Town of Merrimack, New Hampshire
Community Development Department 603 424-3531
6 Baboosic Lake Road Fax 603 424-1408
Town Hall - Lower level - East Wing www.merrimacknh.gov
Planning - Zoning - Economic Development - Conservation

MEMORANDUM

Date: March 29, 2016

To: Robert Best, Chairman, & Members, Planning Board

From: Timothy J. Thompson, AICP, Community Development Director

Subject: **Regional Impact Recommendations –College Bound Movers & Labrecque/Greenwood 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.

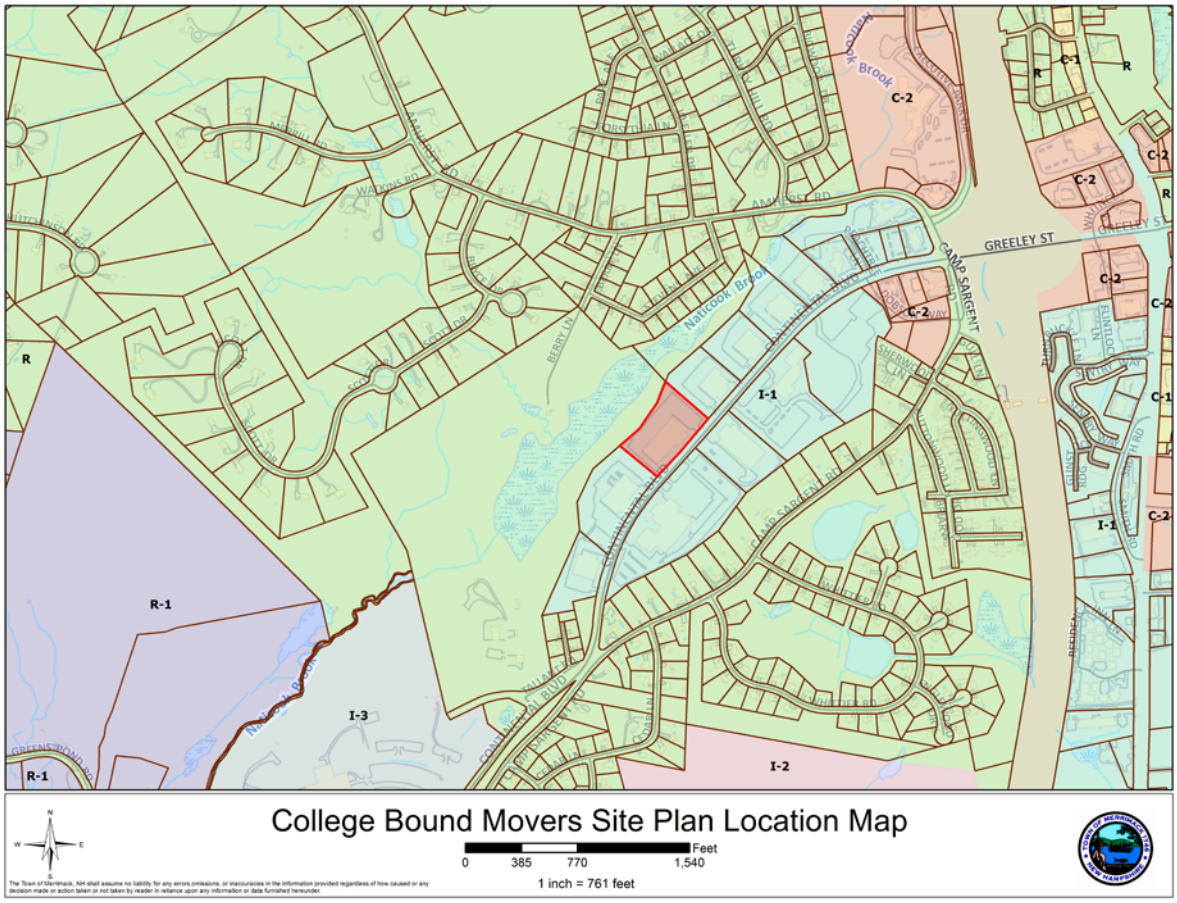
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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:

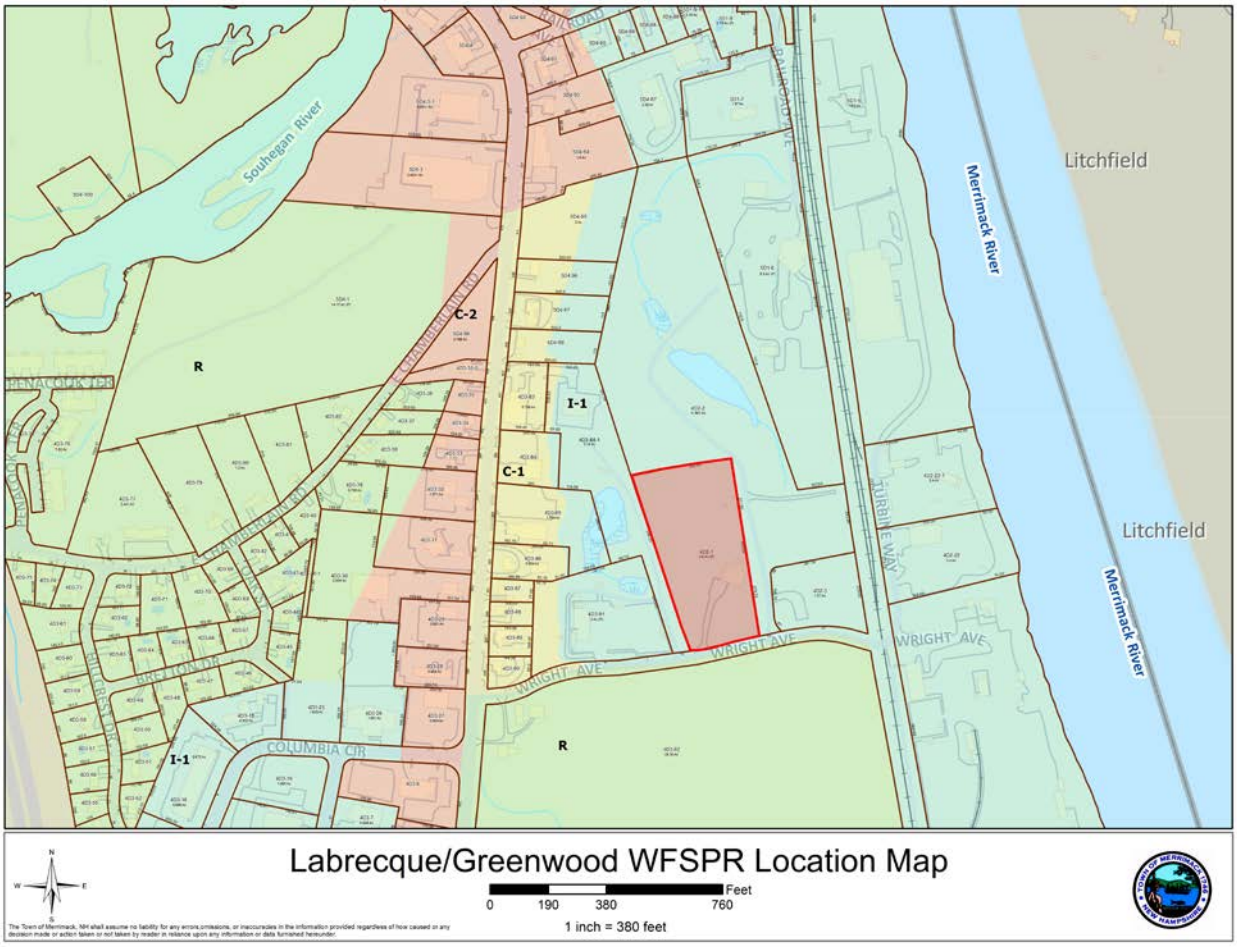
College Bound Movers (applicant) and Sam A. Tamposi, Harold Watson & Benjamin M. & Clegg Bosowski (owners) – *Review for acceptance and Final Approval of an application to construct a 4,800 s.f., 2-story building addition and convert existing space from a warehouse to self-storage and office space. The 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 (which is a modification of a previously withdrawn application) proposes to convert the existing industrial warehouse space to self-storage space and construct a 4,800 square foot addition in front of Unit 1 of 14 Continental Blvd, following approval of a revised front setback variance by the ZBA on March 30.



David Labrecque (applicant) and Lionel Greenwood (owner) – *Review for acceptance and consideration of a waiver of full site plan for an application to permit a seasonal wholesale/retail sales and storage of landscaping materials business. The parcel is located at 12 Wright Avenue in the I-1 (Industrial), and Aquifer Conservation Districts, and 100 year Flood Hazard area. Tax Map 4D-2, Lot 001.*

The project proposes to permit a change of use to allow for seasonal landscape business uses to take place at 12 Wright Ave.



<u>Recommendation</u>:

Staff recommends that the Board ***determine that these projects are <u>not</u> 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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