



# Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## **MEMORANDUM**

**Date:** July 25, 2016  
**To:** Robert Best, Chairman, & Members, Planning Board  
**From:** Timothy J. Thompson, AICP, Community Development Director  
**Subject:** **Regional Impact Recommendation – Portofino Site Plan**

Please find this memo as the staff recommendation on the Regional Impact determination for the above referenced project. Please review this under the “Planning & Zoning Administrator’s Report” portion of the agenda.

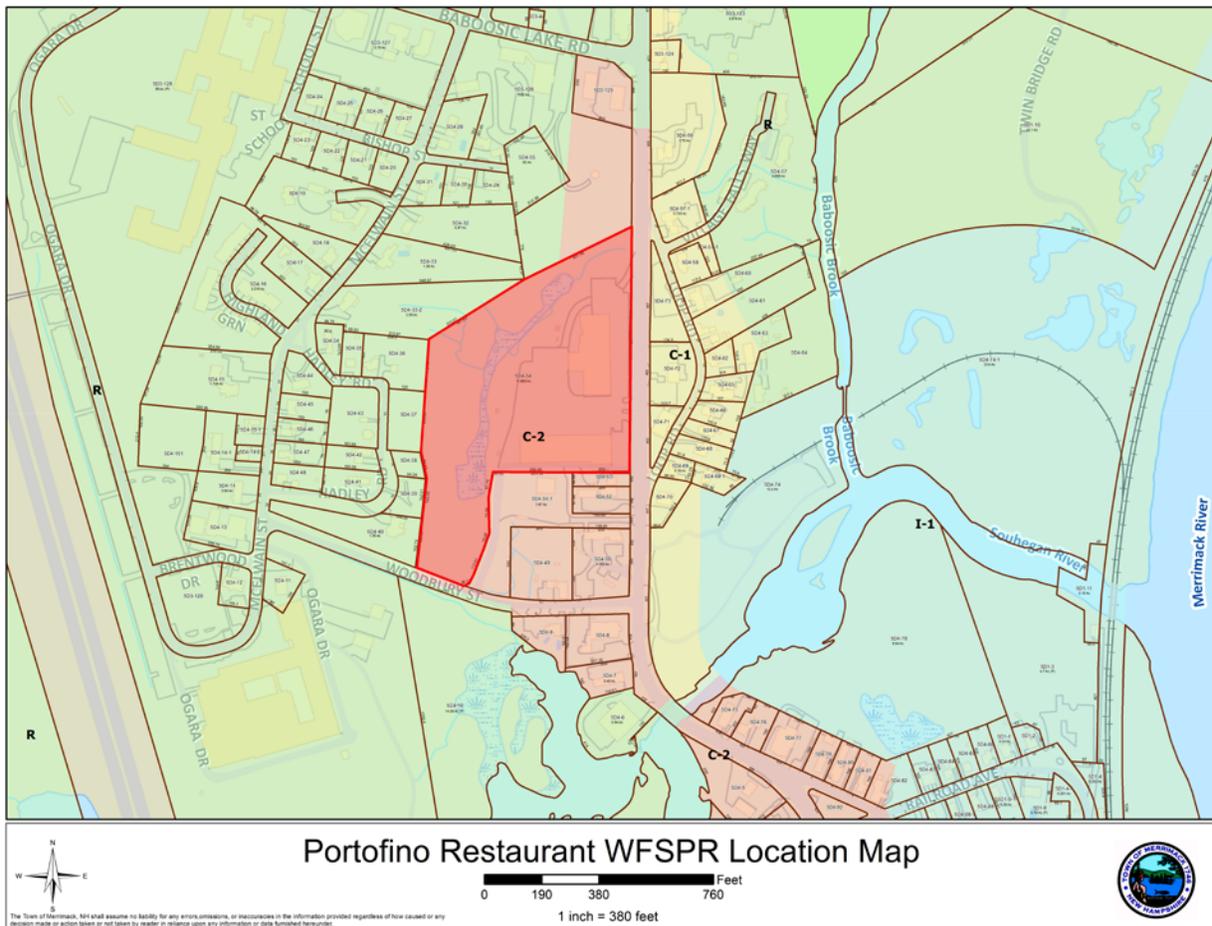
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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 Summary:**

***Guiliana Davidson of Portofino Italian Restaurant, LLC. (applicant) and Pamela Currier, Co-Trustee of Orrin Connell 1993 Trust (owner) – Review for acceptance and consideration of a waiver of full site plan review of outdoor restaurant seating. The parcel is located at 458 D.W. Highway, Unit 6 in the C-2 (General Commercial) and Aquifer Conservation and Town Center Overlay Districts. Tax Map 5D-4, Lot 054.***

The project proposes the addition of seasonal outdoor seating for Portofino Restaurant (formerly the space occupied by Florence’s Restaurant).



**Recommendation:**

Staff recommends that the Board **determine that this projects is not of Regional Impact.** The project does 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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