



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: June 1, 2016
To: Robert Best, Chairman, & Members, Planning Board
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Regional Impact Recommendations –June 7, 2016 Projects**

Please find this memo as the staff recommendation on the Regional Impact determination for the projects listed on the following pages that are part of the June 7, 2016 Agenda. Please review this under the “Planning & Zoning Administrator’s Report” portion of the agenda.

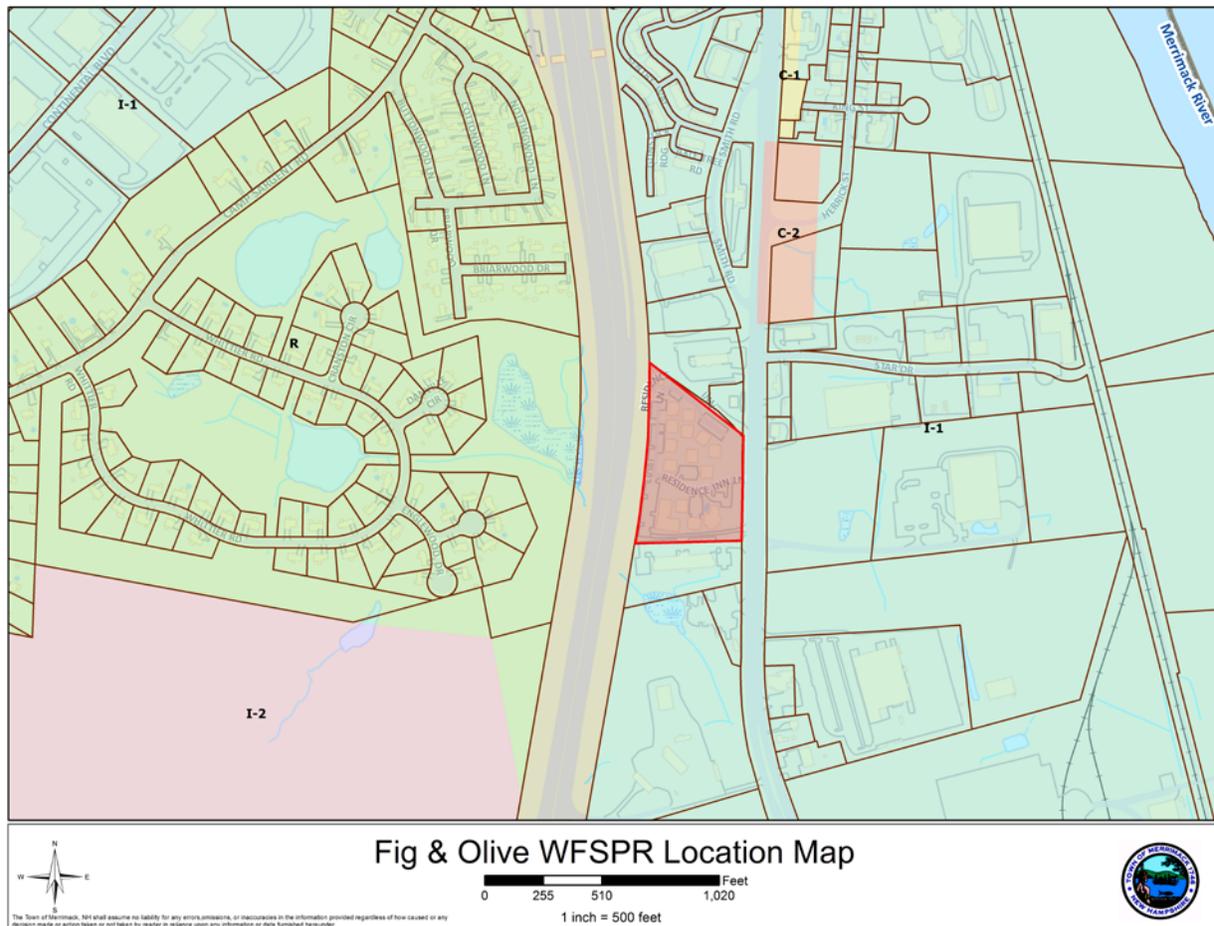
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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:

Lisa Wilcox and Tonia Monfaddal, The Fig and the Olive, LLC. (applicant) and Hotel At Daniel Webster, LLC. (owner) – Review for acceptance and consideration of a waiver of full site plan review for a restaurant/cafe bakery market business. The parcel is located at 246 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-2, Lot 005-01.

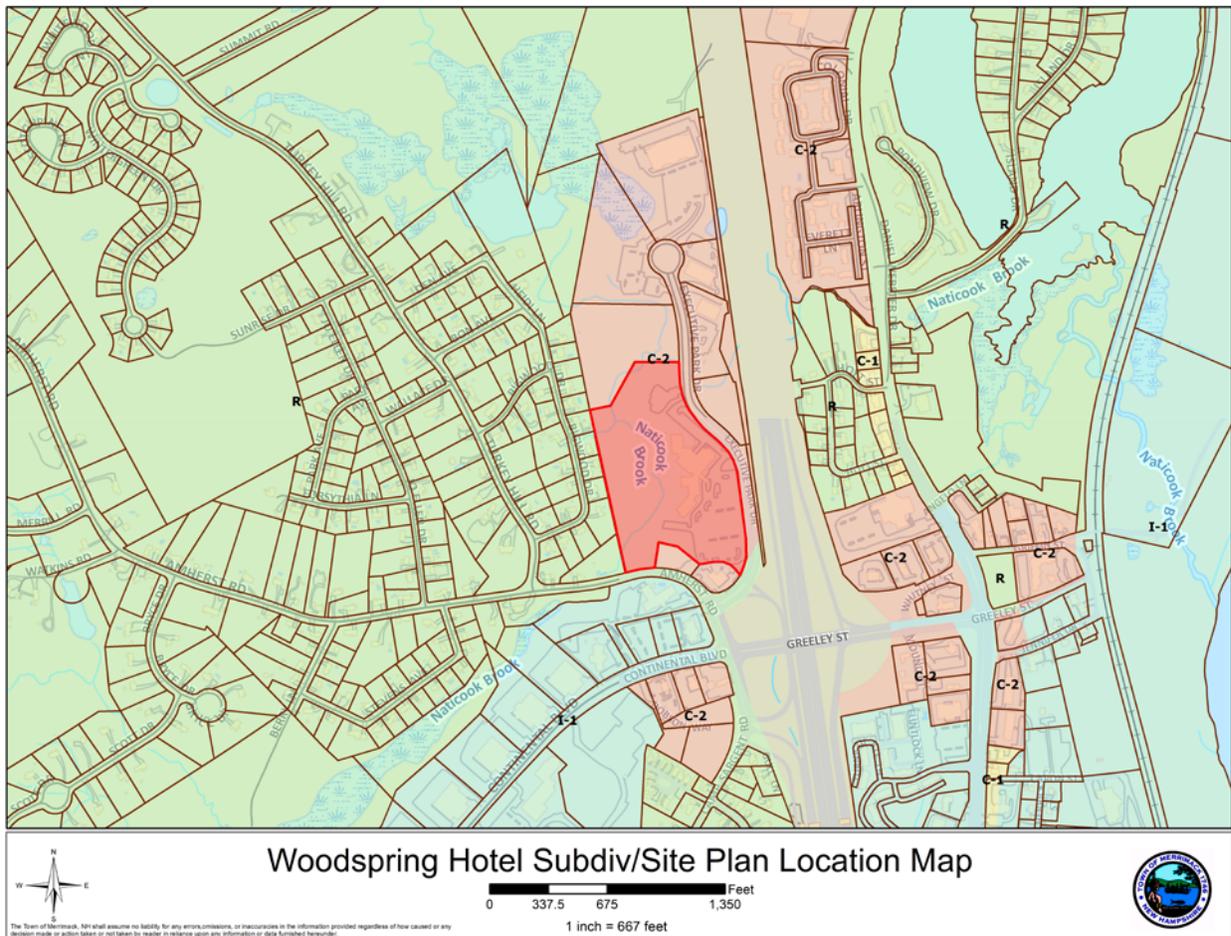
The project proposes to establish a new food service business at the Residences at Daniel Webster Extended Stay Hotel, serving the general public as well as the hotel guests (within existing hotel space).



Jesse M. Johnson, P.E. of Bohler Engineering for Woodspring Hotel Property Management (applicant) and 4 Executive Park Drive Realty LLC. (owner) – Two projects:

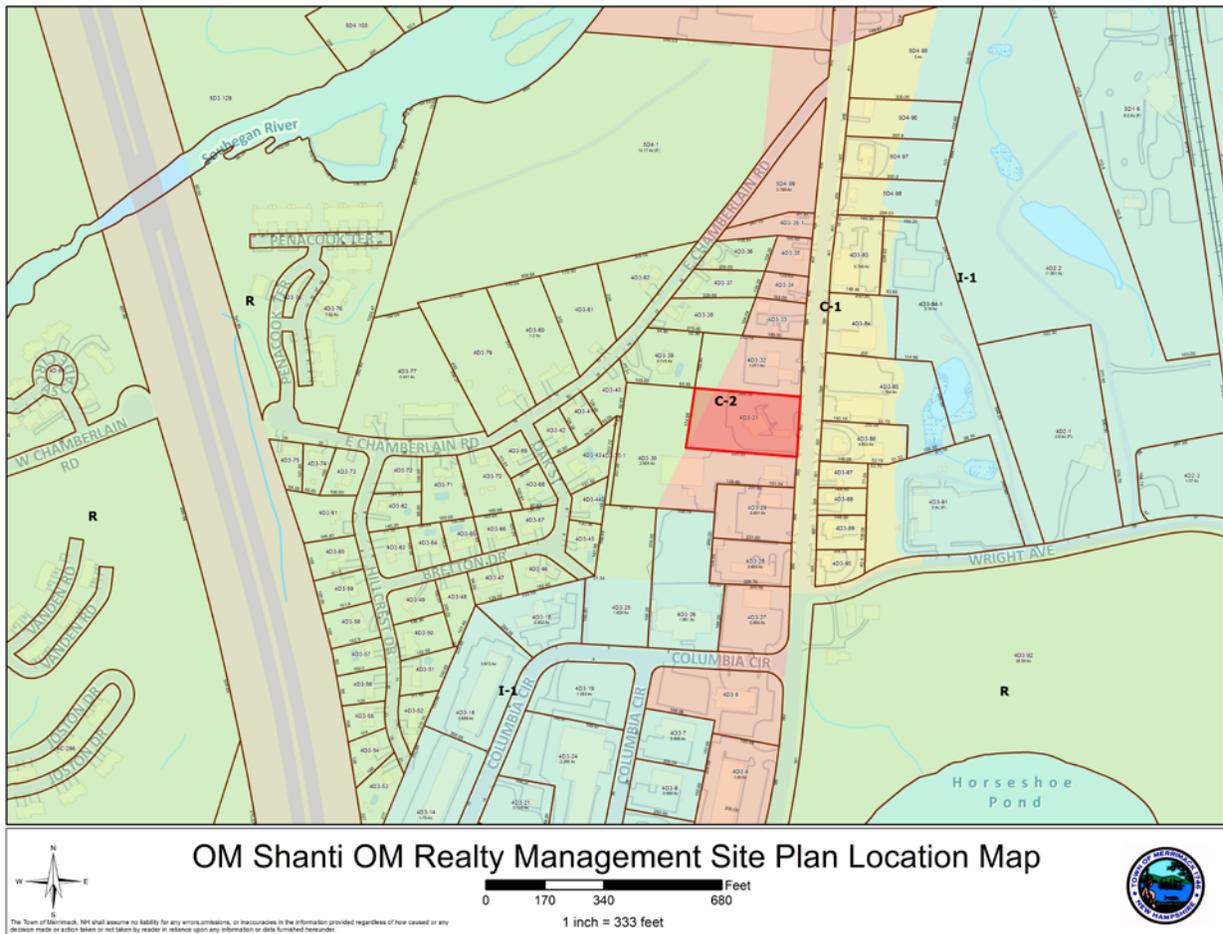
- Review for acceptance and consideration of Final Approval for a subdivision of one lot into two lots. The parcel is located at 4 Executive Park Drive in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 4D, Lot 076.
- Review for acceptance and consideration of Final Approval for full site plan review for an extended stay hotel. The parcel is located at 4 Executive Park Drive in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 4D, Lot 076.

The projects propose to subdivide a new “outparcel” from the former Merrimack Hotel property, and to construct a new 4 story, 123 room extended stay hotel on the newly created parcel (currently parking area for the defunct hotel and conference center).



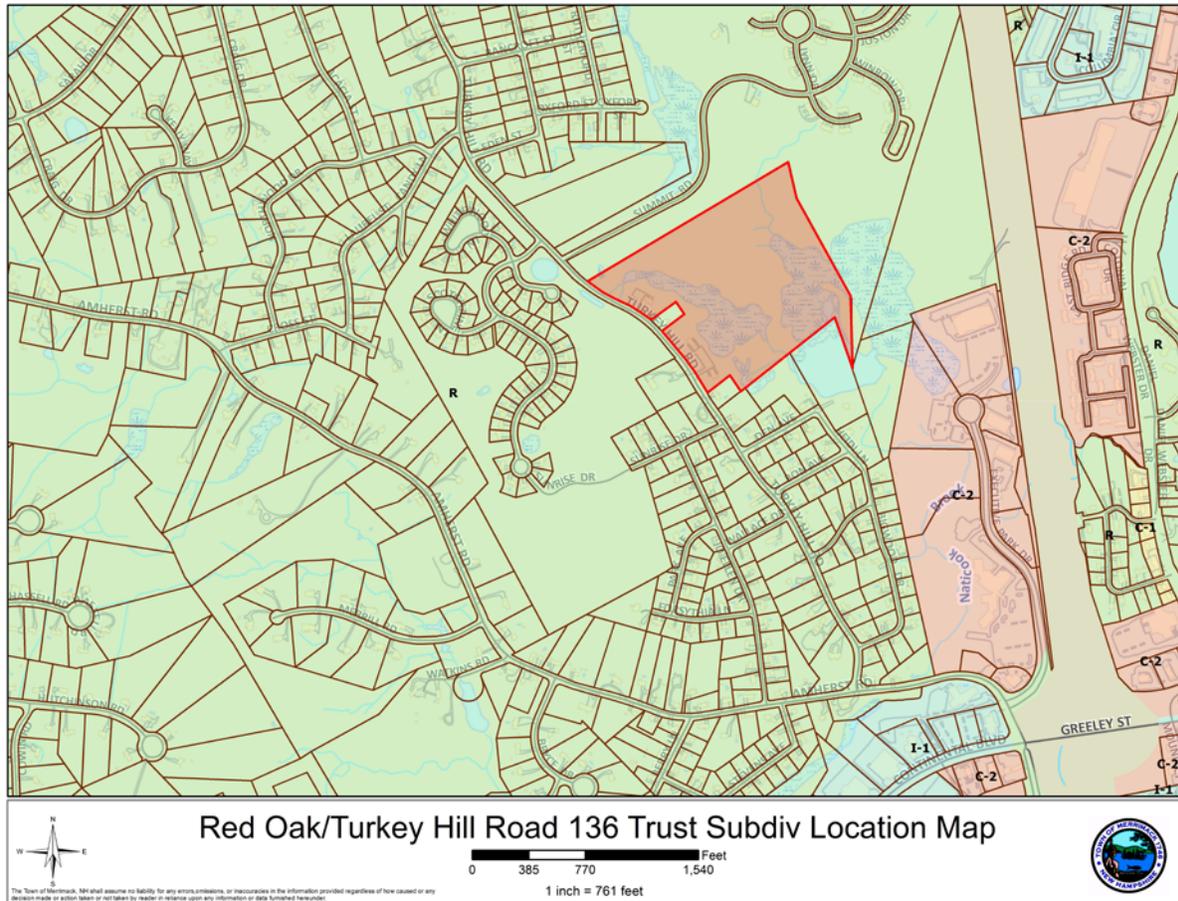
Steven B. Keach, P.E. of Keach Nordstrom Associates, Inc. for OM Shanti OM Realty Management, LLC. (applicant/owner) – Review for acceptance and consideration of Final Approval for a waiver of full site plan review for a gas station modernization with convenience store. The parcel is located at 392 Daniel Webster Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 4D-3, Lot 031.

The project proposes to demolish the existing gas fueling locations and canopy and re-build in a new location consistent with the variance granted by the Zoning Board in March 2016. (This work is in conjunction with the underground fuel storage tank replacement that is currently under construction as required by the State.)



Chad E. Branon, P.E. of Fieldstone Land Consultants for Red Oak Property Management, Inc. (applicant) and Turkey Hill Road 136 Trust (owner) – Review for acceptance and consideration of Final Approval for a subdivision of one lot into two lots. The parcel is located at 136 Turkey Hill Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 4C, Lot 386.

The project proposes a 2 lot subdivision (the new lot will permit a single family dwelling, the remainder lot will continue to be the multi-family units that were constructed prior to Zoning changing in the mid 1970's that now prohibits multi-family from this area).



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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