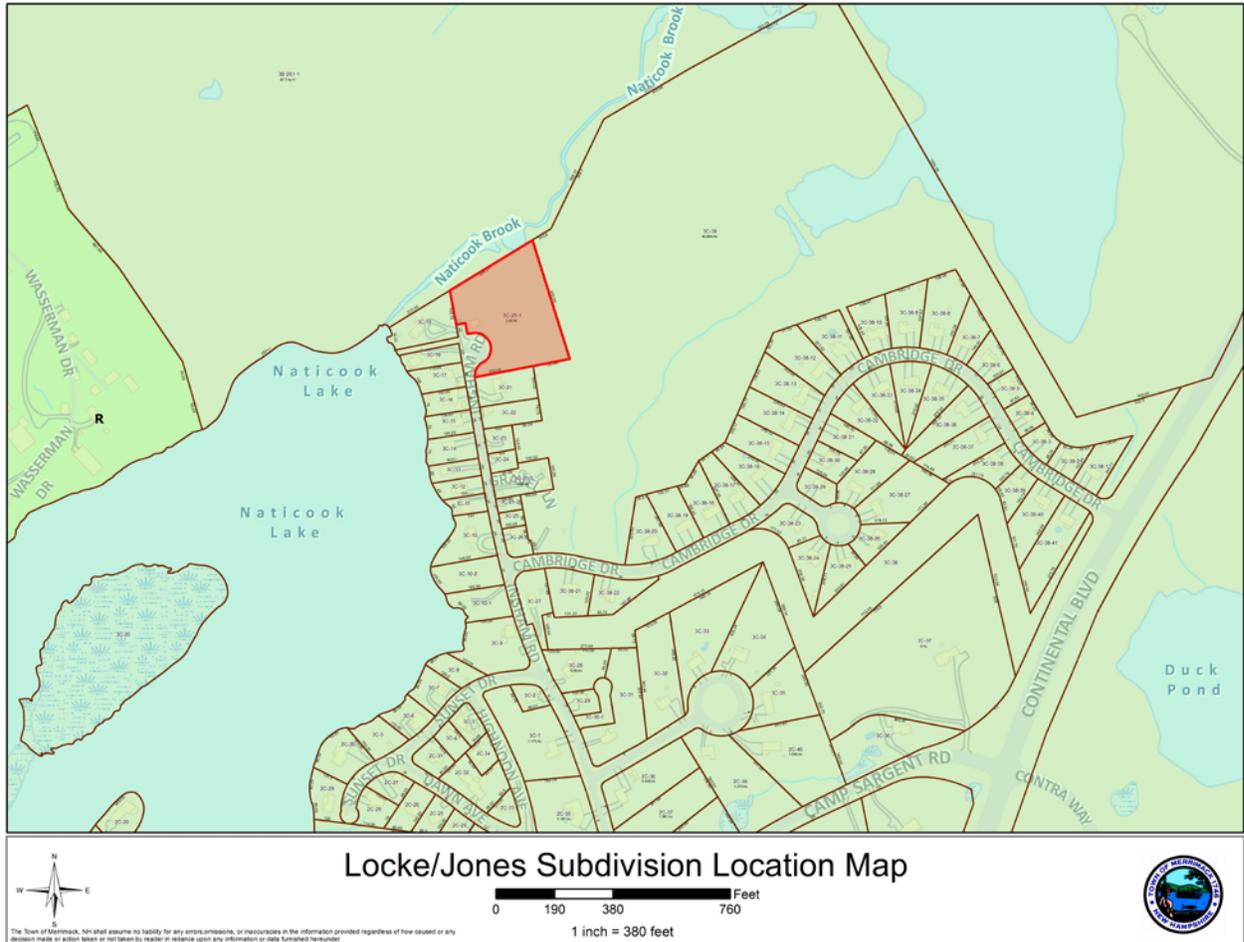
**Michael Moquin (applicant/owner)** – Review for acceptance and consideration for Final Approval for a waiver of full site plan to permit a Multi-family dwelling located at 56 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 030.

This project proposes a waiver of full site plan review to permit the use of a portion of the existing garage as a third dwelling unit on the property (which would make the property multi-family by statute), following several approvals over several years (most recently in January 2016) by the ZBA.



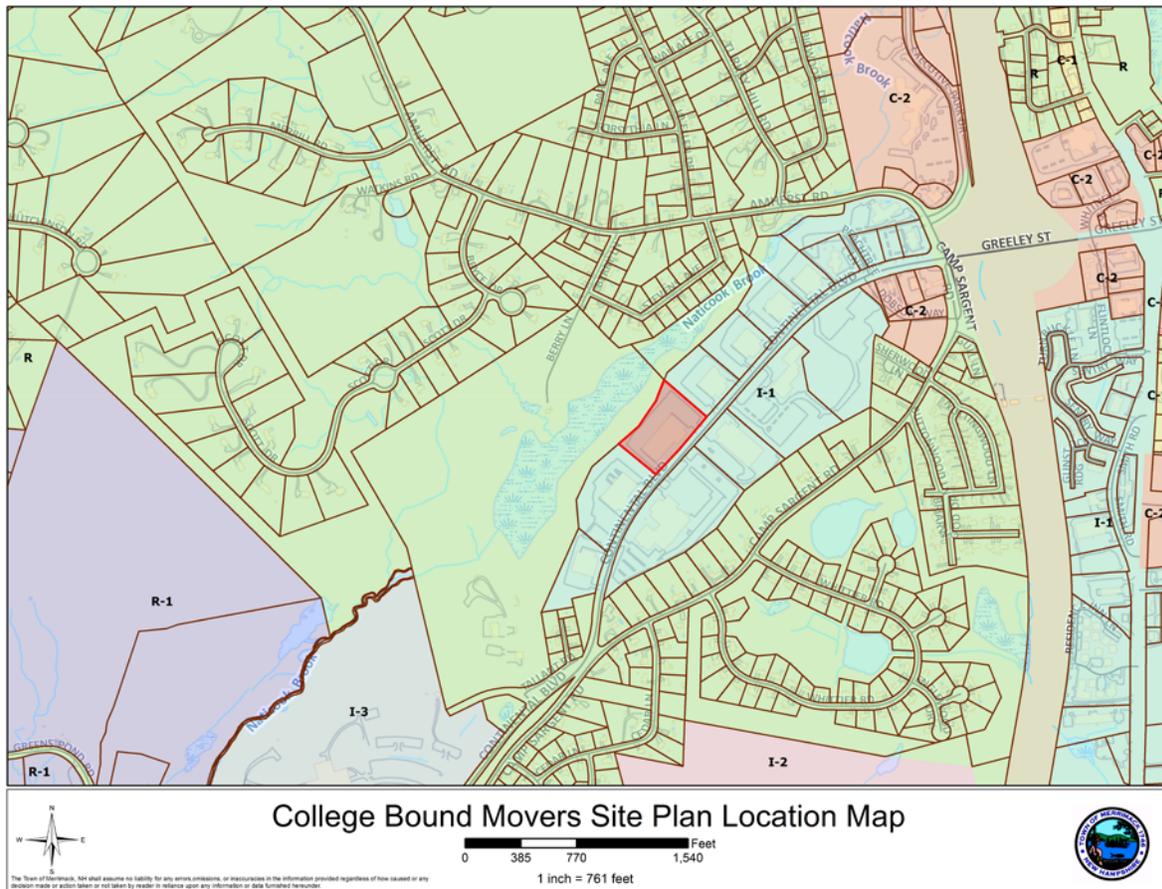
**Derek Locke & Julie Jones (applicants/owners)** – Review for acceptance and consideration of Final Approval for a minor subdivision of one lot into two lots. The parcel is located at 41 Ingham Road in the R (Residential) and Aquifer Conservation Districts and Wellhead Protection area. Tax Map 3C, Lot 025-01.

The project proposes a two lot subdivision, following recent approval of frontage variances by the ZBA.



**College Bound Movers (applicant) and Sam A. Tamposi, Harold Watson & Benjamin M. & Clegg Bosowski (owners)** – Review for acceptance and consideration of Final Approval for site plan to construct a 3,000 s.f. office addition and walkway. The parcel is located at 14 Continental Boulevard in the I-1 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lot 089.

The project proposes to construct a 3,000 square foot office addition in front of Unit 1 of 14 Continental Blvd, following approval of a front setback variance by the ZBA on February 24.



**Recommendation:**

Staff recommends that the Board **determine that these projects are not of Regional Impact.** The projects do 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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