



# Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, OCTOBER 6, 2015

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

**Planning Board member absent: Michael Redding.**

**Staff present: Community Development Director Tim Thompson.**

### 1. Call to Order.

*Robert Best called the meeting to order at 7:02 p.m. and designated Jeff Sebring to sit for Michael Redding.*

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

*The Board voted 6-0-1 to determine that the Crosswoods Path Site Plan, Gakis Subdivision, and Domian Subdivision are not of Regional Impact on a motion made by Tom Mahon and seconded by Lynn Christensen. Vincent Russo abstained.*

### 3. 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 by Zoning map. Tax Map 4B, Lot 153. ***This agenda item is continued from the June 16 and July 7, 2015 and August 4, 2015 Planning Board meetings.***

*Applicant was represented by: Daniel Higginson, Meridian Land Services.*

*The Board voted 6-0-1 to accept the application as complete on a motion made by Lynn Christensen and seconded by Desirea Falt. Vincent Russo abstained.*

*There was no public comment.*

*On a motion made by Alastair Millns and seconded by Lynn Christensen, a motion to grant a waiver from the requirements of Section 4.06.1(r) – Sidewalks – of the Subdivision Regulations failed by a vote of 2-4-1. Robert Best, Tom Mahon, Lynn Christensen, and Jeff Sebring voted in the negative. Vincent Russo abstained.*

*The Board voted 5-1-1 to determine a sidewalk waiver was not necessary under Section 4.07 of the Regulations on a motion made by Lynn Christensen and seconded by Desirea Falt. Alastair Millns voted in the negative. Vincent Russo abstained.*

*The Board voted 6-0-1 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Jeff Sebring. Vincent Russo abstained.*

- 4. Crosswoods Path III, LLC. (applicant/owner)** – Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review for a conversion of an approximately 20,000 sf. office building to up to a 21 unit multi-family residential dwelling units within the C-2 (General Commercial) and PUD Overlay and Aquifer Conservation Districts. The parcel is located at 1 Crosswoods Path Boulevard. Tax Map 7E, Lot 046-053.

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

*The Board voted 6-0-1 to accept the application as complete on a motion made by Desirea Falt and seconded by Jeff Sebring. Vincent Russo abstained.*

*Public comment was received from: Amey Fuller, 5 Crosswoods Path Blvd; Donna Bally, 5 Crosswoods Path Blvd; and Colleen Bush, 8 Crosswoods Path Blvd.*

*The Board voted 6-0-1 to grant a waiver of full site plan review on a motion made by Alastair Millns and seconded by Jeff Sebring. Vincent Russo abstained.*

*The Board voted 6-0-1 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Desirea Falt. Vincent Russo abstained.*

- 5. Daniel Higginson of Meridian Land Services, Inc. (applicant) and Vasilios Gakis (owner)** – Review for acceptance and consideration of Final Approval of a 2-lot minor subdivision. The parcels are located at 17 Beaver Brook Road in the R-1 (Residential) and Aquifer Conservation and Flood Hazard Conservation Districts. Tax Map 6C, Lot 406.

*Applicant was represented by: Daniel Higginson, Meridian Land Services.*

*The Board voted 6-0-1 to accept the application as complete on a motion made by Alastair Millns and seconded by Jeff Sebring. Vincent Russo abstained.*

*There was no public comment.*

*The Board voted 6-0-1 to grant a waiver from the requirements of Section 4.06.1(i) – Monumentation of Lot Corners – of the Subdivision Regulations on a motion made by Alastair Millns and seconded by Desirea Falt. Vincent Russo abstained.*

*The Board voted 6-0-1 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen. Vincent Russo abstained.*

- 6. North View Homes & Development, Inc. (applicant) and Elaine and Walter Domian (owners)** – Review for acceptance and consideration of a Final Approval of an application for a 2-lot minor subdivision. The parcel is located at 15 Brenda Lane in the R-1 (Residential) and Aquifer Conservation and Flood Hazard Conservation Districts and Shoreland Protection Area. Tax Map 6D, Lot 037.

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

*The Board voted 6-0-1 to accept the application as complete on a motion made by Alastair Millns and seconded by Desirea Falt. Vincent Russo abstained.*

*Public comment was received from: Douglas Botham, 11 Brenda Lane; and Dustin Muzeroll, 14 Brenda Lane.*

*The Board voted 6-0-1 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen. Vincent Russo abstained.*

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

*Discussion only.*

**8. Approval of Minutes – September 15, 2015.**

*The minutes of September 15, 2015, were approved, as submitted, by a vote of 5-0-2, on a motion made by Lynn Christensen and seconded by Tom Mahon. Vincent Russo and Desirea Falt abstained.*

**9. Adjourn.**

*The meeting adjourned at 9:15 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Tom Mahon.*