



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

TUESDAY, JANUARY 22, 2013

APPROVED MINUTES

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Lynn Christensen, Stanley Bonislowski, Desirea Falt, and Alternates Pete Gagnon (arrived 7:37 p.m.) and Matthew Passalacqua.

Planning Board members absent: Michael Redding and Alternate Nelson Disco.

Community Development staff: Assistant Planner Jeff Morrisette and Recording Secretary Zina Jordan.

1. Call to Order

Chairman Best called the meeting to order at 7:30 p.m. and designated Matthew Passalacqua to sit for Michael Redding.

2. Planning & Zoning Administrator's Report

None.

3. XTL, Inc. (applicant) and Sam A. Tamposi, Harold Watson, Benjamin M. Bosowski, Jeffrey & Jessica Clegg (owners) – Review for Acceptance and consideration of Final Approval of a subdivision application proposing to subdivide one lot into two lots located at Mast Road in the I-1 (Industrial) & Aquifer Conservation Districts. Tax Map 2D, Lot 021. The applicant has requested that this agenda item be postponed to the February 19, 2013 Planning Board Meeting.

Chairman Best recused himself from discussing and voting on this item and passed the gavel to Secretary Alastair Millns to chair the Board for this item.

At the applicant's revised request, the Board voted 6-0-0 to postpone this item to February 5, 2013, in the Matthew Thornton Room at Town Hall, at 7:30 p.m., on a motion made by Lynn Christensen and seconded by Stanley Bonislowski. Although the applicant intended to significantly revise the plan, a decision was made to proceed according to the original concept; thus, obviating the need to delay the public hearing process.

4. Crestview Circle Bond Release – Discussion/possible action regarding the release of the performance bond for Crestview Circle, subject to the posting of a maintenance bond.

Chairman Best returned to the Board.

The Board voted 7-0-0 to release the Crestview Circle \$403,821.00 performance bond, subject to posting a \$55,383.64 maintenance bond, on a motion made by Lynn Christensen and seconded by Matthew Passalacqua.

5. Recommended road acceptance for Crestview Circle, in accordance with Section 5.01.1(f) of the Subdivision Regulations.

The Board voted 6-0-1 to recommend road acceptance for Crestview Circle to the Town Council, on a motion made by Lynn Christensen and seconded by Desirea Falt. Tom Koenig abstained.

6. Discussion/possible action regarding approval of the performance bond amount for Valleyview Drive.

The Board voted 7-0-0 to approve a \$325,688.76 performance bond for Valleyview Drive, on a motion made by Lynn Christensen and seconded by Alastair Millns.

7. Discussion/possible action regarding a request for a reduction of the performance bond for Valleyview Drive.

Stanley Bonislowski questioned why a reduction is in order when the road is not finished. Chairman Best explained that it is usual for the initial amount to be reduced as work is completed. It reflects what work remains to be done.

The Board voted 7-0-0 to reduce the \$325,688.76 performance bond for Valleyview Drive to \$228,122.83, on a motion made by Lynn Christensen and seconded by Alastair Millns.

Pete Gagnon arrived at 7:37 p.m.

8. Discussion/possible action regarding other items of concern

Chairman Best announced the Nashua Regional Planning Commission (NRPC) 30th annual Legislative Forum on February 6, 2013, from 6:00-8:00 p.m., at Martha's Exchange in Nashua.

Alastair Millns noted that, at the Capital Improvements Plan (CIP) meeting, the School Board advised the Planning Board that roof work must be done. Desirea Falt agreed to help. However the consultant just said that it is not necessary to do the work now. Stanley Bonislowski said the 15-year old roof would be replaced with one with a 35-year warranty. He asked how long the original was supposed to last. Chairman Best and Desirea Falt said it depends on the warranty. Chairman Best approved of replacing a roof at the end of the warranty period, even if there are no leaks, in order to avoid a disaster later.

Lynn Christensen asked which body is authorized to discontinue a road. Jeff Morrisette stated that it is likely that the Town Council, in lieu of Town Meeting, is empowered to discontinue a roadway; however, the Town Charter would have to be examined for confirmation. Furthermore, there is usually a requirement that the Planning Board make a recommendation prior to any vote for discontinuance. Tom Koenig said it no longer goes to Town Meeting, which Lynn Christensen noted is a change in the Town Charter.

Alastair Millns informed the Board that the Hooksett Planning Board is considering a “transfer of development rights”, whereby someone with development rights in a nice area can trade them to someone with rights in a less desirable area. He submitted a copy for future discussion.

9. Approval of Minutes

The minutes of December 4, 2012, were approved, with changes, by a vote of 6-0-1, on a motion made by Stanley Bonislowski and seconded by Lynn Christensen. Robert Best abstained.

The minutes of December 18, 2012, were approved, as submitted, by a vote of 7-0-0, on a motion made by Stanley Bonislowski and seconded by Lynn Christensen.

10. Adjourn

The meeting adjourned at 7:48 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Tom Koenig.