



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD

APPROVED MINUTES

TUESDAY, MARCH 15, 2016

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

Staff present: Community Development Director Tim Thompson 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

None.

3. Pennichuck Water Works, Inc. (applicant) and Southwood Corporation (owner)

– Review for acceptance and consideration of Final Approval for a modification to a previously approved site plan to construct a 36,560 s.f. water distribution facility. The parcel is located at 16 Daniel Webster Highway and Manchester Street in the I-1 (Industrial), Aquifer Conservation Districts and 100-year and 500-year Flood Hazard areas. Tax Map 1D, Lot 001.

Tim Thompson explained that the Planning Board conditionally approved the original site plan on October 15, 2015, and it was signed on January 19, 2016. Pennichuck now wants to add an additional 4,260 square feet to the previously approved 32,300 square foot facility, making the new building 36,560 square feet. The reason for adding the additional square footage is that, during the bid process for the project, construction estimates came in lower than anticipated and Pennichuck was able to add additional square footage that had been previously contemplated in the original design but had been cut back due to the estimated construction costs. With the lower bid, Pennichuck is now able to add this space back into the project. The project has been updated to include the new square footage and drainage has been updated to account for the additional impervious surface. The amended project has received an updated Alteration of Terrain Permit from NH Department of Environmental Services (DES).

James Petropulos, Vice President/Principal Engineer, Hayner/Swanson, Inc., said the property is 7.5-acres. There would be a bump-out on the building and the canopy would be slightly extended. The expansion would be over a paved area. Trees have already been cleared and construction has begun in order to finish by the end of the year.

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 7-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Desirea Falt.

There was no public comment.

Staff recommends that the Board vote to grant conditional Final Approval to the application, with precedent conditions to be fulfilled within six months and prior to plan signing, unless otherwise specified.

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

1. Final plans and mylars to provide all professional endorsements and be signed by all property owners;
2. The applicant shall note the updated NHDES AOT Permit on the plan;
3. The applicant shall address the following planning staff technical comment: The applicant shall update the "Planning Board Conditions of Approval" on the cover sheet to reflect the updated General and Subsequent Conditions that are made as part of this amended approval.

General and Subsequent Conditions

1. The applicant is responsible for recording the plan (including recording fee and the \$25.00 LCHIP fee, check made payable to the Hillsborough County Treasurer) at the Hillsborough County Registry of Deeds. The applicant is also responsible for providing proof of said recording(s) to the Community Development Department;
2. The applicant shall submit an As-Built Plan prepared by a qualified professional (Professional Engineer or Licensed Land Surveyor) to the Community Development Department prior to the issuance of a Certificate of Occupancy;
3. The Town of Merrimack, Department of Fire Rescue, Office of the Fire Marshal requires (NFPA 1 Chapter 18) that fire department access roads be constructed and maintained so that fire apparatus can effectively operate during an emergency. The location of the access road(s) must provide for positioning of the fire apparatus to allow access to all sides of the structure. Unique building or occupancy conditions may trigger additional requirements from the Office of the Fire Marshal. As this facility will be secured by a locked gate arrangements shall be in place to allow the Merrimack Fire Department to have full emergency access to the site at all times;
4. The entire building shall be protected by an approved NFPA-13 compliant fire sprinkler system. (Town of Merrimack Building Zoning Ordinance and Building Code, Section 11) Plans shall be provided to the Fire Marshal for review and approval before a building permit can be issued for the project;

5. The building shall be protected by an approved NFPA-72 fire alarm system. Plans shall be provided to the Fire Marshal for review and approval before a building permit can be issued;
6. The proposed building shall be assigned the address of 16 Daniel Webster Highway.

4. Discussion/possible action regarding other items of concern

Tom Mahon announced a public information session with NHDES and Merrimack Village District (MVD) concerning the findings of tests for PFOA in water wells around the St. Gobain Performance Plastics facility to take place on Wednesday, March 23, 2016, at 7:00 p.m. at Mastricola Elementary School.

5. Approval of Minutes – March 1, 2016

The minutes of March 1, 2016, were approved as submitted, by a vote of 7-0-0, on a motion made by Desirea Falt and seconded by Lynn Christensen.

6. Adjourn

The meeting adjourned at 7:10 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Lynn Christensen.