



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

603 424-3531

Fax 603 424-1408

www.merrimacknh.gov

MERRIMACK PLANNING BOARD

DRAFT MINUTES

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

Alastair Millns, noting that the Fairpoint site had sold, asked whether there would be site plan review. Jillian Harris said there would not be, since it would be another industrial use.

Michael Redding asked if there had been any activity at the old Shaw's; Jillian Harris said there had not.

- 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.***

The applicant submitted a request to continue the December 1, 2015, hearing to December 15, 2015, to allow for a draft recommendation to be prepared by the Community Development Department.

Nelson Disco, noting that the applicant has delayed several times and that the Planning Board will discuss the Capital Improvement Program (CIP) on December 15, 2015, suggested postponement to January 5, 2016. Lynn Christensen agreed, especially since it would be a long discussion. Jillian Harris explained that Kevin Walker, Flatley Company, was anxious for the December date so that the Community Development Department could write a memorandum about what he had accomplished since

September 2015. Alastair Millns said that Kevin Walker had tried hard to attract a commercial tenant so he could erect five apartment buildings simultaneously. Postponement would make it harder for him. Chairman Best explained that, if Flatley is not ready by December 15, 2015, there could still be a continuance to January 5, 2016. Jillian Harris said she would ask Community Development Director Tim Thompson about Lynn Christensen's suggestion to start the meeting at 6:00 p.m. Chairman Best suggested discussing Flatley at 6:00 p.m. and the CIP at 7:00 p.m.

Chad Branon, Project Engineer, Fieldstone Land Consultants, PLLC., said that, because he had addressed all CLD comments, met with Town staff and come to a development agreement with Merrimack Village District (MVD), a December 15, 2015, meeting would be productive. Kevin Walker would attend a 6:00 p.m. meeting.

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.

Christopher Tymula, MHF Design, said the proposal is to renovate and expand the existing convenience store and trucker lounge to provide an expanded retail store, updated trucker lounge area, sandwich shop and drive-thru coffee shop. The parking lot in the rear would be slightly reduced (by approximately 172 square feet) to create additional green space to offset the new impervious areas, which would constitute approximately 72.8% of the site. The septic system is in the rear partially under the parking lot. Municipal water is provided. It is proposed to expand the building from 5,400 to 5,900 square feet. The parking lot would be restriped and stop signs installed. There would be a fence and concrete pads in the rear. Energy North wants to begin constructing the building in the winter and to do site work in the spring. A Driveway Permit will be filed with NH Department of Transportation (DOT). Energy North agrees to all Merrimack Conservation Commission (MCC) comments (see Condition #4). To satisfy the Fire Chief, the plan was modified with a dual bypass lane all the way around the site. New parking spaces would be provided for a total of 25, although only 10 are required.

Staff recommends that the Board vote to accept the application, as it is substantially complete and contains sufficient information to invoke the Board's jurisdiction and to allow it to make an informed decision.

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

In answer to Board questions, Christopher Tymula said that there would be low growth landscaping in the rear. The washing station, previously approved is completely gone. The existing septic system is oversized. One tank may have to be replaced, but the tank and grease trap size are adequate. The look of the building would change slightly with rebranding, dormers and a rear extension. The HVAC will be taken off the roof and installed on the ground.

Jonathan Halle, Warrenstreet Architects, said all issues have been addressed. Only cosmetic improvements would be made in front. One large addition in back would replace the several small shed-like additions there currently.

Vincent Russo had an issue with the drive-through lane close to where trucks would fuel and with nine rather than 10 stacking spaces. Trucks and cars should not be congested and interfere with each other. It is a safety issue. More site plan changes are being proposed than just waiver of site plan review. Christopher Tymula said he tried to minimize the interaction of trucks with the donut shop and drive-thru service window by developing everything more to the rear of the building. There is plenty of room. With five fuel areas, trucks would not stack. Staff had suggested a waiver of site plan review.

Chairman Best asked the purpose of the arrows painted on the ground, which Christopher Tymula said direct traffic around the site. Chairman Best suggested clarifying the route.

Vincent Russo wanted the Board to see the existing site plan. He was concerned about the previous use vs. what would change. Christopher Tymula said a topographical survey was done. Alastair Millns explained that the site plan the Board saw 5-6 years ago was for the truck wash station on the southeast corner. Nothing was done. Chairman Best added that what the Planning Board approves will become the new site plan. Christopher Tymula offered to provide an “as built” plan.

Pat O’Connell, Energy North Group, Inc., confirmed that nothing was changed. The drive-thru will not be busy and Dunkin Donuts will probably not be the tenant. A queue of nine is pretty good.

Vincent Russo wanted the applicant to provide any previous conditions of approval, but Jillian Harris said the truck wash approval expired because the applicant never met the conditions.

Christopher Tymula said a sidewalk waiver is being sought because DOT will not allow a sidewalk on its Route 3 right-of-way. There are no sidewalks on the north side of the road. Lynn Christensen asked whether there is room on the property to walk along the front easily without a sidewalk. She said there is a sidewalk north and south of the property that would connect to it; Christopher Tymula did not believe there is one. Robert Best suggested painting something to show a pedestrian area in front of the grass area on the curb line. Christopher Tymula agreed, although he does not want pedestrian access at the canopy. Chairman Best explained that it is typical to put a crosswalk from the 12 spaces to the building. Christopher Tymula agreed to restripe the area. He will delineate the aisle, parking spaces and crosswalk. Vincent Russo wanted to vote separately on the waiver of full site review. He asked the current

location of truck parking. Christopher Tymula said there are no striped truck spaces. All site improvements would be in front, not near the trucks. Vincent Russo wanted the Board to see a new plan that shows everything.

A waiver from 10 required stacking spaces is being sought for safety reasons. There would be nine stacking spaces; the required 10th would conflict with the vehicles in the diesel line. Robert Best asked what would happen if 10 cars showed up. Christopher Tymula replied that either a 10th space would be added or the customers would park and enter the store.

Alastair Millns cited specific circumstances relative to the site plan or conditions of the land in such site plan indicate that the waiver will properly carry out the spirit and intent of the regulations.

The Board voted 5-1-0 to waive the requirements of Section 7.05(D)(19) of the Non-Residential Site Plan 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.

Christopher Tymula agreed to Desirea Falt's suggestion to put a "truck parking" note on the plan for the rear part of the site.

There was no public comment.

Jeff Sebring asked if there would be a rear entrance. Christopher Tymula said there would be two front entrances only.

Nelson Disco asked about a speed bump in the rear, which Christopher Tymula offered to remove if the Board so wished. He wants to minimize work in back. Alastair Millns noted that not much of the speed bump is left after heavy truck use.

Nelson Disco said staff should have the architectural elevations in the Board's packet of materials.

Michael Redding asked how many trucks were originally allowed. Jillian Harris did not know. Alastair Millns said he saw 28 there on Sunday and stated that it is a truck parking lot. Lynn Christensen said the drivers self-police. Chairman Best said the site plan does not designate how many trucks are allowed to park.

Chairman Best summed up what the applicant agreed to at this meeting: to indicate that the rear is for truck parking, fix the painted ground arrows, add a crosswalk from the 12 spaces to the building, stripe D.W. frontage to alert vehicles that people walk there. Christopher Tymula agreed to the striping. There would be no wall lights.

Vincent Russo said final approval is premature because the Planning Board does not have the final plan. He is used to seeing one before voting. Chairman Best said the plan would still have to change in order to obtain final signatures. This is usual procedure. Alastair Millns said that existing conditions give the site's history.

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

1. Final plans to be signed by the Applicant and Property Owner;
2. Applicant shall obtain all required State permits, provide copies of the permits to the Community Development Department and note the approvals in the notes on the plan;
3. Any waivers granted (including Section and date granted) or any changes requested by the Board shall be listed and fully described on the final plan, as applicable;
4. Applicant shall address the following comments from the Conservation Commission, as applicable:
 - a. The Commission realizes this site has an established use that will continue and that this application will not drastically change the use of the site. But given that, the Commission recommends that the applicant keep in mind its general recommendations for:
 - i. Using a NH Green SnowPro certified contractor for snow maintenance at the site with the hopes of limiting by proper application of salt, de-icing compounds, and sand;
 - ii. That only low phosphate, slow release nitrogen fertilizers be used. The Commission further recommends that the applicant's contractor first utilize a soil testing facility to determine what levels and applications rates may be necessary before doing any application of fertilizes on the site especially in the newly created pervious area.
 - iii. Native plantings be considered for any landscaping activities.
 - b. The Commission encourages the applicant to remove all base material where removal of asphalt is being done so that the newly opened pervious area has the best chance to capture and drain storm water thereby providing recharge to the underlying aquifer.
5. Applicant shall address any comments from the following entities, as applicable:
 - a. Assessing Department;
 - b. Building Department;
 - c. Fire Department;

- i. The plans show a drive through lane with a partial bypass lane. This bypass lane shall be extended for the full length of the drive through lane to allow emergency vehicle access when vehicles are blocking the drive through lane
 - d. Pennichuck Waterworks;
 - e. Public Works Department; and
 - f. Wastewater Division.
- 6. The applicant shall address the following staff technical comments:
 - a. Show striping of “existing parking” along northerly property line;
 - b. Confirm that Note 11 on the Site Plan sheet is accurate;
 - c. Add a note referencing sewer and water sources.
 - d. Add notes clarifying if the existing parking spaces along the north side of the building will be retained or eliminated.
 - e. Revise the parking requirements chart on the Site Plan by updating the total number of provided spaces after adding striping along the northerly property line.
- 7. Applicant shall add a note to the area designated for truck parking in the back of the site;
- 8. Applicant shall redesign arrow striping on the site to more clearly indicate traffic circulation pattern;
- 9. Applicant shall indicate crosswalk striping from 12 parking spaces on the northerly property line to the building;
- 10. Applicant shall indicate striping for pedestrian use along the frontage of the property within grass strip.

General and Subsequent Conditions

- 1. Applicant shall address the following comments from the Fire Department:

- a. The building on this property shall comply with all current NFPA codes for its intended use. This includes emergency lighting, fire alarm and sprinkler system additions/changes and fire extinguisher placement; and
- b. The existing spill control plan (SPCC) shall be updated to reflect any changes in use and ownership and be submitted to this office for review and approval.

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 cluster subdivision of 17 lots located at 123 Wilson Hill Road in the R-1 (Residential) District. Tax Map 4A, Lot 023.

Jillian Harris reminded the Board that the applicant had a preliminary discussion about a 12-lot conventional subdivision in May 2015. He is back before the Board for a pre-submission discussion of a 17-lot cluster subdivision for the same parcel plus the lot with the owner's current home.

Chad E. Branon, Project Engineer, Fieldstone Land Consultants, PLLC., said the parcels consist of approximately 74.5 acres of land: 59.1 residential acres and 15.4 wooded acres. Slopes go north- south toward Wilson Hill Road and east to South Grater Road. There are overhead utilities, a well and a septic system. Since May 2015, Brett Vaughn contracted for Lot 5A-1 off South Grater Road that can service nine lots. A cluster plan abutting conservation land on the north is better than a 12-lot conventional subdivision plan. Brett Vaughn would build a 1,550'-long cul-de-sac with improvements. The benefits of a cluster are less land alteration, access off Wilson Hill Road with no upgrade to South Grater Road, reduced infrastructure and future maintenance, and contiguous connectivity with conservation land to the north. The proposal will require Zoning Board of Adjustment (ZBA) relief for a cluster subdivision in the R-1 Residential District and a cluster subdivision serviced by private septic and wells. The cluster plan is of reasonable density: an average of 4.4 acres per lot is much more than required.

The MCC believes a cluster concept is preferable to a conventional development and has stipulated the following:

1. That the cluster open space percentage meet and/or exceed the Town's regulations for a cluster subdivision;
2. That there is sufficient water available for all the lots without impact to abutters;
3. That the soils are adequate and will allow for each parcel to have a normally permitted septic system, given all DES and Town regulations;
4. That storm water can be properly managed on site;
5. That a land trust or similar entity, the MCC or the Town hold a conservation easement or have ownership in fee for the open space portion of the project once it is completed. Leaving the open space to a homeowner's association is not recommended or desired by the MCC.

The applicant agrees to all MCC conditions. Chairman Best mentioned an abutter letter suggesting that the Planning Board look at the recording of the MCC meeting.

Chad Branon said that Hydrosorce Associates, Inc., performed a desktop assessment of geology and hydrology and reported that there is a good likelihood the land will have adequate water supply for the proposed development. Well digging company Skillings said it never had a problem drilling and providing for water in NH. Soil test pits were made on every proposed lot; all meet State and Town septic requirements. Most lots have two acres for a septic system. Chad Branon will do an extensive storm water review and get permits, including Alteration of Terrain Permit.

Chad Branon did not do a yield plan because staff told him it is not necessary. He could probably fit 23-24 lots, but is asking for only 17, thereby fitting the yield plan limitation. No raised beds should be required, for septic. Suitable soils for a septic system were easily found. The Town witnessed many of the test pits. Some lots may require a conventional system depending on soil and ledge. The parcel has well-drained soils. Brett Vaughn's house would sit on five acres, which is larger than the other lots. Common driveway standards would be met. There are no minimum frontage requirements for clusters.

Chairman Best stated that a cistern may be needed for Fire Department water supply because the road would be longer than 1,200'. Chad Branon said the Fire Department requires one. He is asking for no additional waivers since May 2015, except for a possible 1% road slope waiver. There would be a public road. Staff said that a sidewalk would be required in front. There will be access off the cul-de-sac to the open space, with a walkway that would tie into the sidewalk.

Chairman Best asked whether Brett Vaughn had talked to the neighbors about water supply and runoff. Chad Branon said Brett Vaughn is open to abutters' suggestions. He repeated that Hydrosorce reported there is an adequate water supply. There would be access to the conservation land because it would be a public road, but Brett Vaughn prefers the public to use South Grater Road. There would be easy driveway access off Wilson Hill Road. There may be some cuts at the driveway of Lot 16, but all lots would meet driveway requirements.

Nelson Disco wanted a CLD engineering review. Chairman Best suggested a site walk.

Michael Redding still had questions about severe soils, water supply and soil absorption. Wells have different yields, but there is not enough information about why. Chairman Best wanted a map locating the wells. Michael Redding wanted to see data about consistency of flow and performance and asked how the Planning Board could ensure that the water supply is sufficient. Chad Branon explained how the soils were mapped and said he would provide the final mapping soils survey.

Chad Branon said that Brett Vaughn is deciding whether to sell the lots or build homes on them first. Chairman Best said future land purchasers should know there is a water supply and whether they must dig an expensive well. How can they be protected? Chad Branon said there are many good wells in close proximity to this cluster, but he knows that some abutters have water issues.

Brett Vaughn, 123 Wilson Hill Road, said he intends to sell the lots and not do construction. People do consider the cost of digging a deep well, which he would disclose. There will be no lots if there is no water. One main concern is whether he can get water. Although it may be expensive, there are several options. The other main concern is whether digging a well would affect someone else's water supply. There is no way that would happen over 300' from another well. No well would be dug less than 600' from another well. Brett Vaughn could work out an easement for the abutter to get water from his abutting property. Chairman Best said that is for Brett Vaughn to work out with the neighbors and not a Planning Board concern.

Public comment

Zak Klimas, 121 Wilson Hill Road, has no water two months a year. His well is 400' down and produces $\frac{3}{4}$ of a gallon per minute the rest of the year. It would cost \$20,000 to dig another well, which would be a waste for so low a rate. The well of the neighbor who is 75' away is 1,400' deep with the same amount of water. People cannot keep digging new wells if others don't work. He doubts there is enough water to support the development. No one can guarantee that he will find water. It is "nuts" to build more houses and expect they will have water. There is a lot of runoff because of the landscape. It is not a major issue if nothing is disturbed.

Michael Redding asked if the wells depend on recharge and if there is a better way to analyze that. He asked if there is potential for infiltration and runoff issues and whether recharge would help Zak Klimas.

Karen Grimes, 117 Wilson Hill Road, said a cluster must have Town water. When there was a fire at 90 Wilson Hill Road, the Fire Department could not get the pump into the Souhegan River and had to run a hose on all of Wilson Hill Road to the hydrant because there was no pressure. She had two dead wells; Skillings found water, but could not frack without destroying both wells. Hers has a low yield. Karen Grimes asked whether runoff from the septic system would come down to her house, where there is already spring runoff. The wetland is damp most of the time. Why was 106 Wilson Hill Road selected for the study when it is in a valley? Chairman Best explained that the study looked at all wells within one mile. Michael Redding asked whether Karen Grimes ever had her well tested. She replied in the affirmative; no problems were found in her 600'+ deep well. Chairman Best explained that the Fire Department would require a 30,000 gallon cistern that would also be available to her home. The Planning Board imposes the Fire Chief's recommendations as requirements.

David Huoppi, 115 Wilson Hill Road, has a 100' deep pump and has had no well trouble in 15 years. He asked whether changing the terrain would affect runoff and water flow direction. Chairman Best explained that regulations require that there be no increase or worsening of runoff onto someone else's property. An engineer will check the work. David Huoppi said a previous owner was denied a subdivision because of slopes and runoff. Nelson Disco said the developer did not want to invest enough in the engineering work. The land has increased in value and the current owner is investing in a design that will work. Chairman Best added that the Planning Board would deny this application if it does not meet the standards.

Beth Bullerwell, 103 Wilson Hill Road, is concerned about the summer recharge rate. She ran out of water 4-5 times this summer. It takes a while to come back. She asked what affect 16 more wells would have.

Amy Wood, 119 Wilson Hill Road, has a 1,460' deep well that produces .75 gallons per minute, which is pretty bad. Yes, Skillings will find water. Two of her wells are dry and she is using the third. Fracking and digging deeper did not help. She fracked a second time, at a cost of \$20,000 and does not want to do it again. The study is not an accurate representation of the land and terrain. Some wells one mile away are on different terrain and are not applicable to what the cluster would yield. Chairman Best said it is hard to find data on which to make a judgement. Amy Wood said she and her husband shower at work. She is concerned that runoff from the hill in spring goes to the back part of the foundation. When the sump pump stops, the well is dry. It is a neighborhood joke that the Woods have more water in their basement than in their well. Amy Wood asked whether foundations would be blasted and whether that would have an adverse impact on the water situation. She does not want to lose the country feel of Wilson Hill Road. She wonders whether the land can support a subdivision and whether the road improvement would result in more traffic. Chairman Best said probably not. Amy Wood asked for a larger lineament map. Michael Redding directed her to the US Geological Survey on the NH DES website, which he will make available to staff for public use.

John Eldridge, 101 Wilson Hill Road, gave a history of the area. There were originally three wells on the Wood property. Two at 600' yielded little; one had some yield. The wells change by season. John Eldridge's concern is that a change in recharge or runoff might affect some wells. It is not necessarily true that one can always find water. John Eldridge listed how deep the wells are and how much water is produced at various homes on Wilson Hill Road. "It is a crap shoot." His 550' deep well produces two gallons per minute. The amount of recharge water is optimistic. He asked who would be responsible if the wells do not produce water. Chairman Best said it would not be the Town. The Board is debating the options. John Eldridge said the original developer left because the well situation made it unbuildable. He wondered if there could be 16 good wells.

Chad Branon said several homes have steep backyards with an existing drainage problem. The development would not have an impact. He will hit ledge at different levels and make the information part of the formal presentation of soils and water management. The abutters have real concerns. Brett Vaughn has a well in an "unbuildable" area that produces 5-7 gallons per minute. The parcel off South Grater Road was not developed by Brett Vaughn and it produces 5-7 gallons per minute. There is water on the hill. Three quarters of a gallon a minute can supply a house. The goal was always to have 2 gallons per minute.

Chairman Best said abutters are concerned that they would have to drill new wells in a few years because of the subdivision. Chad Branon said water supply is always variable and does not relate to this development. Brett Vaughn said the expert study

found that there would be three times the amount necessary and that it would not affect another well. There is plenty of water over the hill; the question is how to get it.

Chairman Best asked how predictable a 1,400' deep well is. Chad Branon said recharge elements should not affect the neighborhood; they may even benefit the neighborhood. He will meet infiltration requirements and mitigate storm water. He repeated that there are several options. He is not concerned with the storm water element; the wells are the wild card.

Chad Branon does not know yet about blasting. There is more flexibility locating houses and septic systems with large lots. The goal is to minimize ledge blasting. There may be hammering on the surface, but it would not impact the surrounding area.

The cluster would have a reasonable density of 4.5 acres per lot on average. Much of it would be placed in permanent conservation. He repeated that he could make a yield plan to show he could create more lots, but staff said it is not necessary. Chairman Best agreed he could create many more lots. Chad Branon said he would make the case to the ZBA that this is close to a conventional subdivision. Chairman Best noted that these lots would be larger than the others on Wilson Hill Road.

The Planning Board was satisfied with the number of lots and how they are arranged.

Alastair Millns suggested a communal water system, such as a tower and pipes to every subdivision and abutter home. Brett Vaughn said that would require a homeowner's association. Chad Branon said he could investigate a community-style system, but State regulations and reporting requirements make it difficult and expensive.

Brett Vaughn denied he has a wife with a home business, as one abutter implied.

Michael Redding suggested that the expert who did the study appear at the next presentation.

Vincent Russo asked whether the Planning Board ever denied a subdivision for lack of water and whether that would be the basis of this decision. No one can guarantee it would not affect other lots. What is the Town's responsibility if the subdivision is approved and there is adverse impact to abutters? Chairman Best said he would deny the application on safety grounds if water cannot be provided. It is the Planning Board's role to enforce regulations based on the information it has rather than on guarantees. Efforts in New Hampshire to make towns liable have failed. Vincent Russo asked how close the excellent wells cited in the report are to this site. They average 11.5 gallons per minute within a one-mile radius. The report gives an optimistic number, but includes a lot of qualifications. Chad Branon said he did not give Hydrosorce any direction about the results. Emery & Garrett are the Town's consultant, so they could not do the study. There is a range in the report that does not speak accurately to the direct abutters. Some of them have good water. Brett Vaughn agreed with Michael Redding about not looking at averages. Look instead at the data about how much water is in the ground and at the rate of recharge.

The Planning Board agreed that it needs peer review of the water study.

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.

Nelson Disco reported that the Nashua Regional Planning Commission (NRPC) is doing a walkability study in Nashua and asked the Planning Board to review whether a similar project should be undertaken in Merrimack. Alastair Millns instructed him to find out the cost and whether it should be put in next year's budget.

Nelson Disco asked for volunteers to assume Michael Redding's seat on the Lower Merrimack River Advisory Committee for a three-year term upon his resignation.

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.