



Town of Merrimack, New Hampshire

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, October 15, 2013

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

7:30 p.m.

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig (arrived 7:40 p.m.), Michael Redding, Lynn Christensen (arrived 7:35 p.m.), Stanley Bonislawski, Desirea Falt, and Alternate Nelson Disco.

Planning Board members absent: Alternate Matthew Passalacqua.

Community Development staff: Community Development Director Tim Thompson, Assistant Planner Donna Pohli, and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:30 p.m. and designated Nelson Disco to sit for Lynn Christensen.

2. Planning & Zoning Administrator's Report.

None.

3. **Wigston Properties, LLC. & Edgebrook Heights, LLC./Q. Peter Nash, Trustee of the Q. Peter Nash 1987 Revocable Trust (applicants/owner)** – Pre-Submission Hearing for a proposed mixed use development site plan consisting of retail (including a gas station), office, multi-family residential & assisted living. The parcels are located in the I-1 (Industrial) District located at 1, 37, 39, 55 and an unnumbered parcel, D.W. Highway, Merrimack, NH. Tax Map 1E, Lots 004-1 & 004-2, Tax Map 2E, Lots 006-2, 007 and 008.

Applicant was represented by: James Petropulos, Vice President/Principal Engineer, Hayner-Swanson, Inc., and Attorney Brad Westgate, Winer & Bennett.

Lynn Christensen and Tom Koenig arrived at 7:35 p.m. and 7:40 p.m., respectively.

Public comment was received from: Pete Gagnon, 130 Bedford Road.

The Board voted 6-1-0 to offer comments to the Zoning Board of Adjustment regarding the applicant's density variance, on a motion made by Stanley Bonislawski and seconded by Lynn Christensen. Tom Koenig voted in the negative.

The Board took a five-minutes recess, from 8:57 p.m.-9:02 p.m.

4. **Northview Homes & Development, Inc. (applicant) and Carl A. Quimby Revocable Trust & Larry Kittle (owners)** – Consideration of Final Approval of an application proposing to consolidate and re-subdivide three lots into thirteen lots, located at 164 Amherst Road, 8 Pollard Road, and an unnumbered parcel in the R-1 (Residential) and Aquifer Conservation Districts. Tax Map 4B, Lots 146, 146-1 and 152-1. The application also proposes a lot line

adjustment between 166 Amherst Road (Tax Map 4B, Lot 145) and 164 Amherst Road (Tax Map 4B, Lot 146). **This agenda item is continued from the September 24, 2013 meeting.**

Applicant was represented by: Ken Clinton and Kevin Anderson, Project Engineer, Meridian Land Services.

There was no public comment.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 5. Canis Properties, LLC. (applicant/owner) –** Review for Acceptance and consideration of Final Approval of an application proposing to construct a 4,075 s.f. addition and to convert a portion of an existing 2,350 s.f. residential duplex for a commercial dog grooming, training, daycare & boarding facility (d.b.a. “SuperDogs” Daycare & Boarding). Approximately 1,558 s.f. of the existing duplex will serve as a residential caretaker’s unit for the facility. The parcel is located at 637 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation Districts & Wellhead Protection Area. Tax Map 6E-2, Lot 023.

Applicant was represented by: Dawn Tuomala, Civil Engineer and Wetland Scientist, Monadnock Survey, Inc.; and Mark and Judy Threlfall, 637 Daniel Webster Highway.

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

Public comment was received from: Phillip Appert, 6 Allen Road; Briana Beauchesne, 43 Flintrock Lane; David Geyer, 24 Bean Road; Jess Shanahan, Assistant Manager, Superdogs; Courtney Count, Superdogs; Phil Bleezarde, Brant Drive; Mike McDonough, 643 D.W. Highway; Charles Curran, 16 Essex Green Court; Rachel Watkins, 9 Rainbow Avenue; Tom Columbia, 21 Sand Hill Drive; and Donna Rowen, 50 Walnut Circle.

Public comment was received by letter from: Pat Wolfendale, 4 Allen Road; Scott Freeman, 5 Lantern Lane; David & Susan Proulx, 8 Hilton Drive; Nils Johnson, 2 Lantern Lane; John Collins, 4 Lantern Lane; Robert Desaulniers, 6 Lantern Lane; Stephanie Reid, 3 Allen Road; Sheryl & Brian Jean, 5 Hilton Drive; Phillip & Lesley Appert, 6 Allen Road; Bill Tenteris, 222 Baboosic Lake Road; Debra Siendstrom, 8 Whispering Pines; Lisa Grigg, 111 Drouin Way; and Kenneth Lowe, 11 Birch Street.

Public comment was received by e-mail from: Leslie Doughty, 88 Shelburne Road; Geri Gregowske; Susan Columbia, 21 Sandhill Drive; Joanne & George Pessotti, 10 Harrington Drive; Carolyn Vander Horst, Wagtime Dog Training; Lindsey and John Joseph, 14 Hillcrest Drive; Melissa McNulty, 6 Wren; Harvey & Elaine Bloom, 3 Evergreen Drive; Greg Roberts; Cindi & Bob Colletti, 5 Rushmore Court; Sue Geyer, 24 Bean Road; Kevin Carter, 24 Whispering Pines Lane; Jeff Therrien, 37 Woodward Road; Joanne & Steve Comolli, 14 Woodward Road; Phil & Kathy Bleezarde, Brant Drive; Liz Towle; Briana Beachesne, 43 Flintrock Lane; Mr. & Mrs. John Nazaka, 9 Danforth Road.

The Board voted 7-0-0 to waive the requirements of Section 10.1(4) – Landscaping Buffers – of the Subdivision Regulations - on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 7-0-0 to waive the requirements of Section 7.03(F) – Flexibility in Off-Street Parking and Loading Standards – of the Subdivision Regulations – with one condition, on a motion made by Lynn Christensen and seconded by Stanley Bonislawski.

A motion to waive the requirements of Section 7.05.19 – Submission Items (Sidewalks) – of the Subdivision Regulations – failed by a vote of 0-7-0, on a motion made by Lynn Christensen and seconded by Desirea Falt. Robert Best, Alastair Millns, Tom Koenig, Michael Redding, Lynn Christensen, Stanley Bonislawski, and Desirea Falt voted in the negative.

The Board voted 7-0-0 to deny a waiver of the requirements of Section 7.05.19 – Submission Items (Sidewalks) – of the Subdivision Regulations – on a motion made by Alastair Millns and seconded by Lynn Christensen.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.

6. Discussion/possible action regarding other items of concern.

Discussion only.

7. Approval of Minutes – September 10, 2013 & September 24, 2013.

The minutes of September 10, 2013, were approved as submitted, by a vote of 5-0-2, on a motion made by Stanley Bonislawski and seconded by Lynn Christensen. Tom Koenig and Desirea Falt abstained.

The minutes of September 24, 2013, were approved, with one revision, by a vote of 6-0-1, on a motion made by Stanley Bonislawski and seconded by Desirea Falt. Tom Koenig abstained.

8. Adjourn.

The meeting adjourned at 11:30 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Tom Koenig.