



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, JUNE 21, 2016

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

Planning Board members absent: Michael Redding and Vincent Russo.

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. and designated Nelson Disco and Jeff Sebring to sit for Michael Redding and Vincent Russo, respectively.

2. Planning & Zoning Administrator's Report

Regional Impact Determinations: The Board voted 7-0-0 to determine that 427 DW Highway, LLC and David Labrecque and Lionel Greenwood site plans are not of regional impact, on a motion made by Alastair Millns and seconded by Nelson Disco.

3. Annual Meeting – Election of Officers and Review of By-Laws

By-Laws: The Board voted 7-0-0 to approve proposed By-Law amendments IV.ii - Officers and their Duties and V.A - Members and their Duties, on a motion made by Alastair Millns and seconded by Nelson Disco.

The Board voted 5-0-2 to elect Robert Best as Chair and Alastair Millns as Vice Chair, on a motion made by Lynn Christensen and seconded by Jeff Sebring. Robert Best and Alastair Millns abstained.

4. Jesse M. Johnson, P.E. of Bohler Engineering for Woodspring Hotel Property Management (applicant) and 4 Executive Park Drive Realty LLC. (owner) – Continued review for consideration of Final Approval for a subdivision of one lot into two lots. The parcel is located at 4 Executive Park Drive in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 4D, Lot 076. This agenda item is continued from the June 7, 2016 meeting.

Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and Jesse M. Johnson, Bohler Engineering.

The Board voted 6-1-0 to accept the application for review, on a motion made by Desirea Falt and seconded by Lynn Christensen. Robert Best voted in the negative.

[Staff notes this application was already accepted for review on the June 7, 2016 meeting.]

There was no public comment.

The Board voted 4-3-0 to grant Final Approval, with conditions, on a motion made by Nelson Disco and seconded by Alastair Millns. Robert Best, Tom Koenig and Desirea Falt voted in the negative.

- 5. Jesse M. Johnson, P.E. of Bohler Engineering for Woodspring Hotel Property Management (applicant) and 4 Executive Park Drive Realty LLC. (owner) — Continued review for acceptance and consideration of Final Approval for full site plan review for an extended stay hotel. The parcel is located at 4 Executive Park Drive in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 4D, Lot 076. This agenda item is continued from the June 7, 2016 meeting.**

Applicant was represented by: Attorney Greg Michael, Bernstein Shur; and Jesse M. Johnson, Bohler Engineering.

The Board voted 7-0-0 to accept the application for review, on a motion made by Lynn Christensen and seconded by Desirea Falt.

The Board voted 7-0-0 to grant waivers from the requirements of Section 4.16.b - Drainage Calculations Positive Outfall, Section 4.16.c – Drainage Calculations Additional Upstream Development, Section 4.16.1.b – Minimum Cover over Drainage Pipe, and Section 7.05.D.15 – Existing and Proposed Topography, of the Subdivision Regulations, on a motion made by Alastair Millns and seconded by Jeff Sebring.

The Board voted 7-0-0 to deny a waiver from the requirements of Section 7.05.D.19 – Pedestrian Way or Sidewalk, of the Subdivision Regulations, on a motion made by Nelson Disco and seconded by Jeff Sebring.

There was no public comment.

The Board voted 6-1-0 to grant Final Approval, with conditions, on a motion made by Alastair Milln and seconded by Desirea Falt. Tom Koenig voted in the negative.

- 6. Gregory E. Michael, Esquire (applicant) for 427 D.W. Highway, LLC. (owner) — Review for acceptance and consideration of a waiver of full site plan review to construct a third Multi-Family residential unit. The parcel is located at 427 D.W. Highway in the C-2, (General Commercial) and Town Center Overlay Districts. Tax Map 5D-4, Lot 076.**

Applicant was represented by: Attorney Gregory Michael, Bernstein Shur; and Chris Guida, Certified Soil Scientist, Fieldstone Land Consultants, PLLC.

The Board voted 7-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Jeff Sebring.

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 Lynn Christensen.

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

- 7. David Labrecque (applicant) and Lionel Greenwood (owner) — Review for acceptance and consideration of a 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: Patrick Colburn, Project Manager; and Katherine Basso, Project Engineer, Keach-Nordstrom Associates, Inc.

The Board voted 7-0-0 to accept the application for review, on a motion made by Lynn Christensen and seconded by Desirea Falt.

The Board voted 7-0-0 to waive the requirements of Section 7.05.D.19 – Pedestrian Way or Sidewalk and Section 10.01.4 - Landscaping Standards, of the Subdivision Regulations, on a motion made by Alastair Millns and seconded by Jeff Sebring.

There was no public comment.

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

8. Discussion/possible action regarding other items of concern

Discussion only.

9. Approval of Minutes – June 7, 2016

Tabled until July 19, 2016.

10. Adjourn

The meeting adjourned at 9:33 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Desirea Falt.