



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JUNE 17, 2014

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

**Planning Board member absent: Lynn Christensen.**

**Community Development staff: Community Development Director Tim Thompson, 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 Lynn Christensen.*

### 2. Planning & Zoning Administrator's Report

*None.*

### 3. Annual Meeting – Election of Officers and review of By-Laws.

*The Board voted 5-0-2 to re-elect Robert Best as Chairman, on a motion made by Nelson Disco and seconded by Stanley Bonislawski. Robert Best and Alastair Millns abstained.*

*The Board voted 5-0-2 to re-elect Alastair Millns as Secretary, on a motion made by Desirea Falt and seconded by Nelson Disco. Robert Best and Alastair Millns abstained.*

### 4. Edgebrook Heights, LLC. Wigston Properties, LLC and Q. Peter Nash 1987 Rev. Trust (co-applicants/co-owners) – Continued Public Hearing for 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. *This item is continued from the March 18, 2014 and May 20, 2014 Planning Board meetings.*

*Applicant was represented by: James Petropulos, Vice President/Principal Engineer, Hayner/Swanson, Inc.; Attorney Brad Westgate, Winer & Bennett; Steve Pernaw, Traffic Operations Engineer, Pernaw & Company; and Bernard Plante, Melton Associates.*

*Public comment was received from: Attorney Greg Michael, Bernstein Shur; Attorney Jason Reimers, BCM Environmental & Land Law; and Tom Woods, NIP Owner.*

*The Board voted 7-0-0 to continue this item to July 22, 2014, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Desirea Falt.*

- 5. Mark Botnick of MLV, LLC. (applicant/owner)** – Pre-submission hearing to discuss an interim use of an existing golf driving range, parking lot and office for a drop off car and delivery service to and from Manchester airport. The parcel is located at 768 D.W. Highway in the I-1(Industrial) and Aquifer Conservation Districts. Tax Map 7E, Lot 040.

*Applicant was represented by; Mark Botnick, 768 D.W. Highway.*

*Discussion only.*

- 6. Greenfield Management, LLC. (applicant) and Allan M. Swenson Real Estate Trust and Barbara J. Swenson Real Estate Trust (owners)** - Pre-Submission hearing to discuss the conceptual sewer design options within the proposed Greenfield Farms Phase XIV subdivision. The parcel is located on Pearson Road within the R (Residential), Aquifer Conservation Districts and 100 and 500 year Flood Hazard areas. Tax Map 7C, Lot 028.

*Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and Brian Pratt, CLD Consulting Engineers.*

*Testimony was received from: Director of Public Works Rick Seymour and Assistant Director of Public Works Jim Taylor.*

*Public comment was received from: Darby Coss, 38 Brenda Lane, by e-mail; Phil Knotts, 127 Wire Road; William Hebel, 153 Wire Road; and Jesse Fraser, 142 & 144 Wire Road.*

*Discussion only.*

- 7. Public Hearing – Zoning Ordinance Amendments (Sections 1.03, 2.02.3, & 2.02.4(B)) related to Self-Storage Facilities**

*There was no public comment.*

*The Board voted 7-0-0 to recommend approval to the Town Council, on a motion made by Alastair Millns and seconded by Stanley Bonislowski.*

- 8. Public Hearing – Subdivision Regulations Amendments (Section 7.03.E – Table 1) related to parking for Self-Storage Facilities**

*There was no public comment.*

*The Board voted 6-1-0 to adopt the amendments, on a motion made by Alastair Millns and seconded by Nelson Disco. Tom Koenig voted in the negative.*

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

*Discussion only.*

- 10. Approval of Minutes – June 3, 2014.**

*Postponed to July 8, 2014.*

- 11. Adjourn.**

*The meeting adjourned at 11:50 p.m., by a vote of 7-0-0, on a motion made by Tom Koenig and seconded by Alastair Millns.*