



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: June 15, 2016

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

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

Subject: **Regional Impact Recommendations -427 DW LLC & Greenwood/Labrecque 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.

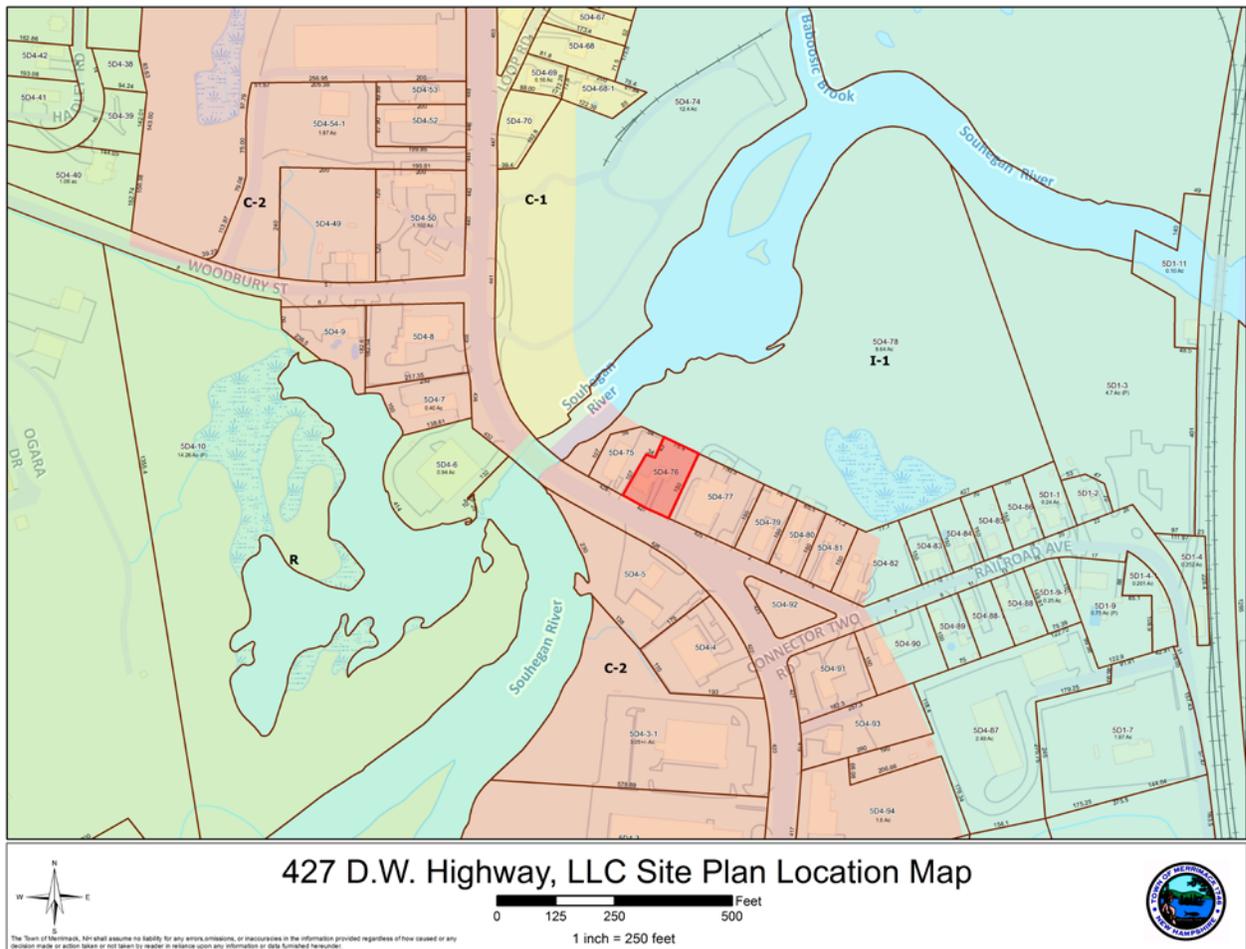
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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:

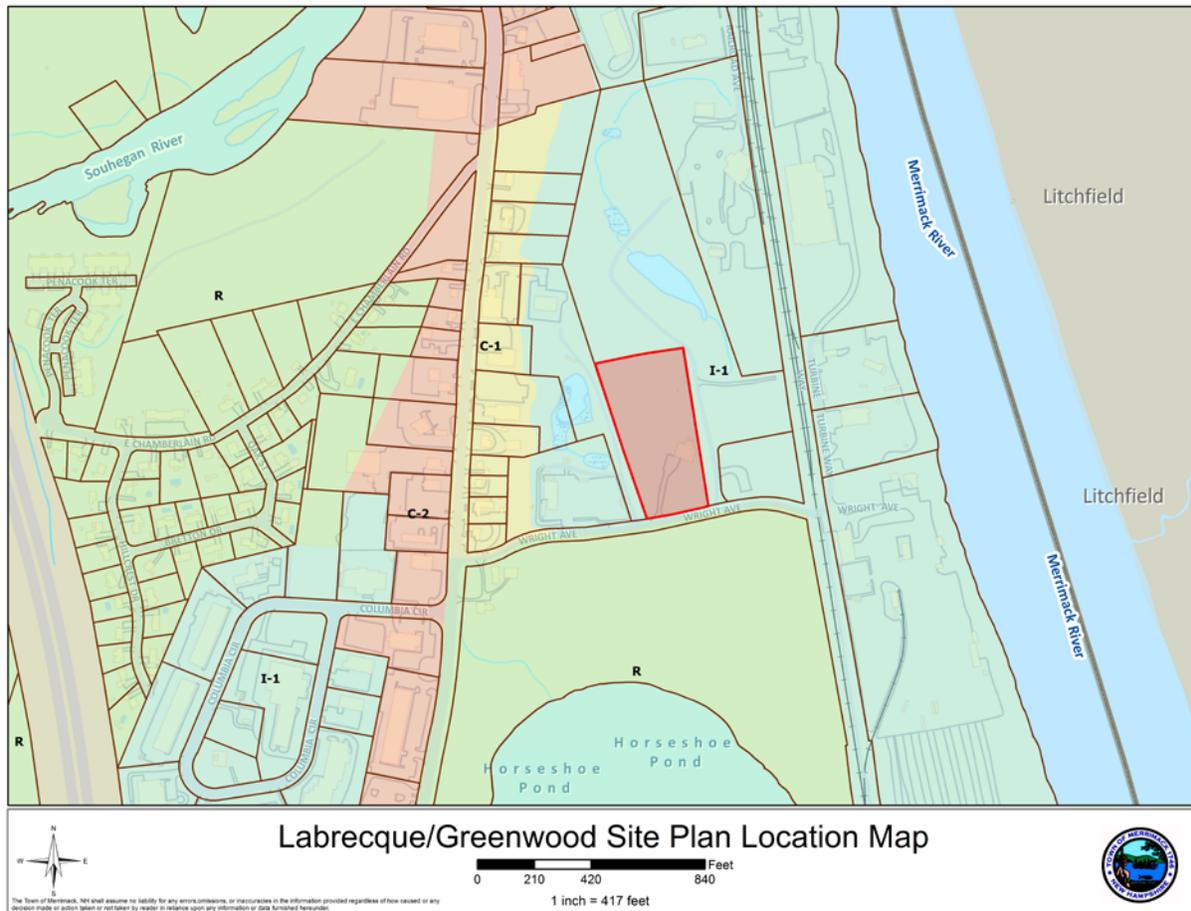
Gregory E. Michael, Esquire (applicant) for 427 D.W. Highway, LLC. (owner) – Review for acceptance and consideration of a waiver of full site plan review to construct a third Multi-Family residential unit. The parcel is located at 427 D.W. Highway in the C-2, (General Commercial) and Town Center Overlay Districts. Tax Map 5D-4, Lot 076.

The project proposes the creation of a third residential unit (permitted by recent variance) above the currently under construction garage.



David Labrecque (applicant) and Lionel Greenwood (owner) – Review for acceptance and consideration of a 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.



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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