



Town of Merrimack, New Hampshire

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD TUESDAY, NOVEMBER 12, 2013

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig (arrived 7:35 p.m.), Michael Redding and Desirea Falt.

Planning Board members absent: Lynn Christensen, Stanley Bonislowski, and Alternates Nelson Disco and Matthew Passalacqua.

Community Development staff: Planning and Zoning Administrator Nancy Larson, 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.

2. Planning & Zoning Administrator's Report.

Discussion only.

3. Interview/Recommendation for appointment of Margaret Morris as an alternate representative to the Nashua Regional Planning Commission.

Tom Koenig arrived at 7:35 p.m.

The Board voted 5-0-0 to recommend to Town Council the appointment of Margaret Morris as an alternate representative to the Nashua Regional Planning Commission, on a motion made by Alastair Millns and seconded by Tom Koenig.

4. Discussion of Capital Improvement Program for the Town of Merrimack.

At the Town Manager's request, the Board voted 5-0-0 to continue this item to December 3, 2013, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Tom Koenig and seconded by Alastair Millns.

5. Nayla Aoude (applicant) and Global Companies, LLC. (owner) - Pre-Submission Hearing for a proposed site plan for a drive-thru car wash as an accessory use to the existing Mobil on the Run gasoline station and convenience store located at 468 Daniel Webster Highway in the C-2 (General Commercial), Town Center Overlay, Elderly Overlay & Aquifer Conservation Districts. Tax Map 5D-3, Lot 125.

Robert Best abstained from discussing and voting on this item.

At applicant's request, the Board voted 4-0-1 to continue this item to January 7, 2014, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Desirea Falt. Robert Best abstained.

- 6. Gate City Collision Center (applicant) and T.C.P.I. Ventures, LLC. (owner)** – Review for Acceptance and consideration of Final Approval of an application proposing a change of use site plan to convert the former Saab dealership to an auto body repair center and to re-establish the previous use of a paved parking area for vehicle storage on a separate parcel. The parcels are located at 293 Daniel Webster Highway in the C-2 (General Commercial) & Caron Street in the I-1 (Industrial), respectively, and Aquifer Conservation Districts. Tax Map 4D-4, Lot 066 and Tax Map 3D-2, Lot 046.

Applicant was represented by: Michael O'Donnell, Senior Engineer/Project Manager, DuBois & King, Inc., and Mark Piekarski, Owner, Gate City Collision Center.

The Board voted 5-0-0, to accept the application for review, on a motion made by Alastair Millns and seconded by Desirea Falt.

Public comment was received from: Lorna & Lawrence Fortin, 4 Caron Street, and Martin Doctor, 297 D.W. Highway.

The Board voted 5-0-0 to waive the requirements of Section 7.05.D.20.k – Adequate On-Site Circulation and Storage - of the Subdivision Regulations – on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 5-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Desirea Falt.

- 7. Northview Homes & Development, Inc. (applicant) & David R. Cota & Dorothy E. Cota and Raymond A. Cota (owners)** - Preliminary Design Review Hearing to discuss a proposed consolidation and re-subdivision of four residential lots into a 13-lot residential cluster subdivision. The parcels are located at 14 & 16 Pearson Road within the R (Residential) District and portion of the parcels are in the Aquifer Conservation and 100 Flood Hazard Districts. Tax Map 6D, Lots 046 and 047, 047-2, 047-3, & 047-4.

Applicant was represented by: Ken Clinton, Meridian Land Services, and John Tenhave, Owner, Northview Homes & Development, Inc.

Public comment was received from: David Batt, 2 Woodhaven Circle, and in an e-mail from Anita & Daniel Memos, 93 Bedford Road.

The Board voted 5-0-0 that the applicant has satisfied the sidewalk requirement, based on construction from the previous approve 4-lot subdivision, on a motion made by Alastair Millns and seconded by Desirea Falt.

- 8. Discussion/possible action regarding other items of concern.**

Donald R. and Alyce Mae Bolduc - Voluntary Lot Merger for Tax Map 4C, Lots 016 and 017, also known as 104 and 106 Amherst Road, respectively.

The Voluntary Lot Merger was endorsed by Chairman Robert Best and Secretary Alastair Millns.

9. Approval of Minutes - October 15, 2013.

The minutes of October 15, 2013, were approved, with typing corrections, by a vote of 5-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.

10. Adjourn.

The meeting adjourned at 10:03 p.m., by a vote of 5-0-0, on a motion made by Alastair Millns and seconded by Michael Redding.