



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MERRIMACK PLANNING BOARD

APPROVED MINUTES

TUESDAY, MAY 1, 2018

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, and Neil Anketell.

Planning Board members absent: Michael Redding, Dan Ricker, Lynn Christensen and Alternates Nelson Disco & Vincent Russo.

Staff present: Community Development Director Tim Thompson.

1. Call to Order

Robert Best called the meeting to order at 7:02 p.m.

2. Planning & Zoning Administrator's Report

Tim Thompson informed the Board about the NRPC Regional Planning Board Member Roundtable to be held on June 11, and asked anyone interested in attending to let him know so he can get them the registration information. R. Best also reminded the Board about the Planning Board training session NRPC is conducting on May 17.

T. Thompson reminded the Board that their annual discussion with the Town Council is scheduled for May 10.

3. Annual Meeting – Election of Officers and Review of Rules of Procedure.

The consensus was that no Rules of Procedure changes were needed this year.

Mike Malzone, 8 E. Chamberlain Rd, asked about abutter notification changes he had suggested to the Town Council previously.

T. Thompson and R. Best stated that the Rules of Procedure were not the appropriate place for such changes, as the regulations would require changes, and that State law may not allow the Board to make such changes if not specifically authorized under statute to do so.

The Board voted 2-0-2 to elect Robert Best as Chair and Alastair Millns as Vice Chair, on a nomination made by Neil Anketell. Robert Best and Alastair Millns abstained.

4. Streif, LLC. (applicant/owner) — Review for acceptance and consideration of final approval for a site plan to construct 47 elderly housing units. The parcel is located at 412 Daniel Webster Highway in the R-4 (Residential), C-2 (Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 5D-4, Lot 001. This item is continued from the March 6, 2018 meeting.

Members of the Board mentioned that they had visited the site since the last hearing.

The Board voted 3-1-0 to continue this item to May 15, 2018, at 7:00 p.m., in the Matthew Thornton Meeting Room, on a motion made by Alastair Millns and seconded by Neil Anketell. Tom Koenig voted in opposition.

5. Discussion/possible action regarding other items of concern

T. Thompson asked the Board about site changes for the Mi-Box facility on Continental Blvd. The consensus of the Board was to allow staff to handle the changes administratively.

T. Thompson asked the Board about a request from Planet Fitness (a future tenant of the redeveloped Shaw's Plaza) to use a temporary trailer on the site to process fitness memberships. The consensus of the Board was that it was not appropriate for such a trailer to be on the site while construction is ongoing.

A. Millns and T. Koenig recapped their experience at the OSI Planning and Zoning Conference.

6. Approval of Minutes — April 17, 2018

The minutes of April 17, 2018, were approved with changes, by a vote of 4-0-0, on a motion made by Alastair Millns and seconded by Tom Koenig.

7. Adjourn

The meeting was adjourned at 7:38 p.m., by a vote of 4-0-0, on a motion made by Alastair Millns and seconded by Neil Anketell.