



# Town of Merrimack, New Hampshire

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Planning - Zoning - Economic Development - Conservation

## MERRIMACK PLANNING BOARD APPROVED MINUTES TUESDAY, JANUARY 16, 2024

A regular meeting of the Merrimack Planning Board was conducted on Tuesday, January 16, 2024 in the Matthew Thornton Room.

### Members Present:

- Lynn Christensen (Vice Chair)
- Town Councilor Barbara Healey (Ex-Officio)
- Nelson Disco – Alternate
- Maureen Tracey – Alternate
- Mark Williams – Alternate

### Members Absent:

- Robert Best (Chair)
- Jaimie von Schoen
- Haleem Mediouni
- Kevin Peters

### Staff Present:

- None

### 1. Call to Order

Vice Chair Lynn Christensen called the meeting to order at 6:35 p.m. and led everyone in the Pledge of Allegiance. She then seated Alternates Nelson Disco, Mark Williams and Maureen Tracey for Robert Best, Haleem Mediouni and Jamie von Schoen, respectively.

### 2. Continuance of agenda items:

**The Board voted 5-0-0, to continue all originally scheduled agenda items, including the consent agenda, approval of minutes, and the following public hearings to February 6, 2024 at 6:30 p.m. in the Matthew Thornton Room with no further written notice to abutters, on a motion made by Barbara Healey and seconded by Mark Williams:**

- ***LMC Merrimack LLC, (applicant/owner)- Review for acceptance and consideration of a two lot subdivision with one lot to contain an existing utility tower and associated building in the other lot to contain 100,115 square foot industrial building & its associated site improvements, currently under construction. The parcel is located at 4 Harris Pond Drive in the I-1 (Industrial and Aquifer Conservation Districts. Tax Map 1D. Case # PB2024-01.***
- ***Keith Curran (applicant) and Gleason Co. LLC (owners)- Review for acceptance and final approval of a site plan to construct a 7,650 s.f. manufacturing building with associated***

**office space & other associated site improvements. The parcel is located at 63 Turbine Way in the I-1 (Industrial), Aquifer Conservation, Elderly Housing Overlay, and Town Center Overlay Districts. Tax Map 5D-1, Lot 5-1. Case #PB2024-02.**

- ***John Flatley Company (applicant/owner)*- Consideration of an amendment of a previously approved site plan to modify the project's phasing to allow up to a maximum of three units in the first building (out of three total proposed buildings) to be occupied prior to the completion of any off-site improvements. The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 6E Lot 3-4. Case #PB 2024-03.**
- ***FPL, LLC (applicant/owner)*- Conceptual discussion regarding a potential lot line adjustment. The parcels are located at 427 & 429 Daniel Webster Highway, and an unnumbered parcel off Railroad Avenue in the C-2 (Commercial), I-1 (Industrial), Aquifer Conservation, Town Center, and Elderly Housing Overlay Districts. Tax Map 5D-4 Lots 75,76,78. Case #PB2024-04.**

### **3. Adjourn**

**The Board voted 5-0-0 to adjourn at 6:40 p.m., on a motion made by Barbara Healey and seconded by Nelson Disco.**