



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JULY 7, 2015

**Planning Board members present: Robert Best, Alastair Millns, Tom Mahon, Desirea Falt, an Alternates Nelson Disco and Jeff Sebring.**

**Planning Board members absent: Michael Redding and Lynn Christensen.**

**Staff present: Community Development Director Tim Thompson, Assistant Planner Donna Pohli and Recording Secretary Zina Jordan.**

### 1. Call to Order.

*Robert Best called the meeting to order at 7:32 p.m. and designated Nelson Disco and Jeff Sebring to sit for Michael Redding and the vacant full member position, respectively.*

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

*The Board voted 6-0-0 to reconsider the Planning Board's June 16, 2015, denial of the request to reinstate conditional final approval to the Valleyview Drive two-lot subdivision on July 21, 2015, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Nelson Disco and seconded by Desirea Falt.*

### 3. Madi Choueiri (applicant/owner) – Review for acceptance and consideration of Final Approval for a waiver of full site plan review for a restaurant located at 480 D.W. Highway in the C-1 (Limited Commercial), Elderly and Town Center Overlay and Aquifer Conservation Districts. Tax Map 5D-3, Lot 046. **This agenda item is continued from the June 2, 2015 Planning Board meeting.**

*Applicant was represented by: Madi Choueiri, 480 D.W. Highway.*

*The Board voted 5-0-1 to continue this item to August 4, 2015, in the Matthew Thornton Meeting Room, at 7:00 p.m., on a motion made by Alastair Millns and seconded by Jeff Sebring. Desirea Falt abstained.*

### 4. Robert Lavoie (applicant) and Gregg R. Kennedy (owner) – Review for acceptance and consideration of Final Approval of an application for a 2-lot minor subdivision. The parcel is located at 8 Fuller Mill Road in the R-1 (Residential) District. Tax Map 4B, Lot 153. **This agenda item is continued from the June 16, 2015 Planning Board meeting.**

*At the applicant's request, the Board voted 5-0-0 to continue this item to August 4, 2015, in the Matthew Thornton Meeting Room, at 7:00 p.m., on a motion made by Alastair Millns and seconded by Tom Mahon. (Desirea Falt had briefly left the room and did not vote on this item.)*

5. **Jerry F. Levin (applicant) and Crosswoods Path III (owner)** – Pre-Submission Hearing to discuss a proposal to convert an office building to a multi-family residential building located at 1 Crosswoods Path Boulevard in the C-2 (General Commercial), Planned Residential Overlay, and Aquifer Conservation Districts. Tax Map 7E, Lot 046-053.

*Applicant was represented by: Jerry Levin, 1 Crosswoods Path.*

*Discussion only.*

6. **El Tapatio Mexicano Restaurant, LLC. (applicant), and Pennichuck Square Limited Partnership, c/o Renwood Companies (owner)** – Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review and a parking waiver to add an outdoor seating area. The parcel is located at 709 Milford Road, Unit 4C, in the C-2 (General Commercial) and Aquifer Conservation Districts, and the Wellhead Protection Area. Tax Map 2B, Lot 360.

*Applicant was represented by: Arturo Aguirre, General Manager, El Tapatio Mexicano.*

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

*The Board voted 6-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Nelson Disco.*

*There was no public comment.*

*The Board voted 6-0-0 to waive the requirements of Section 7.03.E (Table 1) of the Subdivision Regulations – Parking – on a motion made by Alastair Millns and seconded by Jeff Sebring.*

*The Board voted 6-0-0 to grant final approval, with conditions, on motion made by Alastair Millns and seconded by Desirea Falt.*

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

*The Board voted 6-0-0 to establish the \$559,820 performance bond for the Windy Hollow Subdivision, on a motion made by Nelson Disco and seconded by Alastair Millns.*

8. **Approval of Minutes – June 16, 2015.**

*The minutes of June 16, 2015, were accepted, with changes, by a vote of 6-0-0, on a motion made by Desirea Falt and seconded by Nelson Disco.*

9. **Adjourn.**

*The meeting was adjourned at 8:58 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by Jeff Sebring.*