



## 4 Executive Park Drive Realty, LLC

c/o Medaglia & Co., Inc., 26 East Pearl Street, Nashua, NH 03060-3459  
Office: 603-669-2770

HAND-DELIVERY

August 12, 2015

Ms. Eileen Cabanel  
Town Manager  
Merrimack Town Hall  
6 Baboosic Lake Road  
Merrimack, NH 03054

RE: 4 Executive Park Drive, Former Hotel & Conference Center

Dear Ms. Cabanel:

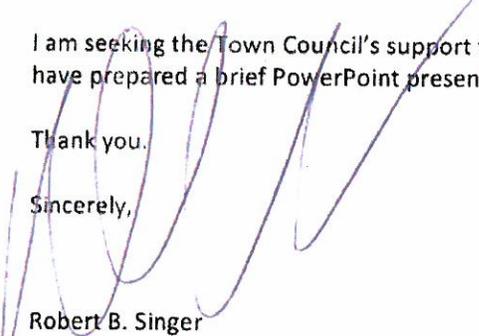
As one of the new owners of 4 Executive Park Drive, I am respectfully requesting a meeting with the Town Council on August 20, 2015 to discuss the redevelopment of the above captioned property. This site was identified in Section 4.10.2 of Merrimack's 2013 Master Plan Update as one of five properties to have the "most promising revitalization or redevelopment potential". I agree with the Town's assessment and am eager to realize the site's potential by revitalizing/ redeveloping a partially gutted, deteriorating and abandoned blighted building and or raze the existing building and redevelop the property into something that is economically viable and positive for the community and region.

However, a major drawback to the revitalization and/or redevelopment of the site is its lack of visibility from the F.E. Everett Turnpike. The Master Plan recognizes the "site's proximity to the F.E. Turnpike and Exit 11" and it's logical that the property have visibility from the Turnpike.

I am seeking the Town Council's support to increase the property's visibility to the Turnpike and have prepared a brief PowerPoint presentation for the Council meeting.

Thank you.

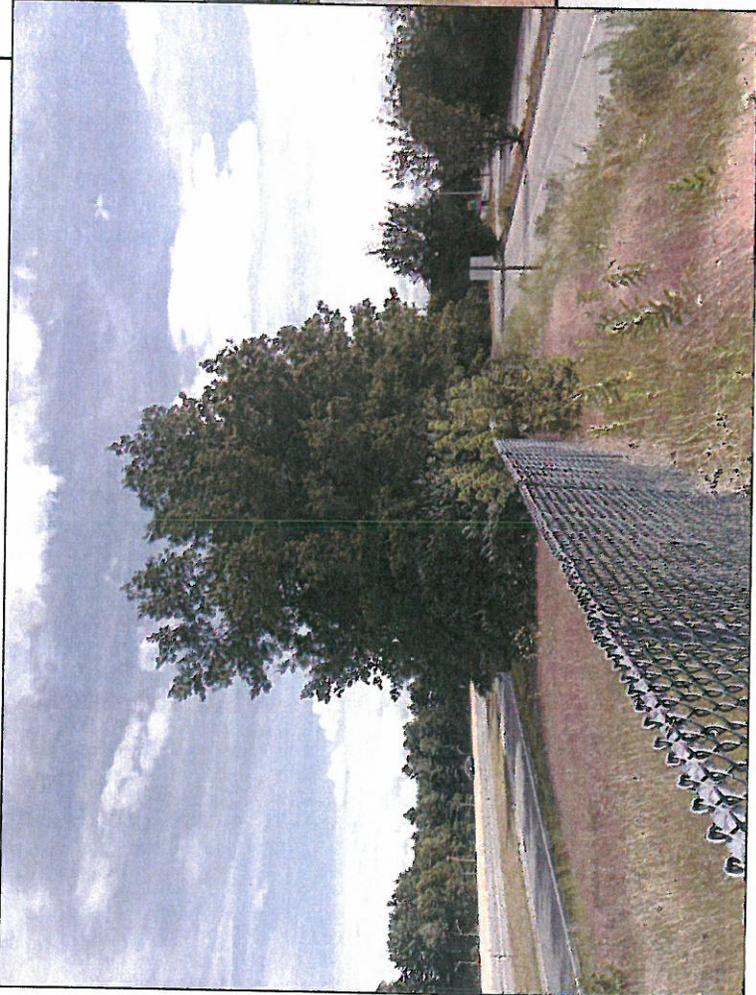
Sincerely,

  
Robert B. Singer  
Manager

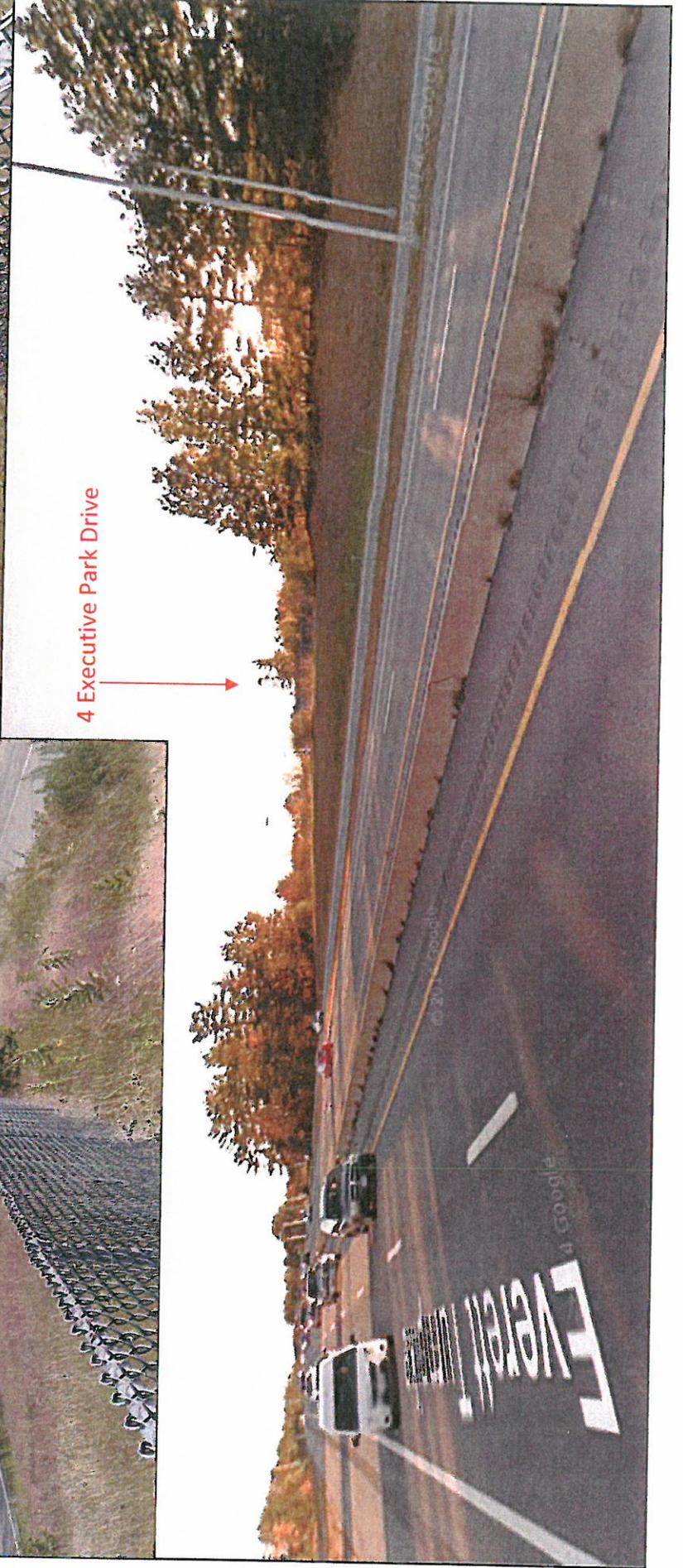
cc: Paul Micali, Asst. Town Manager  
Tim Thompson, Community Development Director  
Thomas Prieto, Granite Commercial Real Estate  
James Prieto, Granite Commercial Real Estate

Enclosures:

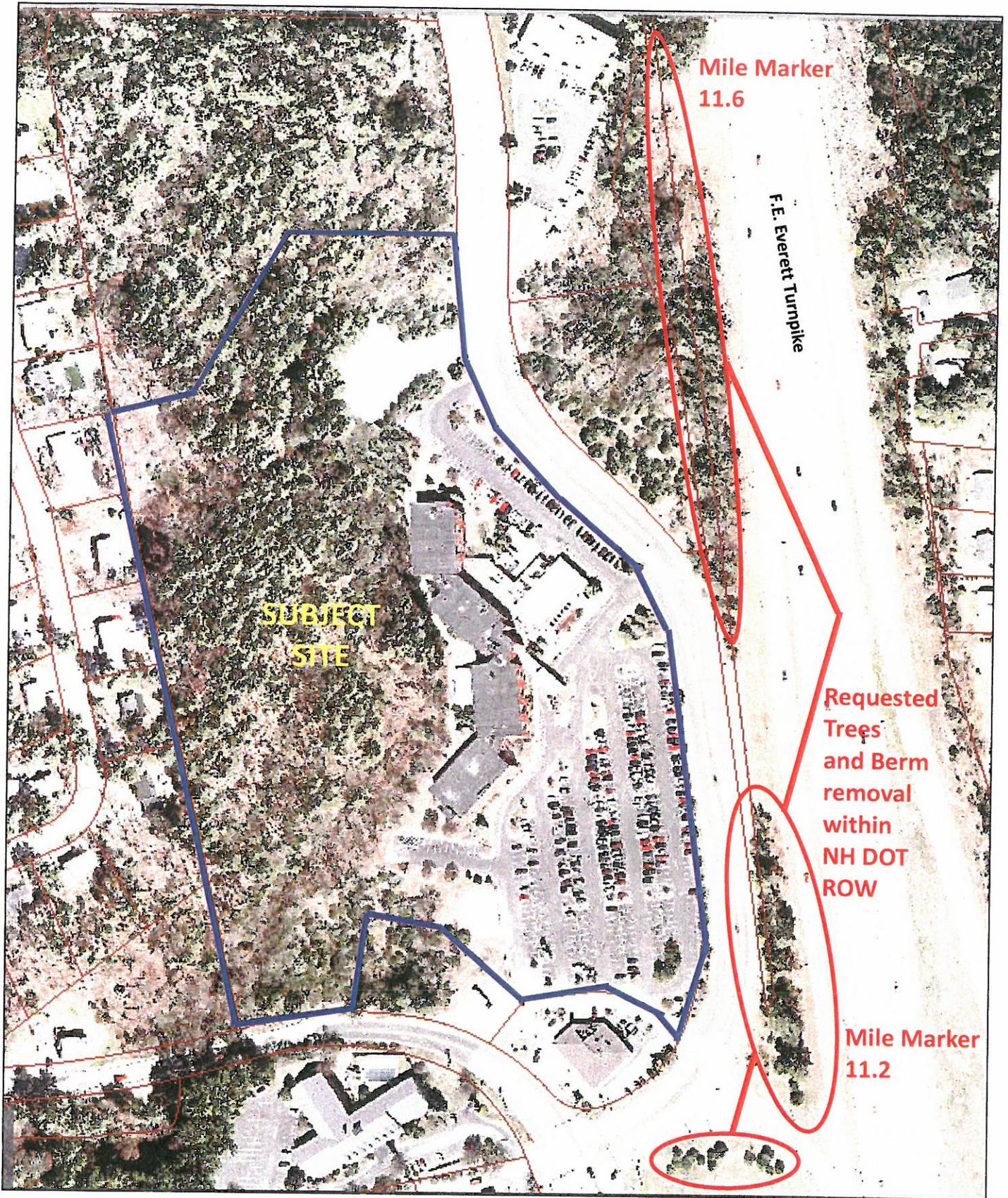
Site Aerial, Photographs, Draft letter to NH DOT (tree & berm removal request)



4 Executive Park Drive



Merrimack, NH 4 Executive Park Drive



**SUBJECT  
SITE**

**Mile Marker  
11.6**

**F.E. Everett Turnpike**

**Requested  
Trees  
and Berm  
removal  
within  
NH DOT  
ROW**

**Mile Marker  
11.2**

VIA First Class Mail

DATE

Patrick McKenna  
Acting Commissioner  
New Hampshire Department of Transportation  
7 Hazen Drive  
Concord, NH 03301

Re: Merrimack, NH - Removal of Berm and Trees Along the Everett Turnpike at Exit 11 to Facilitate Economic Revitalization

Dear Commissioner McKenna:

On behalf of the Town of Merrimack, I would like to thank you and your Department for the expeditious removal of the tollbooths and restoration of the ramps at Exit 12 on the F. E. Everett Turnpike earlier this year. Both the businesses and residents of Merrimack (and Bedford) who utilize Exit 12 on a daily basis appreciate the efforts of the State to begin to remove undue burdens on residents and businesses in that area.

In 2013, the Town of Merrimack's recently completed Master Plan named five sites as having the most promising revitalization or redevelopment potential. Prime among these sites is the former Merrimack Hotel and Conference Center located at Exit 11 on the Turnpike. After being dormant for over seven years, this blighted property was recently purchased by a private investor. It was determined that there are two major drawbacks to the redevelopment of this site such that prevent it from realizing its highest and best use. The first, is the long-standing issue related to the tolls at Exit 11. The second issue is the lack of visibility of the site, despite its being adjacent to the F. E. Everett, because of the berm and trees located on the Turnpike right-of-way. Please see the attached aerial map which shows the area.

While the Town remains committed to the long-term goal of removal of the tollbooths at Exit 10 and Exit 11, we realize that this is ultimately a legislative matter that will require time and necessitate the inclusion of several parties.

However, it is our understanding that the decision to cut trees and related visibility matters (within the right-of-way) are within the discretion of the Turnpike Authority and NHDOT. Therefore, the Town of Merrimack formerly requests that the NH DOT remove the trees and berm between mile markers 11.4 and 11.2 on the southbound lane of the F. E. Everett turnpike imminently. We surmise the berm and trees will eventually be removed in conjunction with the widening of the F.E. Everett Turnpike currently being studied by the department. However to support first class development with corresponding employment growth, it is necessary to remove the berms and trees now. The Town of Merrimack appreciates your cooperation in this matter. The revitalization of economically viable sites, such as this,

that are adjacent to our Statewide infrastructure will allow the Town of Merrimack and the State of New Hampshire to expand their solid economic foundations, which are rooted in high incomes, above-average job growth, competitive property tax rates, large high-tech employers and economic growth.

The Town of Merrimack and the NH DOT working together can make a contribution to the State and local efforts to foster economic and employment growth, stable tax base and sustainable community life.

I look forward to hearing from you soon.

Sincerely,

Cc: Director Waszczuk  
Governor Hassan  
Councilor Wheeler  
Sen. Bragdon  
Merrimack House Delegation

SAMPLE LETTER

