



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, FEBRUARY 17, 2015

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Michael Redding, Lynn Christensen, Desirea Falt, and Alternate Nelson Disco.

Staff present: Community Development Director Tim Thompson and Recording Secretary Zina Jordan.

1 Call to Order.

Robert Best called the meeting to order and designated Nelson Disco to sit for the vacant full member position.

2. Planning & Zoning Administrator's Report.

None.

3. Public Hearing – Zoning Ordinance Amendments - Planning Board will conduct a public hearing to consider recommended amendments to Sections 1, 2, 3, 5, 6, 7, 8, 9, 14, and 17 of the Merrimack Zoning Ordinance, pursuant to RSA 675:6 and 675:7.

This agenda item was considered after item #6.

There was no public comment.

The Board voted 7-0-0 to recommend that Town Council adopt the proposed amendments, on a motion made by Lynn Christensen and seconded by Alastair Millns.

4. Old Blood Properties, LLC and Joseph K. and Mary El Kareh (co-applicants/co-owners) – Review for acceptance and consideration of Final Approval of an application for a cluster subdivision proposing 72 cluster residential lots and 4 open space lots located at Old Blood Road in the R-1 (Residential) District. Tax Map 5B, Lots 001-01, 002, 003, 003-01, 005, 006, 007, 008, 009 and 231. *This item is continued from the December 16, 2014, January 6, 2015 and January 20, 2015 Planning Board meetings.*

Applicant was represented by: Ken Clinton, President, Meridian Land Services, Inc.

Testimony was received from: Kyle Fox, Town Engineer, Public Works Department.

There was no public comment.

The Board voted 6-1-0 to direct the applicant to design the Madeline Bennett/Old Blood intersection with the "sweeping curve" layout as submitted, with one stop at the exit to the Middle School driveway, on a motion made by Desirea Falt and seconded by Nelson Disco. Alastair Millns voted in the negative.

At the applicant's request, the Board voted 7-0-0 to continue this item to March 17, 2015, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Desirea Falt.

5. **Don Chagnon of Townsend Oil & Propane (applicant) and Frank Twardosky (owner)** – Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review for the use of the existing 3,400 s.f. building as a retail/office/distribution facility located at 759 DW Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 7E, Lot 042-01.

Applicant was represented by: Don Chagnon, Owner, Townsend Energy.

The Board voted 7-0-0 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 7-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen.

6. **AutoFair Realty II, LLC (applicant) and Helios Investments, LLC (owner)** – Review for acceptance and consideration of Final Approval of an amended application for a site plan to construct a 2,095 s.f. car rental facility and outdoor vehicle storage/parking. The parcel is located at 302 Continental Boulevard in the R (Residential) and Aquifer Conservation Districts. Tax Map 2B, Lot 032.

Applicant was represented by: Robert Baskerville and Kate Weiss, Bedford Design Consultants; and Michael Cheever, Construction Manager, AutoFair Realty II.

There was no public comment.

The Board voted 7-0-0 to waive the requirements of Section 11.05.3 – Parking Lot Lighting – of the Site Plan Regulations, on a motion made by Alastair Millns and seconded by Tom Koenig.

The Board voted 7-0-0 to waive the requirements of Section 4.20 – Pedestrian Ways and Sidewalks – of the Site Plan Regulations, on a motion made by Alastair Millns and seconded by Lynn Christensen.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.

Agenda item #3 was considered after item #6.

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

Discussion only.

8. **Approval of Minutes – February 3, 2015.**

The minutes of February 3, 2015, were approved, as submitted, by a vote of 6-0-1, on a motion made by Desirea Falt and seconded by Tom Koenig. Lynn Christensen abstained.

9. **Adjourn.**

The meeting adjourned at 10:18 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.