



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, December 4, 2012

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

7:30 p.m.

Planning Board members present: Alastair Millns, Stanley Bonislowski, Desirea Falt, Michael Redding, Nelson Disco, Alternate, Matthew Passalacqua, Alternate, Councilor Thomas Koenig

Planning Board members absent: Robert Best, Lynn Christensen, Pete Gagnon, Alternate

Staff present: Timothy Thompson, AICP, Director, Community Development, Dawn MacMillan, Recording Secretary

1. Call to Order

Alastair Millns called the meeting to order at 7:30 p.m., and appointed Alternate members Matt Passalacqua and Nelson Disco to serve as voting members in the absence of Robert Best and Lynn Christensen.

2. Announcements

None.

3. Planning & Zoning Administrator's Report

None.

The Board voted 7-0-0 to go out of the regular order of business to first receive the presentation on the Capital Improvement Program for the Town of Merrimack and School Administrative Unit #26 (agenda Item #8) on a motion made by Desirea Falt and seconded by Matthew Passalacqua.

- 4. Valleyview Drive Revocable Trust (applicant/owner) –** Review for Acceptance and consideration of Final Approval of a subdivision application proposing to subdivide one lot into a total of three residential lots. The property is located at 15 Valleyview Drive and lies within R (Residential) District. Tax Map 5C, Lot 142.

The Board voted 7-0-0 to accept the withdrawal of the application on a motion made by Stanley Bonislowski and seconded by Michael Redding.

- 5. Atrium Medical Corporation (applicant) and APCA Merrimack, LLC c/o Paradigm Properties, LLC (owner) –** Review for Acceptance and consideration of Final Approval for a modification to the previously approved (with conditions) Non-Residential Site Plan application proposing construction of an additional 10,800 s.f. addition (previously approved for 90,000 s.f.) for Research & Design/Manufacturing/Warehousing located at 40 Continental Boulevard in the I-3 (Industrial) & Aquifer Conservation Districts, and Wellhead Protection Area. Tax Map 3C, Lot 040.

Applicant was represented by: Jim Petropulos, PE, LEED AP; Hayner/Swanson, Inc.

Also present: Ted Karwoski, COO/Senior Vice President of Research and Operations, Atrium Medical Corp.

The Board voted 7-0-0 to accept the application for review on a motion made by Thomas Koenig and seconded by Nelson Disco.

No public comment was received.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Stanley Bonislawski and seconded by Michael Redding.

6. **John J. Flatley Company (applicant/owner)** – Review for Acceptance and consideration of Final Approval of a subdivision application proposing to subdivide one lot into a total of three industrial lots located at Daniel Webster Highway (to the rear of Saint-Gobain) in the I-1 (Industrial) & Aquifer Conservation Districts, and Wellhead Protection Area. Tax Map 6E, Lot 003-4.

Applicant was represented by: Jim Petropulos, PE, LEED AP; Hayner/Swanson, Inc. and Dick Cane, Flatley Company

The Board voted 7-0-0 to accept the application for review on a motion made by Nelson Disco and seconded by Stanley Bonislawski.

No public comment was received.

The Board voted 7-0-0 to waive Section 4.20(2) on a motion made by Nelson Disco and seconded by Stanley Bonislawski.

The Board voted 7-0-0 to waive the requirement for soils data under Section 4.04 (B) on Lots 003-6 and 003-4 on a motion made by Nelson Disco and seconded by Stanley Bonislawski.

The Board voted 7-0-0 to table until the Board's February 5, 2013 meeting on a motion made by Stanley Bonislawski and seconded by Michael Redding.

7. **John J. Flatley Company (applicant/owner)** – Review for Acceptance and consideration of Final Approval for a request of a Non-Residential Site Plan application proposing to construct a 120,000 s.f. warehouse/distribution facility located at Daniel Webster Highway in the I-1 (Industrial) & Aquifer Conservation Districts, and Wellhead Protection Area. Tax Map 6E, Lot 003-4.

Applicant was represented by: Jim Petropulos, PE, LEED AP; Hayner/Swanson, Inc. and Dick Cane, Flatley Company

The Board voted 7-0-0 to accept the application for review on a motion made by Stanley Bonislawski and seconded by Desirea Falt.

No public comment was received.

The Board voted 7-0-0 to continue the application until the Board's February 5, 2013 meeting on a motion made by Michael Redding and seconded by Matthew Passalacqua.

The Board recessed at 10:20 p.m.

The Board reconvened at 10:25 p.m.

8. Discussion of Capital Improvement Program for the Town of Merrimack and School Administrative Unit #26.

Bridge Replacement – Manchester Street

The Board voted 6-1-0 to classify the project as a Class II (necessary) project on a motion made by Nelson Disco and seconded by Michael Redding.

Councilor Koenig voted in opposition

Bridge Replacement – McGaw Bridge Road

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Nelson Disco and seconded by Matthew Passalacqua.

Stormwater Drainage Improvements

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Michael Redding and seconded by Thomas Koenig.

Paving – Infrastructure Improvements

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Matthew Passalacqua and seconded by Stanley Bonislawski.

Paving – D.W. Highway (Chamberlain Road – Bedford Road)

The Board voted 6-1-0 to classify the project as a Class II (necessary) project on motion made by Stanley Bonislawski and seconded by Nelson Disco.

Member Millns voted in opposition

Highway Garage & Fuel Station Upgrade - Replacement

The Board voted 7-0-0 to classify the project as a Class I (urgent) project on a motion made by Thomas Koenig and seconded by Michael Redding.

Traffic Signal Intersection Improvement (Front Street & Baboosic Lake @ D.W. Highway)

A motion made by Michael Redding and seconded by Desirea Falt to classify the project as a Class I (urgent) project failed by a vote of 3-4-0.

Members Disco, Falt, Millns, and Koenig voted in opposition

A motion made by Matthew Passalacqua and seconded by Nelson Disco to consider the projects individually failed by a vote of 2-5-0.

Members Bonislawski, Falt, Millns, Redding, and Koenig voted in opposition

The Board voted 6-1-0 to classify the project as a Class II (necessary) project on a motion made by Thomas Koenig and seconded by Nelson Disco.

Member Redding voted in opposition

Wire Road Intersection Improvements/Roundabout

A motion made by Stanley Bonislawski to classify the project as a Class VI (inconsistent) was not seconded.

A motion made by Matthew Passalacqua and seconded by Michael Redding to classify the project as a Class III (desirable) project failed on a vote of 2-5-0.
Members Disco, Bonislawski, Falt, Millns, and Koenig voted in opposition

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Stanley Bonislawski and seconded by Thomas Koenig.

Turkey Hill & Baboosic Intersection Improvements/Roundabout

The Board voted 4-2-1 to classify the project as a Class II (necessary) project on a motion made by Stanley Bonislawski and seconded by Desirea Falt.
Members Disco and Koenig voted in opposition
Member Millns Abstained

Griffin Street Boat Ramp Access Improvement

A motion made by Michael Redding and seconded by Desirea Falt to classify the project as a Class III (desirable) project failed by a vote of 2-5-0.
Members Millns, Stanley Bonislawski, Disco, Passalacqua, and Koenig voted in opposition

The Board voted 6-1-0 to classify the project as a Class IV (deferrable) project on a motion made by Thomas Koenig and seconded by Nelson Disco.
Member Redding voted in opposition

Chamberlain Bridge Rehabilitation/Sidewalk Repairs

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Thomas Koenig and seconded by Michael Redding.

New Athletic Fields

The Board voted 7-0-0 to classify the project as a Class V (exploratory) project on a motion made by Nelson Disco and seconded by Thomas Koenig.

Town Wide GIS Upgrade

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Michael Redding and seconded by Nelson Disco.

Wastewater Treatment Plant Phase III – Pump Stations Upgrade

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a vote made by Thomas Koenig and seconded by Nelson Disco.

School District; Roofing

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Stanley Bonislawski and seconded by Nelson Disco.

School District; Asbestos Removal

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Desirea Falt and seconded by Matthew Passalacqua.

School District; Paving

The Board voted 5-2-0 to classify the project as a Class III (desirable) project on a motion made by Stanley Bonislowski and seconded by Thomas Koenig.

Members Disco and Redding voted in opposition

School District; Consolidate Special Services/SAU Offices

The Board voted 5-2-0 to classify the project as a Class I (urgent) project on a motion made by Nelson Disco and seconded by Desirea Falt.

Members Millns and Koenig voted in opposition

School District; Masticola Upper Elementary School – Drainage

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Thomas Koenig and seconded by Michael Redding.

School District; Masticola Upper Elementary School – Entrance/Office Upgrade

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Thomas Koenig and seconded by Matthew Passalacqua.

School District; Merrimack High School – Track/Field Upgrade

A motion made by Matthew Passalacqua and seconded by Stanley Bonislowski to classify the project as a Class IV (deferrable) project failed by a vote of 2-5-0.

Members Millns, Falt, Redding, Disco, and Koenig voted in opposition

The Board voted 7-0-0 to classify the project as a Class III (desirable) project on a motion made by Desirea Falt and seconded by Michael Redding.

School District; Technology Infrastructure Upgrade

The Board voted 7-0-0 to classify the project as a Class II (necessary) project on a motion made by Nelson Disco and seconded by Desirea Falt.

9. Discussion and Possible Action Regarding Other Items of Concern

Discussion only.

10. Approval of Minutes

None.

11. Adjourn

The meeting adjourned at 11:14 p.m., by a vote of 7-0-0, on a motion made Michael Redding and seconded by Thomas Koenig.