



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 18, 2014

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

Planning Board members absent: Michael Redding and Alternate Matthew Passalacqua.

Community Development staff: 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 Michael Redding.

2. Planning & Zoning Administrator's Report.

Discussion only.

3. Discussion with Nashua Regional Planning Commission.

Testimony was received from: Kerrie Diers, Executive Director, Sara Siskavich, GIS Manager, and Tim Roache, Assistant Director, NRPC.

4. Edgebrook Heights, LLC, Wigston Properties, LLC and Q. Peter Nash 1987 Rev. Trust I (co-applicants/co-owners) – Review for acceptance and consideration of Final Approval of an application for a Conditional Use Permit to permit a future mixed-use development consisting of retail, office, multi-family residential and assisted living. Parcels are located at # 1, 37, 39, 55 and an unnumbered parcel, D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Flood Hazard Conservation Districts. Tax Map 1E, Lots 004-01 & 004-02 and Tax Map 2E, Lots 006-02, 007 & 008.

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

Public comment was received from: Attorney Jason Reimers, BCM Environmental & Land Law; and Matt Bangert, Roth & Roth Engineering Company; and by letter from Peter Antoinette, President & CEO, Nanocomp.

The Board voted 7-0-0 to continue this item to May 20, 2014 and to schedule a site walk, on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 6-0-1 to authorize staff to hire consultants at the applicant's expense, on a motion made by Lynn Christensen and seconded by Desirea Falt. Tom Koenig abstained.

- 5. AutoFair Realty II, LLC (applicant) and Naticook Automotive, LLC (owner) –**
Review for acceptance and consideration of Final Approval of an application for site plan review to demolish a corner of the building (approximately 4,000 square feet) at the intersection of Route 101A and Continental Blvd. and make related site improvements. The parcel is located at 717 Milford Road in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 2B, Lot 031.

Applicant was represented by: Robert Baskerville, Bedford Design Consultants; and Michael Cheever, AIA, ArchCon-Group, Inc.

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

The Board voted 6-1-0 to waive the requirements of Section 7.03(2)(B) – Parking – of the Subdivision Regulations, on a motion made by Desirea Falt and seconded by Lynn Christensen. Alastair Millns voted in the negative.

The Board voted 7-0-0 to waive the requirements of Section 10.01(4) – Landscape Buffers – of the Subdivision Regulations, on a motion made by Alastair Millns and seconded by Nelson Disco.

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 Nelson Disco.

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

None.

- 7. Approval of Minutes – March 4, 2014.**

The minutes of March 4, 2014, were approved, with changes, by a vote of 7-0-0, on a motion made by Stanley Bonislowski and seconded by Lynn Christensen.

- 8. Adjourn.**

The meeting adjourned at 11:15 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Lynn Christensen.