



TOWN COUNCIL – AGENDA REQUEST FORM

THIS FORM WILL BECOME PART OF THE BACKGROUND INFORMATION USED BY THE COUNCIL AND PUBLIC

Please submit Agenda Request Form, **including back up information**, 8 days prior to the requested meeting date. **Public Hearing requests must be submitted 20 days prior to requested meeting date to meet publication deadlines** (exceptions may be authorized by the Town Manager, Chairman/Vice Chair).

MEETING INFORMATION

Date Submitted: February 22, 2024
Submitted by: Town Manager Paul T. Micali
Department: General Government

Date of Meeting: March 14, 2024

Time Required: 10 minutes

Speakers:

Background Info. Supplied: Yes: No:

CATEGORY OF BUSINESS (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Appointment:	<input type="checkbox"/>	Recognition/Resignation/Retirement:	<input type="checkbox"/>
Public Hearing:	<input checked="" type="checkbox"/>	Old Business:	<input type="checkbox"/>
New Business:	<input type="checkbox"/>	Consent Agenda:	<input type="checkbox"/>
Nonpublic:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

TITLE OF ITEM

Public Hearing – Acceptance of Donated Land

DESCRIPTION OF ITEM

The Town Council will hold a public hearing for the acceptance of a donation of a parcel of land known as Tax Map 6E/008 from Midcoast Ventures LLC, with an estimated value of \$16,300 to the Town of Merrimack, pursuant to RSA 31:95-e and Charter Article 8-15.

REFERENCE (IF KNOWN)

RSA:	31:95-e	Warrant Article:	_____
Charter Article:	8-15	Town Meeting:	_____
Other:		N/A	

EQUIPMENT REQUIRED (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Projector:	<input type="checkbox"/>	Grant Requirements:	<input type="checkbox"/>
Easel:	<input type="checkbox"/>	Joint Meeting:	<input type="checkbox"/>
Special Seating:	<input type="checkbox"/>	Other:	<input type="checkbox"/>
Laptop:	<input type="checkbox"/>	None:	<input type="checkbox"/>

CONTACT INFORMATION

Name: Paul Micali Address: 6 Baboosic Lake Road
 Phone Number: 603-424-2331 Email Address: pmicali@merrimacknh.gov

APPROVAL

Town Manager: Yes No: Chair/Vice Chair: Yes No:

LEGAL NOTICE
Town of Merrimack
Public Hearing

Residents of Merrimack are hereby advised that the Town Council will hold a public hearing to authorize the acceptance of a donation of a parcel of land known as Tax Map 6E/008 from Midcoast Ventures LLC to the Town of Merrimack, with an estimated value of \$16,300, pursuant to RSA 31:95-e and Charter Article 8-15. The public hearing will be held on **Thursday, March 14, 2024, at 7:00 PM** in the Matthew Thornton Room located at 8 Baboosic Lake Road in Merrimack.

For Town of Merrimack Use:

Posted: March 4, 2024

To Be Published: March 4, 2024 (*Union Leader*)

Midcoast Ventures LLC

29 Robbins Ave.

Stockton Springs , Maine 04981

R E C E I V E D

FEB 12 2024

TOWN OF MERRIMACK
TOWN COUNCIL'S OFFICE

Paul,

February 8,2024

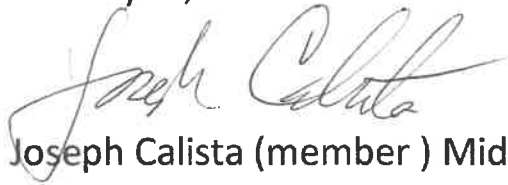
As per our recent conversations, we (Midcoast Ventures LLC) wish to gift our lot along the Merrimack River to the Town of Merrimack at no cost.

Per town records our property is located at Map 6E, Lot 8 with approximately .8 acres of vacant land.

We will await the vote by the City Council and documents from your legal team.

Let me know if you have any further needs or questions to me.

Thank you,



Joseph Calista (member) Midcoast Ventures LLC

FYI , other member of the LLC are;

Peter Robbins

Pamela Robbins

1
2 Mr. Micali wanted to thank Franklin Savings Bank for their generous donation, and he would like the
3 Council to provide them an appreciation plaque if they have not received one yet.

4
5 **MOTION made by Councilor Koenig and seconded by Councilor Healey to accept and expend a**
6 **donation from Franklin Savings Bank in the amount of \$900 for the Parks and Recreation**
7 **Department to be used towards the Summer Concert Series, pursuant to Charter Article 8-15 and**
8 **RSA 31:95-b, and for the Town Manager to have authority to sign any necessary paperwork, as well**
9 **as recommend sending an appreciation plaque to Franklin Savings bank if it has not already been**
10 **done so.**

11 **MOTION CARRIES 6-0-0**

12
13 **6. 2024-2030 Capital Improvements Program (CIP) Discussion**

14 *Submitted by Town Manager Paul T. Micali*

15 The Town Council to approve the 2024-2030 CIP with Planning Board recommendations.

16
17 Mr. Micali shared that the Planning Board had no major recommendations or changes, just a few desirables,
18 so he is asking the Council to accept final approval of the plan.

19
20 **MOTION made by Councilor N. Murphy and seconded by Councilor M. Murphy to approve the**
21 **2024-2030 CIP with Planning Board recommendations.**

22 **MOTION CARRIES 6-0-0**

23
24 **7. Consideration of the Acceptance of Donated Land**

25 *Submitted by Town Manager Paul T. Micali*

26 The Town Council to consider the acceptance of a donation of land known as Tax Map 6E/008 to the
27 Town of Merrimack, pursuant to RSA 31:95-e and Charter Article 8-15.

28
29 Mr. Micali shared a map of the area with the Council, highlighting the donated land in question. The owners
30 of the land, Mid Coast Ventures LLC, have offered this land to the town at no cost. The land to the north is
31 owned by the railroad going down by the river, and the town owns the parcel adjacent to the land. The land is
32 valued at about \$16,000, and would bring in about \$320 on the new property tax rate. Mr. Micali stated it
33 will not be a financial burden on the town.

34
35 **MOTION made by Councilor Koenig and seconded by Councilor Healey to accept a donation of land**
36 **known as Tax Map 6E/008 to the Town of Merrimack, pursuant to RSA 31:95-e and Charter Article**
37 **8-15, and to authorize the Town Manager to sign any documents necessary.**

38 **MOTION CARRIES 6-0-0**

39
40 **Minutes**

41 Approve the minutes from the following Town Council meeting:

42 ♦ December 21, 2023

43
44 **MOTION made by Councilor M. Murphy and seconded by Councilor Healey to approve the minutes**
45 **from December 21, 2023 as amended.**

46 **MOTION CARRIES 6-0-0**



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MEETING INFORMATION

Date Submitted: January 2, 2024
Submitted by: Town Manager Paul T. Micali
Department: General Government
Speakers:

Date of Meeting: **January 11, 2024**
Time Required: 15 minutes
Background Info. Supplied: Yes: No:

CATEGORY OF BUSINESS (PLEASE PLACE AN "X" IN THE APPROPRIATE BOX)

Appointment:	<input type="checkbox"/>	Recognition/Resignation/ Retirement:	<input type="checkbox"/>
Public Hearing:	<input type="checkbox"/>	Old Business:	<input type="checkbox"/>
New Business:	<input checked="" type="checkbox"/>	Consent Agenda:	<input type="checkbox"/>
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REFERENCE (IF KNOWN)

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CONTACT INFORMATION

Name:	Paul T. Micali	Address:	6 Baboosic Lake Road
Phone Number:	603-424-2331	Email Address:	pmicali@merrimacknh.gov

APPROVAL

Town Manager: Yes No: Chair/Vice Chair: Yes No:

Hold for Meeting Date: _____

OWNER INFORMATION			SALES HISTORY			PICTURE
Date	Book	Page	Type	Price	Grantor	
08/10/2004	7296	72	UV 99		1 MOORES FALLS CO	
12/31/1900	N/A	N/A	UV 99		N/A	

LISTING HISTORY			NOTES				
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
							VACANT//UNDEV//BETWEEN RR TRACKS + RIVER; WF NO ACCESS; TOPO EST;

EXTRA FEATURES VALUATION						MUNICIPAL SOFTWARE BY AVITAR					
LAND VALUATION						MERRIMACK ASSESSING OFFICE					
Year	Building	Features	Land	PARCEL TOTAL TAXABLE VALUE		PARCEL TOTAL TAXABLE VALUE		PARCEL TOTAL TAXABLE VALUE		PARCEL TOTAL TAXABLE VALUE	
2022	\$ 0	\$ 0	\$ 16,300	\$ 16,300		\$ 16,300		\$ 16,300		\$ 16,300	
2023	\$ 0	\$ 0	\$ 16,300	\$ 16,300		\$ 16,300		\$ 16,300		\$ 16,300	
2024	\$ 0	\$ 0	\$ 16,300	\$ 16,300		\$ 16,300		\$ 16,300		\$ 16,300	

LAST REVALUATION: 2021					
Zone	INDUSTRIAL	Minimum Acreage	0.46	Minimum Frontage	125
Land Type	COM/TND	MERRIMACK RIVER	0.800 ac	50.000 wf	0.800 ac

PICTURE		OWNER		TAXABLE DISTRICTS		BUILDING DETAILS							
		MIDCOAST VENTURES LLC C/O CALLISTA JOE 29 ROBBINS AVE STOCKTON SPRINGS, ME 04981		District Merrimack Village	Percentage % 100	Model:							
		<table border="1"> <thead> <tr> <th colspan="2">PERMITS</th> </tr> <tr> <th>Date</th> <th>Permit ID Permit Type</th> </tr> </thead> <tbody> <tr> <td colspan="2">Notes</td> </tr> </tbody> </table>		PERMITS		Date	Permit ID Permit Type	Notes		Roof:		Bedrooms:	
PERMITS													
Date	Permit ID Permit Type												
Notes													
						Ext:		Baths:		Fireplaces:			
						Int:		Extra Kitchens:		Generators:			
						Floor:		A/C:					
						Heat:		Quality:					
						Com. Wall:		Stories:					
						Base Type:							

BUILDING SUB AREA DETAILS	
2021 BASE YEAR BUILDING VALUATION	

Year Built:	%
Condition For Age:	%
Physical:	
Functional:	
Economic:	
Temporary:	

