



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, APRIL 5, 2016

**Planning Board members present:** Alastair Millns, Tom Mahon (arrived 7:07 p.m.), Michael Redding (arrived 7:03 p.m.), Desirea Falt, and Alternates Nelson Disco and Jeff Sebring.

**Planning Board members absent:** Robert Best, Lynn Christensen and Vincent Russo.

**Staff present:** Planning and Zoning Administrator Jillian Harris and Recording Secretary Zina Jordan.

### 1. Call to Order

*Alastair Millns called the meeting to order at 7:00 p.m. and designated Jeff Sebring and Nelson Disco to sit for Robert Best and Vincent Russo, respectively.*

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

*The Board voted 4-0-0 to determine that the College Bound Movers and the Labrecque/Greenwood site plans are not of regional impact, on a motion made by Nelson Disco and seconded by Desirea Falt.*

### 3. Brett W. Vaughn for the Brett W. Vaughn Revocable Trust (owner) and Allison Jenkins (owner) - Continued 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. **This item is continued from the January 19, 2016, February 2, 2016, and March 1, 2016 meetings.**

*Michael Redding and Tom Mahon arrived at 7:03 and 7:07 p.m., respectively.*

*Applicant was represented by: Attorney Greg Michael, Bernstein Shur; Chad Branon, Civil Engineer, Fieldstone Land Consultants, PLLC; and Clyde Cormier, Hydrosorce Associates, Inc.*

*Public comment was received from: Tony Cappuccio, 111 Wilson Hill Road, and Jim Wood, 119 Wilson Hill Road.*

### 4. Shawn Farrell and Fieldstone Land Consultants, PLLC (applicants) and Brett W. Vaughn Revocable Trust - Review for reconsideration of a waiver for driveway slope part of the previous conditionally approved 3-lot subdivision. The parcel is located at 120, 122, & 124 Wilson Hill Road in the R-1 (Residential), and Aquifer Conservation Districts, and Wellhead Protection area. Tax Map 4A, Lot 004.

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

*There was no public comment.*

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

5. **College Bound Movers/Granite Clover Self Storage (applicant) and Sam A. Tamposi, Harold Watson & Benjamin M. & Clegg Bosowski (owners)** – Review for acceptance and Final Approval of an application to construct a 4,800 s.f., 2-story building addition and convert existing space from a warehouse to self-storage and office space. The parcel is located at 14 Continental Boulevard in the I-1 (Industrial), and Aquifer Conservation Districts, and Wellhead Protection area. Tax Map 3C, Lot 089.

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

*The Board voted 6-0-0 to accept the application for review, on a motion made by Desirea Falt and seconded by Jeff Sebring.*

*There was no public comment.*

*A motion made by Nelson Disco and seconded by Desirea Falt that the applicant install a pedestrian way connecting the east and west side of the property along Continental Boulevard failed 1-4-1. Tom Mahon, Michael Redding, Desirea Falt and Jeff Sebring voted in the negative. Alastair Millns abstained.*

*The Board voted 5-1-0 to grant Final Approval, with conditions, on a motion made by Desirea Falt and seconded by Tom Mahon. Nelson Disco voted in the negative.*

6. **David Labrecque (applicant) and Lionel Greenwood (owner)** - Review for acceptance and consideration of a waiver of full site plan for an application to permit a seasonal wholesale/retail sales and storage of landscaping materials business. The parcel is located at 12 Wright Avenue in the I-1 (Industrial), and Aquifer Conservation Districts, and 100 year Flood Hazard area. Tax Map 4D-2, Lot 001.

*Applicant was represented by: Catherine and Tony Basso, Engineer and Vice President, respectively, Keach-Nordstrom Associates, Inc.*

*Public comment was received from: Chris Ross, 401 D.W. Highway.*

*The Board voted 6-0-0 not to waive full site plan review, on a motion made by Nelson Disco and seconded by Michael Redding.*

7. **Arthur Dean King of DL King Associates, Inc. (applicant/owner)** - Review for acceptance and consideration of Final Approval for a home occupation permit for an engineering office and storage of machinery in a proposed new garage/office area. The parcel is located at 43 Bates Road in the R (Residential) Districts. Tax Map 3A, Lot 008.

*Michael Redding recused himself from discussing and voting on this item.*

*Applicant was represented by: Arthur King, 43 Bates Road.*

*The Board voted 5-0-0 to accept the application for review, on a motion made by Desirea Falt and seconded by Nelson Disco.*

*There was no public comment.*

*The Board voted 5-0-0 to grant Final Approval, on a motion made by Desirea Falt and seconded by Nelson Disco.*

**8. Discussion/possible action regarding other items of concern**

*Michael Redding returned to the Board.*

*Discussion only.*

**9. Approval of Minutes – March 1, 2016**

*The minutes of March 1, 2016, were approved as submitted, on a motion made by Tom Mahon and seconded by Jeff Sebring.*

**10. Adjourn**

*The meeting adjourned at 10:12 p.m., by a vote of 6-0-0, on a motion made by Tom Mahon and seconded by Desirea Falt.*