



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD

APPROVED MINUTES

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 Bonislawski.

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 Bonislawski.

2. Planning & Zoning Administrator's Report

Tim Thompson asked Planning Board members to suggest topics for the December 2, 2014, joint meeting with the Zoning Board of Adjustment (ZBA). Chairman Best had already listed whether Accessory Dwelling Units (ADUs) need ZBA permission and that a Natural Resources Commission soil scientist would make a presentation. Tim Thompson said that, after the joint meeting, the Planning Board would consider how to make consistent determinations about regional impact.

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.*

Chairman Best said that there was a site walk on October 25, 2014.

Tim Thompson said that staff met with the applicant about its traffic analysis and about CLD comments. Board members have an addendum from the traffic consultant. Most CLD comments will be addressed at site plan review for each project. Staff believes the applicant has done enough to satisfy the Ordinance.

Chad Branon, Civil Engineer, Fieldstone Land Consultants, said the only site walk comment was that one of the multi-family buildings would come very close to the abutters in Lantern Lane. It was suggested that the building and its related parking might be reversed to allow for better separation. In response to Board comments, the buffer has been extended from 85' to 150', the small parking lot in front was shifted to the back, and the 5th residential building was moved forward 60'.

Tom Koenig arrived at 7:40 p.m.

Since the last meeting, Flatley submitted a traffic memo and met with the Department of Transportation (NH DOT) on October 25, 2014. The applicant requests that it address all DOT and CLD comments in one collaborative study and analysis. Vanasse Hangen Brustlin, Inc. (VHB) found that the project would not create an undue hazard or nuisance for vehicular or pedestrian traffic and that off-site improvements will have to be made.

Chairman Best stated that the modifications were made so parking would not be so close to the neighbors. He asked how the project would be phased, emphasizing that there must be mixed use in every phase and that the retail component should be built first. He wanted the applicant to commit to a reasonable beginning on the commercial component at the time of Certificate of Occupancy (CO) for the residential component. Kevin Walker, Project Manager, John J. Flatley Company, wanted to build the front residential units first in order to draw in businesses, as was the case in Nashua's Tara Commons. Since there would be no blasting (as there was in Nashua), the retail component would be less costly to construct. Two people are interested in the industrial/warehouse component and there were requests for even more industrial footage. Kevin Walker offered to apprise the Board monthly on his efforts to fill the retail/commercial and industrial space. The residential buildings will be built 1½-2 months apart. The first would be ready for site plan approval in March or April 2015. They would be built in nine months and completed in January-February 2016. Chairman Best said that means there should be substantial permitting of the commercial component by January-February 2016. The Board wants to prevent a situation in which something happens and only the residential component in an industrial zone remains.

Kevin Walker will build the residential buildings from the front of the property to the back and agreed to erect the residential building next to the abutters last. MVD and the Fire Department want a waterline loop off the entrance road. Infrastructure will not be installed until the time of site plan review. More than half of the pedestrian walkway infrastructure will be constructed immediately. There will probably be seven site plans, for the industrial building, retail area, big store (which may not materialize), restaurant and the residential buildings.

Desirea Falt urged that the first phase consist of the residential component along with one other component. Chairman Best suggested some storefronts. Kevin Walker said three retail buildings could be built. He suggested that the plan is retail and a restaurant

for those and not medical businesses, at this point. He explained that they would like to make the building useful for the businesses that come in and give them the size they want rather than just throw a building up.

Tom Koenig noted that the overall concept of a Conditional Use Permit (CUP) is for all components to have the same architecture and look like they are connected rather than building one piecemeal. It should be a mix of residential, commercial and retail uses. Kevin Walker said it is not intended to erect more apartments, which have been reduced from 288 to 240. Tom Koenig wanted more than a walking path for connectivity. There should be a nice road rather than a delivery road onto D.W. Highway. Chad Branon said that a vehicular connection was added. Tom Koenig wanted it built earlier and not behind a big box store. Chad Branon said he does not want to attract traffic into the residential site. Tenants will use the road, but he does not want others to know about it or come into the residential end. He wants an upscale private setting with no one intruding on the pedestrian area. It is good to have two accesses for emergencies. Chairman Best said that if retail is built rather than a big box store, the road must be built past that site for walkability. He asked about phasing for the various pieces of infrastructure. Anyone can come to the residences from D.W. Highway. The back road is not a short cut and does not move traffic faster. The big box entry will likely be signalized. He suggested preventing people from going to the back road. Nelson Disco agreed, but it can be dealt with at site plan review. People must be able to access the retail component now. Chad Branon said that is when a decision will be made whether a big box store or more retail is desirable. Tim Thompson noted that a CUP is the only opportunity to bring a big box store to Merrimack. Chairman Best was of the opinion that it would not take long to test the market to see if any big box company is interested. He reiterated that a CUP must have a common theme, architecture and connected site plans.

Nelson Disco suggested modifying Condition of Approval #1 concerning the final project package. Tim Thompson said the final package for the Board's signature would look like Edgebrook's.

Nelson Disco asked about the land east of the railroad, which Kevin Walker said is not Flatley's property; it belongs to the railroad and the Town. There is no access from Flatley's property. There will be paved access at the back end for the Fire Department to deal with brush fires on the railroad line. The end of one parking lot will meld into the gravel road. Chairman Best wanted amenities on the river.

Public comment

Gene Porter, Chairman, Lower Merrimack River Advisory Committee, made three points:

- 1) Keep drainage out of the river as much as possible and make parking lots permeable.
- 2) Keep enough natural vegetation so new buildings are screened and cannot be seen from the river.
- 3) Provide public amenities on the river side of the tracks per State policy.

This is part of the plan for the New Hampshire Heritage Trail along the Merrimack River. When Chairman Best noted that a restaurant could be seen from the river, Gene Porter said it is a trade-off between an active riverfront and not seeing big buildings from the river.

Sylvia Hunter, 664 D.W. Highway, asked where the stoplight would be located, whether there would be a turning lane, timing of highway improvements, and where there would

be road construction. Chairman Best explained that there is no DOT approval yet. The light at the St. Gobain entrance will probably be used. There may be one more at the driveway at the big box store between The Pool Place and The Depot. Tim Thompson explained that all off-site improvements must be completed before a Certificate of Occupancy is issued for the buildings. Chairman Best added that the improvements have not yet been determined and may depend on whether there is a big box store. Nelson Disco said it is possible that work on Route 3 would be phased at the same time as some buildings and may not be built all at once. It depends on how much development there is. Tim Thompson explained that tonight the Board would consider the CUP process, which would allow individual site plans for individual components. No construction would be authorized tonight, but would be done for each individual component. Chairman Best said there would be a traffic study and peer review for each component before a decision about lights and lanes would be made. DOT already has rights-of-way on D.W. Highway. Tim Thompson added that land taking would be dealt with as necessary when DOT issues a driveway permit. Sylvia Hunter noted motorized vehicles being illegally driven on the property.

Alastair Millns cautioned against using salt or sodium chloride for snow removal. Kevin Walker said no salt would be used. There would be retention drainage on the sandy, well-drained soils. Chad Branon will use low impact design and some porous asphalt. He will meet with the Lower Merrimack River Advisory Committee. He shifted the entrance over 150' and lined it up with the commercial driveway. Chairman Best said the Planning Board wants some commercial component to be built before residential buildings #4 and #5, that #5 be built last, and that a vehicular connecting road from the residences to other uses be built early so residents could get to the retail component without going onto D.W. Highway. Kevin Walker wanted to exclude 3,500' that do not connect to the industrial use now. All roads will be privately maintained. The existing garage will house equipment and the home will be razed.

Chairman Best wanted connectivity all the way at full build-out, but Kevin Walker said that, if he builds on the sides, there would be none for a long time. Chad Branon added that it is difficult to provide connectivity on such a large site. One building on the side will likely be built first, along with the residential component. The Planning Board did not like the original plan of a parking pod for each component, so it is less feasible to build from left to right. There will eventually be connectivity when most of the retail component is built. The applicant is trying to meet the intent of the regulations and should not be penalized for the size of the project. Flatley will market intensively. It is 1,600'-1,700' from the big building to the residences. Chairman Best was concerned that the site would not seem to have a Master Plan. One building on the side plus the residences is not optimal, although it meets the bare minimum. Nelson Disco asked why the northernmost building would be built before three residential buildings. Tim Thompson explained that is the High Bay Warehouse, which is an industrial use. Whether the residences connect to D.W. Highway will be decided at the time of site plan review. Chairman Best said that traffic on D.W. Highway would require more easements. Residents may not want to see a big box store.

Tom Koenig suggested building in the following order for the sake of connectivity: three residential buildings, followed by a commercial use, followed by the 4th residential

building, followed by a commercial use south of the St. Gobain driveway, followed by the 5th residential building. In other words, something must begin south of the St. Gobain driveway before all five residential buildings are completed. Chad Branon noted that a commercial element is all that is required. Tom Koenig's suggestion is not desirable. Chairman Best stated that pedestrian and vehicular connectivity is the goal. What the applicant is doing must support the infrastructure. He suggested a three-year bond, which Tim Thompson stated could be considered only at the residential site plan review.

The Board added Condition of Approval #2, phasing.

Staff recommends that the Board vote to grant conditional Final Approval to the application, with precedent conditions to be fulfilled within 12 months and prior to Planning Board final endorsement of the Conditional Use Permit.

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

1. The applicant shall include an updated and final project package (including narrative, plans, Fiscal Impact Analysis, etc.), containing any revisions and addenda prepared during the review of the project, and prior to final endorsement of the Conditional Use Permit by the Planning Board;
2. The applicant shall revise the Master Site Development Plan and application narrative, as applicable/appropriate and as directed by the Planning Board, to indicate project phasing as follows:
 - a. First phase to be 4 residential buildings (the 5th building for future phases, and not included as part of Phase 1, would be the southernmost building, closest to the residential neighborhood to the south);
 - b. Second Phase to include any portion of the non-residential/commercial development located to the south of the St. Gobain shared driveway including construction of both pedestrian and vehicular connections to the residential phase of the project;
 - c. Third phase may include any other portion of the development, including the 5th residential building;
3. The applicant shall provide for review by the Town's Legal Counsel (at the applicant's expense), a Development Agreement or other similar instrument specifying the phasing, timing and sequence of the improvements contained within the development; the performance guarantees relating thereto; and any other such development-related information the Board deems necessary to insure the successful completion of the development;
4. The applicant shall address any forthcoming comments from Town Departments, Boards, and Committees as appropriate;
5. The applicant shall address the comments of CLD Consulting Engineers relative to the Traffic Impact Study review as deemed applicable by the Board, and include the response and/or the updated analysis as part of the project package prior to final endorsement of the Conditional Use Permit by the Planning Board;

6. The applicant shall address the following technical comments from Community Development Department Staff:
 - a. The applicant should add a note to the Master Site Development Plan indicating residential density and dimensional requirements approved by the Planning Board (through conditional final approval of the CUP) per Section 2.02.4.C.4(d) of the Zoning Ordinance;
 - b. The applicant shall update the application narrative relative to the Master Site Development Plan revisions and include as part of the final submission of the Conditional Use Permit package a page (preferably the first page after the cover page), including a signature block for the Planning Board's final endorsement.

General and subsequent conditions

1. The approval of this Conditional Use Permit does not authorize the applicant to undertake any construction related to the proposed development. The applicant must subsequently obtain subdivision approval for the platting of individual lots and site plan approvals for buildings or sites within the mixed use development in accordance with the Town of Merrimack Subdivision/Site Plan Regulations and Section 2.02.4(C)(6) of the Zoning Ordinance;
2. The development agreement (or other suitable legal documents, if deemed applicable) shall be signed by the applicant and the Town prior to commencement of any construction related to development proposed as part of this Conditional Use Permit;
3. Architectural design review of all proposed structures/facilities shall be required at the time of the subsequent site plan applications to ensure compliance with Section 12.04.3 of the Subdivision/Site Plan Regulations and Section 15.03.D.3 of the Zoning Ordinance as applicable;
4. The applicant is responsible for obtaining any federal, state, or local permits that may be required as part of any subsequent subdivision or site plan approval following the granting of this Conditional Use Permit;
5. The applicant is permitted to undertake minor deviations (including but not limited to building orientation on a site, decreases in density or building size, etc.) from the Master Site Development Plan and Conditional Use Permit documentation in such instances where the deviations do not increase the impacts to the Town as demonstrated through the traffic impact analysis or fiscal impact analysis. Deviations that increase impacts or those which the Community Development Department is not comfortable making an administrative determination of impact, shall require the applicant to return to the Planning Board to amend the Conditional Use Permit approvals. In no circumstance shall any uses permitted through the approval of this Conditional Use Permit be modified/changed without an amended Conditional Use Permit approval from the Planning Board;
6. If this Conditional Use Permit approval is not acted upon within a period of two (2) years from the date of the final endorsement by the Planning Board, then the approval shall be null and void. Actions sufficient to vest an approval for a conditional use permit include Planning Board site plan or subdivision approval, issuance of a building

permit, or a Certificate of Occupancy issued by the Building Department where no Planning Board approval or building permit is required. However, should any site plan or subdivision approval or building permit expire unused after the conclusion of the two-year validity period provided for herein, the conditional use permit granted as a precondition to said site plan or subdivision approval or permit shall become void as well;

7. Should the applicant need to extend the two-year validity period, the applicant shall demonstrate to the satisfaction of the Planning Board that it was impossible or impractical to receive the necessary approvals to move forward in reliance on the permit granted within two years;
8. Any renewal/extension application shall be filed with the Planning Board no sooner than 90 days, nor later than 30 days, prior to the expiration of the Conditional Use Permit;
9. The Planning Board may, in its sole discretion, grant such extension of the above validity period as it deems warranted.

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.

Tim Thompson informed the Board that the ZBA granted three variances: for less than the required 100,00 square feet of lot area, less than the required 250' of frontage, and allowing a building addition on Lot 60 that is 49.4' from the rear property line whereas 60' is required. There are four residential non-conforming lots with three residential structures on Baboosic Lake, two of which are also in Amherst. The seasonal camp building will be demolished, leaving two, more conforming, residential lots.

Katherine Basso, Engineer, Keach-Nordstrom Associates, Inc., said that, since the lot line adjustment and lot consolidation will provide access to the driveway, the septic easement will no longer be necessary. Christine Hatfield showed the location of Greenwood Road and how the neighbors access the road. They do not come onto Greenwood Road, which is really the Hatfield driveway.

Staff recommends that the Board vote to accept the application, as it is substantially complete and contains sufficient information to invoke the Board's jurisdiction and to allow it to make an informed decision.

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

There was no public comment.

Staff recommends that the Board vote to grant conditional Final Approval to the application, with precedent conditions to be fulfilled within six months and prior to plan signing, unless otherwise specified.

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

1. Final plans and mylars to be signed by all property owners. The Licensed Land Surveyor and Certified Wetland Scientist shall also sign and seal final plans and mylars;
2. The applicant shall note any waivers granted by the Board on the plan (including Section, and date granted) as applicable;
3. The applicant shall address any forthcoming comments from the Conservation Commission as applicable;
4. The applicant shall verify the proposed lot numbering is approved with the Assessing Department, and street addressing for the proposed lots with the Fire Department (and revise the plans accordingly, as necessary);
5. Address the following planning staff technical comments:
 - a. Add the following notes to the plan:
 - i. a note indicating the water and sewer source for the lots;
 - ii. a note indicating which sheets are to be recorded and which are on file with the Town of Merrimack Community Development Department;
 - iii. a note to the plan referencing the variances granted by the Zoning Board of Adjustment on October 29, 2014 (including Section #, and Case #);
 - b. Clarify (with text and a leader) the lot line to be abandoned between the former lots 98 & 99;
 - c. Please verify that the consolidation and lot line adjustment plan meets Registry requirements (there appear to be several instances of lines running through text).

General and subsequent conditions

1. The applicant shall obtain subdivision approval from the Town of Amherst prior to recording of the plans at the Registry of Deeds. Copies of the final plans and mylars for the Town of Merrimack shall contain the appropriate Town of Amherst Planning Board approval/signatures;
 2. The applicant is responsible for recording the plan (including recording fee and the \$25.00 LCHIP fee, check made payable to the Hillsborough County Treasurer) and any related documents at the Hillsborough County Registry of Deeds. The applicant is also responsible for providing proof of said recording(s) to the Community Development Department.
- 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.

Tim Thompson explained that the applicant seeks to adjust the lot lines between the two lots in order for Lot 114-04 to have sufficient area to construct a replacement well.

Raymond Shea, Sandford Surveying & Engineering, Inc., said the well has a low yield and must be replaced. The lot narrows. The properties are owned by a mother and son.

Staff recommends that the Board vote to accept the application, as it is substantially complete and contains sufficient information to invoke the Board's jurisdiction and to allow it to make an informed decision.

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.

Staff recommends that the Board vote to grant conditional Final Approval to the application, with precedent conditions to be fulfilled within six months and prior to plan signing, unless otherwise specified.

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

1. Final plans and mylars to be signed by all property owners. The Licensed Land Surveyor and Certified Wetland Scientist shall also sign and seal final plans and mylars;
2. The applicant shall note any waivers granted by the Board on the plan (including Section, and date granted) as applicable;
3. The applicant shall address any forthcoming comments from the Conservation Commission as applicable;
4. Address the following planning staff technical comments:
 - a. Add a note indicating which sheets are to be recorded and which are on file with the Town of Merrimack Community Development Department;
 - b. Verify that the plan meets Registry requirements (there appear to be some instances of lines running through text).

General and subsequent condition

1. The applicant is responsible for recording the plan (including recording fee and the \$25.00 LCHIP fee, check made payable to the Hillsborough County Treasurer) and any related documents at the Hillsborough County Registry of Deeds. The applicant is also responsible for providing proof of said recording(s) to the Community Development Department.

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.

Jesse Fraser, 144 Wire Road, said the residence is on Lot 20 (144 Wire Road) and the trailer is on Lot 19 (142 Wire Road). There is no visible evidence of a business at his home, no customers on site, no parking, no signs, and no employees. The equipment takes up 80 square feet. The dumpster is screened by a 6'-tall 8'x20' stockade fence. No work will be done on company vehicles on any properties.

There was no public comment.

Staff recommends that the Board grant final approval of the Home Occupation subject to general conditions.

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

1. Applicant to receive final site plan approval from the Planning Board for the adjacent Lot 7C/019;
2. Only minor company vehicle maintenance shall be performed on site.

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.

Jesse Fraser said he added screening across the front with six 10'-tall American white cedars, two Western red cedars and a stockade fence. The trees will grow to 30'. There will be no vehicle maintenance, power, water, animals or chemicals on site. It is meant to store materials and supplies. The business is not pest control.

Alastair Millns said that he was able to see the shed from the road and that the fence does not screen well. The trailer is an eyesore. Jesse Fraser denied having a shed.

Staff recommends that the Board vote to accept the application, as it is substantially complete and contains sufficient information to invoke the Board's jurisdiction and to allow it to make an informed decision.

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

Susan Ferguson, 136 Wire Road, asked if there is a business on the property. Chairman Best explained that Jesse Fraser does no business on the property; he just stores equipment there. Susan Ferguson could hear noise of a business vehicle going out between 8:00-9:00 a.m. Jesse Fraser explained that was when the tractor was planting the trees.

Staff recommends that the Board vote to grant conditional Final Approval to the application, with precedent conditions to be fulfilled within six months and prior to plan signing, unless otherwise specified.

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

1. Applicant to obtain Planning Board approval for home occupation for lot 7C/020;

2. Final plans to be signed by the Applicant, Property Owner, and Planning Board Chair and Secretary;
3. Applicant shall address any comments from the Conservation Commission;
4. Address planning staff technical comments. (Below)

Planning Staff Technical Comments

1. Make the following changes to the annotated plan:
 - a. Add “Plan annotated by Jesse Fraser, owner of Bluebird Enterprises” above your signature and date;
 - b. Add a note stating “On August 27, 2014, the Zoning Board granted a variance to allow a personal service business (Critter Control) in the R (Residential) District” on parcel 7C/019;
 - c. Number the notes;
 - d. Add the storage trailers dimensions to the plan (in addition to existing note);
 - e. Indicate area on plan where large equipment is to be stored;
 - f. Add a note regarding vehicle maintenance, stating that only minor maintenance of company vehicles is permitted on site;
 - g. White out previous Planning Board approval signatures and dates so that the revised plan can be signed by the Planning Board once all conditions have been addressed to the satisfaction of Staff and the Planning Board Chair and Secretary.

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.

Tim Thompson informed the Board that, since abutter Kalika, LLC. was not notified, the PSNH Eagle Substation expansion will be reopened on December 15, 2014.

10. Approval of Minutes – October 7 and October 21, 2014

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.