



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, September 25, 2012

Town Hall Meeting Room, West Wing, Second Floor (Former Courtroom)

7:30 p.m.

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Stanley Bonislowski, Desirea Falt, and Alternates Nelson Disco and Matthew Passalacqua.

Planning Board members absent: Lynn Christensen, Michael Redding, and Alternate Pete Gagnon.

Community Development staff: Community Development Director Tim Thompson.

1. Call to Order.

Chairman Best called the meeting to order at 7:30 p.m.

Chairman Best designated Matthew Passalacqua and Nelson Disco to sit for Lynn Christensen and Michael Redding, respectively.

2. Announcements.

Discussion only.

3. Planning and Zoning Administrators Report.

Discussion only.

- 4. Children's Quest Academy, Inc. (Applicant) and Christopher Ross, LLC. (Owner)** Review for Acceptance and Final Approval of an application requesting a waiver of full site plan review to permit a change of use to convert 1,100 SF (Unit 4) of retail space (formerly Eye-Q Vision Therapy) and 1,900 SF (Unit 5) of office space, to Children's Quest Academy offering toddler, Pre-School, Pre-Kindergarten, and Kindergarten programs. The parcel is located at 401 D.W. Highway and lies within the C-1, Limited Commercial District. Tax Map 4D-3, Lot 083.

Applicant was represented by: Christopher Ross, owner, 401 D.W. Highway; and Tracy and Alfred Carl, owners, Children's Quest Academy.

The Board voted 6-1-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Matthew Passalacqua. Nelson Disco voted in the negative.

The Board voted 7-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 7-0-0 to continue this item to October 16, 2012, in the Town Hall Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Stanley Bonislowski.

5. **Inland Diversified Real Estate Services, LLC. (Applicant) and Inland Diversified Merrimack Village, LLC. (Owner)** – Discussion and action regarding a request for a six-month extension for compliance with conditions of final site plan approval granted by the Planning Board on January 17, 2012 to permit a proposed change of use to convert 1,400 SF of retail space to a take out/sit-down restaurant use for Sweet Ginger Thai restaurant, located at 6 Dobson Way, Suite E, in the C-2, General Commercial and Aquifer Conservation Districts. Tax Map 3D, Lot 003-2.

Robert Best recused himself and passed the gavel to Secretary Alastair Millns to Chair the Board for this item.

The Board voted 6-0-0 to reinstate conditional final approval, on a motion made by Nelson Disco and seconded by Desirea Falt.

The Board voted 6-0-0 to grant a six-month extension for compliance with conditions of final site plan approval (to start from July 17, 2012), on a motion made by Nelson Disco and seconded by Desirea Falt.

6. **Discussion of Draft Language of Amendments to Section 7, Table I Parking Requirements of the Subdivision Regulations (Postponed from the August 21, 2012 Planning Board Meeting).**

Robert Best returned to the Board.

Discussion only.

7. **Discussion and possible action regarding other items of concern.**

First Baboosic Realty Trust, Toni S. Paul, Trustee – Voluntary Lot Merger for Tax Map 6A-2, Lots 159 and 162, also known as 312 & 312-A Baboosic Lake Road, respectively.

William J. Grinley – Voluntary Lot Merger for Tax Map 6A-2, Lot 090, also known as 22 Carter Road, and Tax Map 6A-2, Lot 090-01 (No address).

The Board voted 7-0-0 to invite Dan DelGreco to a meeting to discuss his interest and qualifications for appointment to the Nashua Regional Planning Commission (NRPC).

8. **Approval of Minutes.**

None.

9. **Adjourn.**

The meeting adjourned at 10:16 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Nelson Disco.