



Town of Merrimack, New Hampshire

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD TUESDAY, DECEMBER 1, 2015

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

Planning Board member absent: Tom Mahon.

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

1. Call to Order.

Robert Best called the meeting to order at 7:00 p.m.

2. Planning & Zoning Administrator's Report.

Discussion only.

3. **John J. Flatley Company (applicant/owner)** - Continued review for consideration of Final Approval of an application for a site plan to construct 240 multi-family residences, clubhouse, and associated parking and drainage improvements, per the requirements of the Flatley mixed-use Conditional Use Permit. The parcels are located at # 645, 673, 685, 703 and 707 D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05 & 003-06. *This item is continued from the June 16, July 21, August 18, September 1, September 15, & November 3, 2015 Planning Board meetings.*

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

At the applicant's request, the Board voted 6-0-0 to continue this item to December 15, 2015, at 6:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Lynn Christensen and seconded by Desirea Falt.

4. Energy North Group Inc. (applicant) and ENI Daniel Webster Highway, LLC. (owner)

- Review for acceptance and consideration of a waiver of full site plan review for a building renovation and addition of a drive through service window to an existing fuel dispensing station/convenience store/truck stop. The parcel is located at 140 D.W. Highway in the I-1 (Industrial) and Aquifer Conservation Districts and 500 year Flood Hazard area. Tax Map 2D, Lot 007.

Applicant was represented by: Christopher Tymula, MHF Design; Pat O'Connell, Energy North Group, Inc.; and Jonathan Halle, Warrenstreet Architects.

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

The Board voted 5-1-0 to waive Section 7.05(D)(19) of the Nonresidential Site Plan Review Regulations – Paved Pedestrian Way or Sidewalk; Section 7.03(C)(1) - Minimum Stacking Space Requirements; and full site plan review, on a motion made by Alastair Millns and seconded by Michael Redding. Vincent Russo voted in the negative.

There was no public comment.

The Board voted 5-1-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen. Vincent Russo voted in the negative.

5. **Chad E. Branon, P.E. of Fieldstone Land Consultants, PLLC. for Brett W. Vaughn Revocable Trust (applicant/owner)** - Pre-submission hearing for a conceptual subdivision of 12 residential lots located at 123 Wilson Hill Road in the R- 1 (Residential) District. Tax Map 4A, Lot 023.

Applicant was represented by: Chad E. Branon, Civil Engineer, Fieldstone Land Consultants, PLLC; and Brett Vaughn, 123 Wilson Hill Road.

Public comment was received from: Zack Klimas, 121 Wilson Hill Road; Karen Grimes, 117 Wilson Hill Road; David Huoppi, 115 Wilson Hill Road; Beth Bullerwell, 103 Wilson Hill Road; Amy Wood, 119 Wilson Hill Road; and John Eldridge, 101 Wilson Hill Road.

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

The Board voted 6-0-0 to release the performance bond and set a two-year maintenance bond of \$107,574.40 for Wildwood Acres Subdivision; and to recommend that Town Council accept Pollard Road and Lexi Circle, on a motion made by Alastair Millns and seconded by Desirea Falt.

7. **Approval of Minutes – November 3, 2015.**

The minutes of November 3, 2015, were approved as submitted, by a vote of 6-0-0, on a motion made by Lynn Christensen and seconded by Alastair Millns.

8. **Adjourn.**

The meeting adjourned at 10:18 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by Lynn Christensen.