



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, APRIL 15, 2014

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

Planning Board members absent: Lynn Christensen and Alternates Nelson Disco and 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.

2. Planning & Zoning Administrator's Report.

Discussion only.

3. Choice Cuts Butcher Shop & More, LLC. (applicant) and Pennichuck Square Limited Partnership, c/o Renwood Companies (owner) – Review for acceptance and consideration of Final Approval of a request for waiver of full site plan review to permit a proposed change of use to convert 1,600 s.f. of retail space (formerly Hope's One Stop) to a butcher shop, located at 709 Milford Road, Unit 3C in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 2B, Lot 360.

Applicant was represented by: Carol and Jeff Yorek, Choice Cuts Butcher Shop & More.

The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.

The Board voted 6-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.

There was no public comment.

The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Desirea Falt.

4. Children's Greenhouse, LLC. (applicant) and Christopher Ross, LLC. (owner) – Review for acceptance and consideration of Final Approval of a request for waiver of full site plan review to permit a proposed change of use to convert 1,100 s.f. (Unit 4) of existing retail and 1,900 s.f. of office space (both formerly of Christopher Ross, LLC; Unit 4 & 5) to Children's Greenhouse, LLC. offering an early childhood learning center and an outdoor play area, located at 401 D.W. Highway in the C-1 (Limited Commercial) and Aquifer Conservation Districts. Tax Map 4D-3, Lot 083.

Applicant was represented by: Christopher Ross, 401 D.W. Highway; and Alana Ferretti, Children's Greenhouse.

The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Stanley Bonislawski.

The Board voted 6-0-0 to waive full site plan review, on a motion made by Alastair Mills and seconded by Michael Redding.

The Board voted 6-0-0 to waive the requirements of Sections 7.03.E and 7.03.F – Parking – of the Subdivision Regulations, on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Michael Redding.

- 5. Tomasian Drive, LLC. (applicant) and The Stephanie Tomasian Revocable Trust of 2001 (owner) – Pre-Submission Hearing to discuss a proposed 19 lot cluster subdivision located at Tomasian Drive in the R-1 (Residential), Aquifer Conservation and Flood Hazard Conservation Districts and Shoreland Protection Area. Tax Map 4B, Lot 009-1.**

Applicant was represented by: Ken Clinton, Meridian Land Services.

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

- 6. John J. Flatley Company (applicant/owner) – Pre-Submission Hearing to discuss a proposed mixed use development site plan consisting of a combination of commercial, multi-family residential and industrial uses located at 645, 673, 685, 703 & 707 D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Elderly Overlay Districts and Wellhead Protection Area. Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05 & 003-06.**

Applicant was represented by: Steve Keach, Keach-Nordstrom Associates, Inc.; Kevin Walker, Project Manager, and John Flatley, Owner, John J. Flatley Company.

Public comment was received from: Mark Desgrosseilliers, 4 Woodland Drive.

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

Discussion only.

- 7. Approval of Minutes – April 1, 2014.**

The minutes of April 1, 2014, were approved, with changes, by a vote of 6-0-0, on a motion made by Stanley Bonislawski and seconded by Alastair Millns.

- 8. Adjourn.**

The meeting adjourned at 10:40 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by Stanley Bonislawski.