



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JANUARY 19, 2016

Planning Board members present: Robert Best, Alastair Millns, Tom Mahon, Lynn Christensen (arrived 7:07), Desirea Falt, and Alternates Nelson Disco and Jeff Sebring.

Planning members absent: Michael Redding and Vincent Russo.

Staff present: Planning and Zoning Administrator Jillian Harris, Assistant Planner Robert Price and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:00 p.m. and designated Nelson Disco and Jeff Sebring to sit for Michael Redding and Lynn Christensen, respectively.

2. Planning & Zoning Administrator's Report.

The Board voted 6-0-0 to determine that that Farrell/Vaughn Subdivision is not of regional impact, on a motion made by Alastair Millns and seconded by Jeff Sebring.

3. Discussion of Capital Improvement Program for Merrimack Village District.

Testimony was received from: Merrimack Village District Superintendent Ron Miner and Keith Pratt, President, Underwood Engineers.

Lynn Christensen arrived at 7:07 p.m. Robert Best designated Jeff Sebring to sit for Vincent Russo.

The Board voted 7-0-0 to recommend MVD to add the Route 3 bridge to the CIP, delete "rate update", rank new well installation as "Urgent" and all other Merrimack Village District Capital Improvement items as "Necessary", on a motion made by Nelson Disco and seconded by Lynn Christensen.

4. The Monahan Companies (applicant) and Merrimack Premium Outlets, LLC. (owner)

- Conceptual discussion of a Mixed Use Development Conditional Use Permit (CUP) on a lot in the I-2 District. The parcel is located at 10 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lot 191-02.

Applicant was represented by Gordon Leedy, Managing Director of Land Development, Vanasse Hangen Brustlin, Inc.; and Tom Monahan, President, The Monahan Companies.

Public comment was received from: Nancy Harrington, 11 Spruce Street; and Barb Amaral, 1 Spruce Street.

- 5. Shawn Farrell (applicant) and Brett W. Vaughn Revocable Trust (owner)** - Review for acceptance and consideration of Final Approval of an application for a three lot minor subdivision. The parcel is located on Wilson Hill Road in the R-1 (Residential) and Aquifer Conservation Districts and Wellhead Protection areas. Tax Map 4A, Lot 004.

Applicant was represented by: Chad Branon, Project Engineer, Fieldstone Land Consultants, PLLC.

The Board voted 7-0-0 to accept the application for review, on a motion made by Desirea Falt and seconded by Jeff Sebring.

The Board voted 7-0-0 to waive the requirements of Section 4.13.1(a) – Driveways - of the Subdivision Regulations, conditional upon Fire Department approval, on a motion made by Alastair Millns and seconded by Tom Mahon.

The Board voted 7-0-0 that a sidewalk waiver is not necessary under Section 4.07, on a motion made by Alastair Millns and seconded by Lynn Christensen.

Public comment was received from: Amy and James Wood, 119 Wilson Hill Road.

The Board voted 6-1-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco. Nelson Disco voted in the negative.

- 6. Brett W. Vaughn for the Brett W. Vaughn Revocable Trust (owner) and Allison Jenkins (owner)** - Conceptual discussion of a 17-lot cluster subdivision on 2 lots in the R-1 (Residential) District located at 123 Wilson Hill Road and South Grater Road. Tax Map 4A, Lot 023 and Tax Map 5A, Lot 001.

At the applicant's request, the Board voted 7-0-0 to continue this item to February 2, 2016, at 7:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Alastair Millns and seconded by Lynn Christensen.

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

None.

- 8. Approval of Minutes –December 15, 2015.**

These minutes were inadvertently placed on the agenda. No action taken.

- 9. Adjourn.**

The meeting adjourned at 9:45 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.