



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, MARCH 4, 2014

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

Planning Board members absent: Alternate Matthew Passalacqua.

Community Development staff: Community Development Director Tim Thompson, Planning and Zoning Administrator Nancy Larson, 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. Presentation/Discussion - Rebecca Balke, P.E. of Comprehensive Environmental Inc. & Pennichuck Corp. presentation and discussion of the Pennichuck Brook Watershed restoration efforts.

Testimony was received from: Rebecca Balke, Comprehensive Environmental Inc.; and Don Ware, Chief Operating Officer, Pennichuck Corporation.

Discussion only.

4. KJB Ventures, LLC. (applicant/owner) – Review for acceptance and consideration of Final Approval of an application for minor subdivision review proposing to subdivide one lot into two lots located at 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 3D, Lot 003-03.

Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and 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 Lynn Christensen and seconded by Alastair Millns.

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 Desirea Falt.

5. 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, 5,044 s.f. professional office (medical) and a proposed one story 3,000 s.f. retail commercial building along with related site improvements. The parcels are located at 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 3D, Lot 003-01 and Lot 003-02 (proposed lots, per agenda item #4). **This item is continued from the January 7, 2014 and January 28, 2014 meetings.**

Applicant was represented by: Attorney Greg Michael, Bernstein Shur; James Petropulos, Vice President/Principal Engineer, Hayner/Swanson, Inc.; and Bill Wilkes, KJB Ventures, LLC.

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

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.

6. **David Cossette, American Asphalt Paving Company (applicant) and Frank Twardosky (owner)** – Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review proposing to park commercial paving equipment, vehicles and a modular office trailer at 759 D.W. Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 7E, Lot 042-01.

Applicant was represented by: David Cossette, American Asphalt Paving Company.

The Board voted 7-0-0 to table this item indefinitely, on a motion made by Stanley Bonislowski and seconded by Alastair Millns.

7. **Old Blood Properties, LLC. and Joseph K. and Mary El Kareh (co-applicants/co-owners)** – Preliminary Layout Review Hearing to discuss a road design approach off Madeline Bennett Way for the Chestnut Hill Cluster Subdivision located at Old Blood Road in the R-1 (Residential) District. Tax Map 5B, Lots 001-01, 002, 003, 003-01, 005, 006, 007, 008, 009, & 231.

Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and Ken Clinton, Meridian Land Services.

Public comment was received from: Margaret Pickett, 29 Merrymeeting Drive; Barbara Chase, 23 Merrymeeting Drive; Tom Feller, 27 Merrymeeting Drive; and Kathy Stuart, 21 Merrymeeting Drive.

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

- Continue discussion from February 18, 2014 regarding Master Plan Implementation and setting up a subcommittee for Sidewalks/Pedestrian ways.

Discussion only.

9. **Approval of Minutes – February 18, 2014.**

The minutes of February 18, 2014, were approved with one change, by a vote of 6-0-1, on a motion made by Alastair Millns and seconded by Lynn Christensen. Tom Koenig abstained.

10. **Adjourn.**

The meeting adjourned at 11:02 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Lynn Christensen.