



## Town of Merrimack, New Hampshire

Community Development Department  
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Planning - Zoning - Economic Development - Conservation

### RESULTS OF MERRIMACK PLANNING BOARD TUESDAY, OCTOBER 21, 2014

**Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, and Alternate Nelson Disco.**

**Planning Board members absent: Michael Redding, Lynn Christensen, Stanley Bonislawski, Desirea Falt.**

**Community Development staff: Planning and Zoning Administrator Jillian Harris and Recording Secretary Zina Jordan.**

**1. Call to Order.**

*Robert Best called the meeting to order at 7:32 p.m. and designated Nelson Disco to sit for Michael Redding.*

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

*None.*

**3. Tomasian Drive LLC. (applicant) and The Stephanie Tomasian Revocable Trust (owner)**

– Review for acceptance and consideration of Final Approval of an application for a 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 009-01. *This item is continued from the September 23, 2014 Planning Board meeting.*

*At the applicant's request, the Board voted 4-0-0 to continue this item to November 18, 2014, in the Matthew Thornton Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Nelson Disco.*

**4. Public Service of New Hampshire, Eagle Substation Expansion** – Review for acceptance and consideration of Final Approval of an application for a site plan to expand the Eagle Substation. The parcel is located at 23 Star Drive in the I-1(Industrial), Aquifer Conservation, and Flood Hazard Districts. Tax Map 3D-1, Lot 005.

*Applicant was represented by: Hutton Snow, Project Manager, Charles Christensen, Supervisor, and Joe Sperry Engineer, PSNH; Dana Lynch, Haight Engineering; and Deborah Zarta Gier, GZA Environmental.*

*The Board voted 4-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Tom Koenig.*

*There was no public comment.*

***The Board voted 4-0-0 to grant waivers from the requirements of Section 4.06.2 – Road Plan and Profile, Section 4.12(a) – Street Design, Sections 4.12(c)(2) and Section 4.12(c)(3) – Dead End Cul-de-sac Streets – Section 7.05.D.18 – Landscaped Area Between the Site and All Adjacent Parcels – and Section 7.05.D.19 – Sidewalks – of the Subdivision Regulations, on a motion made by Alastair Millns and seconded by Nelson Disco.***

***The Board voted 4-0-0 to grant Final Approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.***

- 5. Jesse Fraser (applicant/owner), Bluebird Enterprises** – Pre-Submission Hearing to discuss a Home Occupation and a site plan for a storage trailer as a Commercial use in the R (Residential) and Aquifer Conservation Districts located at 144 Wire Road and the adjacent unnumbered parcel. Tax Map 7C, Lots 019 & 020.

***Applicant was represented by: Jesse Fraser, 144 Wire Road.***

***Public comment was received from: David McDonald, 6 Bryant Circle; Keith Berrigan, 4 Bryant Circle; and Gary Waters, 3 Bryant Circle.***

- 6. KJB Ventures, LLC. (applicant/owner)** – Review for acceptance and consideration of a Final Approval of a modification to a previously approved site plan to increase the building square footage from 3,000 sf. to 4,000 sf. at 4 Dobson Way, change the use from retail to medical office, and make minor site improvements on both lots. The parcels are located at 2 and 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 3D, Lot 003-01 and Lot 003-02.

***Applicant was represented by: Bill Wilkes, Principal, KJB Ventures; and Tom Zajac, Civil Engineer, Hayner/Swanson, Inc.***

***The Board voted 4-0-0 to accept the application for review, on a motion made by Nelson Disco and seconded by Alastair Millns.***

***There was no public comment.***

***The Board voted 3-1-0 to grant Final Approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco. Tom Koenig voted in the negative.***

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

- Auto Fair – discussion of revised plans to address final conditions.

***Applicant was represented by Katie Weiss and Robert Baskerville, Bedford Design Consultants. Discussion only.***

- Bowers Landing LLC. – discussion of revised sidewalk plans.

***At the applicant's request, this item will be continued on November 18, 2014, in the Matthew Thornton Room, at 7:30 p.m.***

- 8. Approval of Minutes – October 7, 2014.**

***None.***

- 9. Adjourn.**

***The meeting adjourned at 9:47 p.m., by a vote of 4-0-0, on a motion made by Alastair Millns and seconded by Nelson Disco.***