



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: July 6, 2016
To: Robert Best, Chairman, & Members, Planning Board
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Regional Impact Recommendations – Doulamis & Cellco Partnership/Verizon Wireless 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.

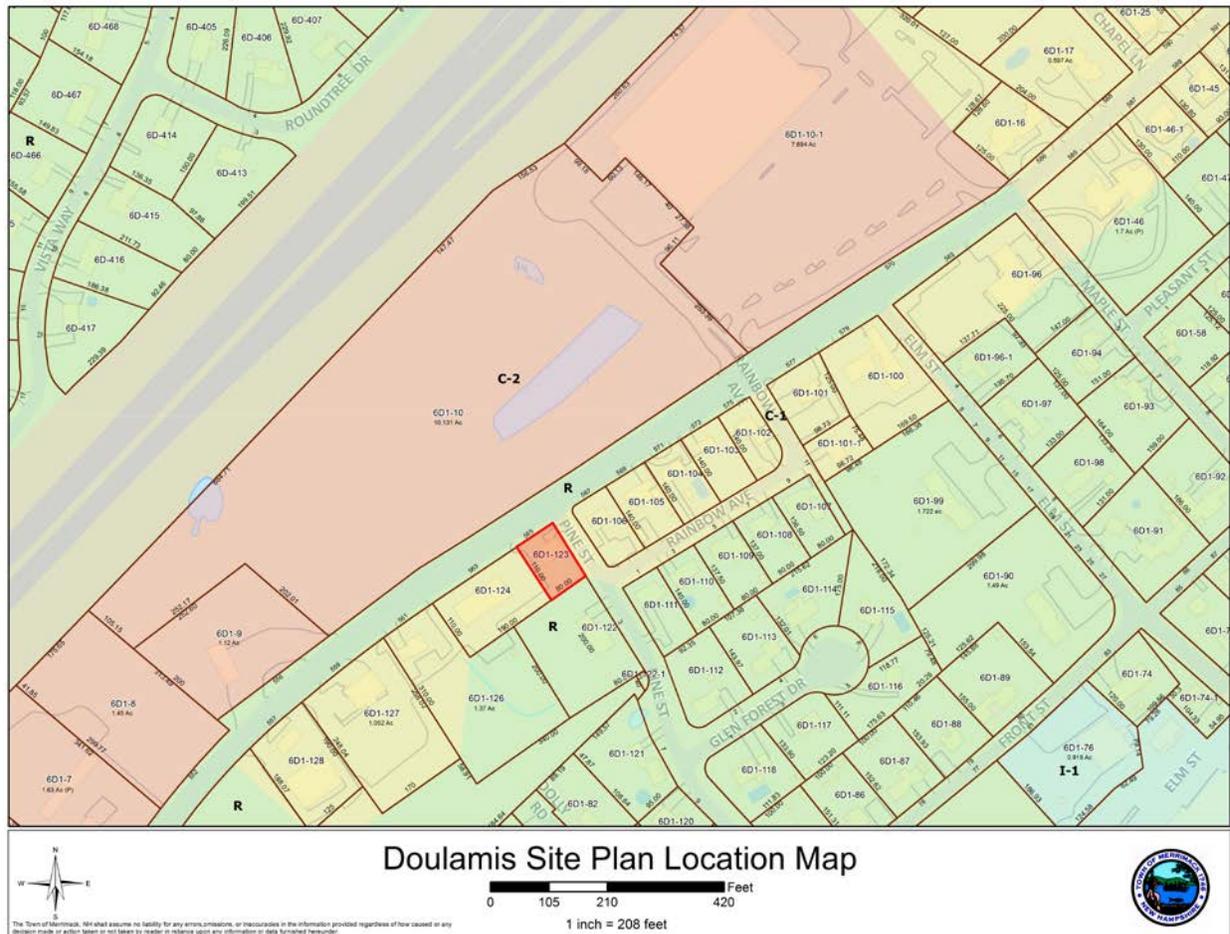
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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:

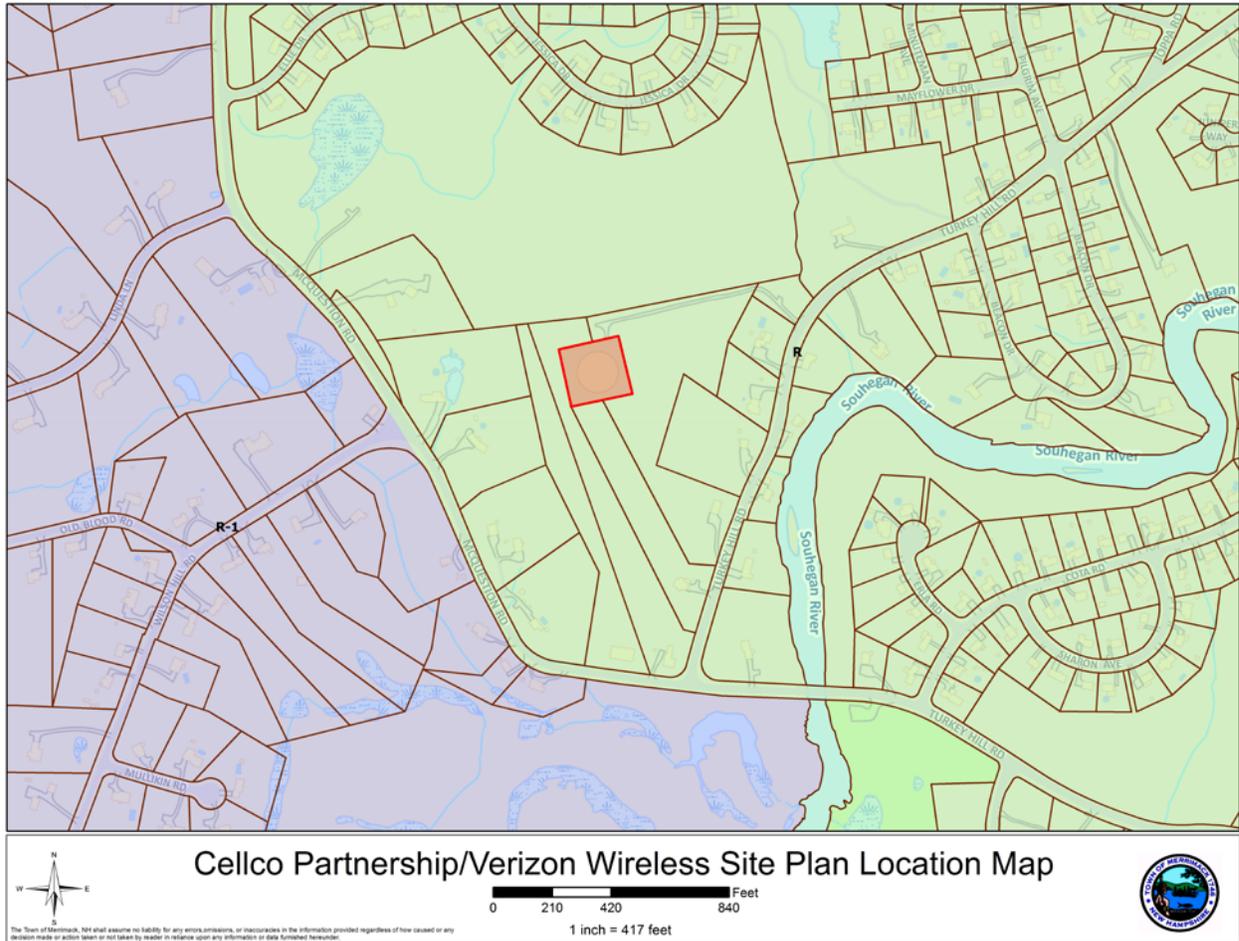
Joseph Mitchell, Esquire (applicant) and Nikolaos Doulamis (owner) – Review for acceptance and consideration of a waiver of full site plan to convert a single family residence to a multi-family residence. The parcel is located at 565 D.W. Highway in the C-1 (Limited Commercial), Aquifer Conservation District, Elderly Housing Overlay Districts, and Wellhead Protection Area. Tax Map 6D-1, Lot 123.

The project proposes the conversion of a single family residence into a multi-family residential building (permitted by recent variance, further details in the staff memo).



Cellco Partnership dba Verizon Wireless c/o McLane Middleton, P.A. (applicant) and Merrimack Village District (owner) – Review for acceptance and consideration of Final Approval for a site plan to construct a Telecommunications tower. The parcel is located off of Turkey Hill Road in the R (Residential) District. Tax Map 5C, Lot 004.

The project proposes to construct a new telecommunications tower on land owned by MVD off Turkey Hill Road (following approval of a Special Exception by the ZBA). Please note that in accordance with RSA 12-K, all municipalities within a 20 mile radius of the proposed tower have been notified of the public hearing.



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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