



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, January 28, 2014

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Michael Redding, Lynn Christensen, Desirea Falt, and Alternate Nelson Disco.

Planning Board members absent: Stanley Bonislowski and Alternate Matthew Passalacqua.

Community Development staff: Assistant Planner Donna Pohli and Recording Secretary Zina Jordan.

1. Call to Order.

Chairman Best called the meeting to order at 7:30 p.m. and designated Nelson Disco to sit for Stanley Bonislowski.

2. Planning & Zoning Administrator's Report.

None.

3. Discussion of the Capital Improvement Program for the Town of Merrimack. This item is continued from the January 7, 2014 meeting.

Testimony was received from: Town Manager Eileen Cabanel, Finance Director Paul Micali, and Town Engineer Kyle Fox.

The Board voted 6-0-1 to rank Items 1 and 3-17 as "Necessary" and to add a statement to Town Council reiterating their satisfaction with the presence of sidewalks on the Manchester Street, McGaw and US3 bridges and the Wire Road intersection, on a motion made by Alastair Millns and seconded by Lynn Christensen. Tom Koenig abstained.

4. Home Health & Hospice Care and Fredrick L. Grubbs (applicants/owners) – Review for acceptance and consideration of final approval of an application for a Lot Line Adjustment between 210 Naticook Road and 212 Naticook Road. The parcels are located in the R (Residential) and Aquifer Conservation Districts. Tax Map 2B, Lots 324-2-1 & 353. This item is continued from the January 7, 2014 meeting.

Applicant was represented by: James Petropulos, Vice President/Principal Engineer, Hayner/Swanson, Inc.

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

There was no public comment.

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

- 5. Home Health & Hospice Care (applicant/owner)** – Review for acceptance and consideration of final approval of an application for a site plan proposing to construct a 26-space parking lot with related site improvements. The parcel is located at 210 Naticook Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 2B, Lot 324-2-1. **This item is continued from the January 7, 2014 meeting.**

Applicant was represented by: James Petropulos, Vice President/Principal Engineer, Hayner/Swanson, Inc.

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

There was no public comment.

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

- 6. KJB Ventures, LLC. (applicant/owner)** – Review for acceptance and consideration of Final Approval of an application for site plan review to construct a proposed one-story, multi-tenant 8,060 s.f. professional office (Medical) and retail commercial building. The parcel is located at 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 3D, Lot 003-03. **This item is continued from the January 7, 2014 meeting.**

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

- 7. John T. Zyla (applicant/owner)** – Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review proposing to permit a change of use for a commercial/retail public storage facility of recreational vehicles and/or boats in the C-2 (General Commercial) District. The parcel is located at 526 Daniel Webster Highway. Tax Map 5D-2, Lot 001.

Applicant was represented by: Attorneys Greg Michael and Christopher Aslin, Bernstein Shur; and Charles Morgan, Owner, Morgan's Self Storage.

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

There was no public comment.

The Board voted 7-0-0 to waive full site plan review, with one condition, on a motion made by Lynn Christensen and seconded by Desirea Falt.

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

- 8. Presentation/Discussion - Rebecca Balke, P.E. of Comprehensive Environmental Inc. & Pennichuck Corp.** presentation and discussion of the Pennichuck Brook Watershed restoration efforts.

Item continued.

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

Discussion only.

10. Discussion of the Fraser Square Veteran’s Memorial

Testimony was received from: Town Engineer Kyle Fox.

11. Approval of Minutes – January 7, 2014.

The minutes of January 7, 2014, were approved, with one change, by a vote of 7-0-0 on a motion made by Desirea Falt and seconded by Alastair Millns.

The minutes of the January 25, 2014, site walk to Old Blood Road will be made part of the record.

12. Adjourn.

The meeting adjourned at 9:15 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.