



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, NOVEMBER 18, 2014

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig (arrived 7:40 p.m.), Lynn Christensen, Desirea Falt and Alternate Nelson Disco.

Planning members absent: Michael Redding and Stanley Bonislowski.

Community Development staff: Community Development Director Tim Thompson 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 Stanley Bonislowski.

2. Planning & Zoning Administrator's Report.

Discussion only.

- 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 5-0-0 to continue this item to December 16, 2014, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Desirea Falt.

- 4. John J. Flatley Company (applicant/owner)** – 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 industrial, multi-family residential, commercial, restaurant, and retail uses. Parcels are located at # 645, 673, 685, 703 and 707 D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05 & 003-06. *This item is continued from the July 22, 2014, August 5, 2014, and September 9 & 23, 2014, and October 7, 2014 Planning Board meetings.*

Applicant was represented by: Chad Branon, Civil Engineer, Fieldstone Land Consultants; and Kevin Walker, Project Manager, John J. Flatley Company.

Tom Koenig arrived at 7:40 p.m.

Public comment was received from: Gene Porter, Chairman, Lower Merrimack River Advisory Committee; and Sylvia Hunter, 664 D.W. Highway.

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

- 5. Kathleen & Carlyle Hatfield and Richard & Christine Hatfield (co-applicants/co-owners)** – Review for acceptance and consideration of Final Approval of an application for a Lot Consolidation and Lot Line Adjustment Plan located at 9 and 11 Autumn Lane and 44 and 46 Greenwood Road in the R-1 (Residential) and Flood Hazard Conservation Districts. Tax Map 6A-1, Lots 069, 070, 098 & 099.

Applicant was represented by: Katherine Basso, Engineer, Keach-Nordstrom Associates, Inc.

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

Public comment was received from: Christine Hatfield, Co-applicant.

The Board voted 6-0-0 to grant Final Approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.

- 6. Sandford Surveying & Engineering, Inc. (applicant) and Christopher Condon & Barbara Watson (owners)** – Review for acceptance and consideration of Final Approval of an application for a Lot Line Adjustment Plan located at 102 and 108 Wilson Hill Road in the R-1 (Residential) District. Tax Map 4B, Lots 114-04 and 114-06.

Applicant was represented by: Raymond Shea, Sandford Surveying & Engineering, Inc.; and Christopher Condon, 102 & 108 Wilson Hill Road.

The Board voted 6-0-0 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 6-0-0 to grant Final Approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.

- 7. Jesse Fraser (applicant/owner), Bluebird Enterprises** – Review for consideration of Final Approval of an application to permit a Home Occupation for an animal control service business in the R (Residential) and Aquifer Conservation Districts located at 144 Wire Road. Tax Map 7C, Lots 019 & 020.

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

There was no public comment.

The Board voted 6-0-0 to grant the Home Occupation, on a motion made by Nelson Disco and seconded by Desirea Falt.

- 8. Jesse Fraser (applicant/owner), Bluebird Enterprises** – Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review for site improvements associated with a Home Occupation for an animal control service business 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.

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

The Board voted 5-1-0 to waive full site plan review, on a motion made by Desirea Falt and seconded by Nelson Disco. Alastair Millns voted in the negative.

Public comment was received from: Susan Ferguson, 136 Wire Road.

The Board voted 6-0-0 to grant Final Approval, with conditions, on a motion made by Nelson Disco and seconded by Lynn Christensen.

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

- Bowers Landing of Merrimack, LLC., discussion of revised plan depicting sidewalk layout.

Continued to December 16, 2014.

Discussion only.

10. Approval of Minutes – October 7, October 21, 2014, and October 25, 2014 (site walk).

The minutes of October 7, 2014, were approved, with one change, by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.

The minutes of October 21, 2014, were approved, as submitted, by a vote of 5-0-1, on a motion made by Lynn Christensen and seconded by Desirea Falt. Desirea Falt abstained.

The minutes of the October 25, 2014, site walk were approved, as submitted, by a vote of 4-0-2, on a motion made by Lynn Christensen and seconded by Nelson Disco. Lynn Christensen and Desirea Falt abstained.

11. Adjourn.

The meeting adjourned at 9:52 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by Lynn Christensen.