



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

RESULTS OF MERRIMACK PLANNING BOARD

TUESDAY, APRIL 19, 2016

Planning Board members present: Robert Best, Alastair Millns, Bill Boyd (Council Alternate), Desirea Falt, Vincent Russo and Alternate Nelson Disco.

Planning Board members absent: Michael Redding and Lynn Christensen.

Staff present: Community Development Director Tim Thompson, 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. and designated Nelson Disco to sit for Michael Redding.

2. Planning & Zoning Administrator's Report

The Board voted 6-0-0 to determine that the projects listed as items 4-7 are not of regional impact, on a motion made by Alastair Millns and seconded by Desirea Falt.

Chairman Best announced that item #3 would be heard after item #7.

- 4. BAE Systems Information I & E (applicant/owner) - Review for acceptance and consideration of a waiver of full site plan review to construct a 2,086 sf. addition and 9,417 sf. addition to the MER23 building at the BAE Systems campus. The parcel is located at 130 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 006.**

Applicant was represented by: Brian Jones, PE Allen & Major Associates; and Dennis Regan, BAE Systems.

The Board voted 6-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Nelson Disco.

The Board voted 6-0-0 to waive full site plan review, on a motion made by Alastair Millns and seconded by Bill Boyd.

There was no public comment.

The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Desirea Falt.

- 5. Meridian Land Services, Inc. (applicant) and North View Homes & Development, Inc. (owner) – Review for acceptance and consideration of Final Approval for a minor subdivision of one lot into four lots. The parcel is located at 190 Baboosic Lake Road in the R-3 (Residential) District. Tax Map 5B, Lot 045.**

Robert Best recused himself from discussing and voting on this item. Alastair Millns assumed the chair.

Applicant was represented by: Ken Clinton, President, Meridian Land Services, Inc.

The Board voted 5-0-0 to accept the application for review, on a motion made by Desirea Falt and seconded by Nelson Disco.

The Board voted 5-0-0 that a sidewalk waiver is not necessary, on a motion made by Nelson Disco and seconded by Desirea Falt.

Public comment was received from: Jack Rothman, 202 Baboosic Lake Road; Janice Tibbetts, 1 Marty Drive; Rose Burke, 3 Marty Drive; and Daniel Jaskiewicz, 15 Whispering Pines Lane.

The Board voted 4-1-0 to grant final approval, with conditions, on a motion made by Nelson Disco and seconded by Desirea Falt. Bill Boyd voted in the negative.

6. **Meridian Land Services, Inc. & North View Homes & Development, Inc. (applicants) and Lena Parker, Parker Family Revocable Trust & Lena Parker Revocable Trust (owners)** – Review for acceptance and consideration of Final Approval for a Lot Line Adjustment and minor subdivision of three lots into four lots. The properties are located at 258, 264 & 270 Baboosic Lake Road in the R-3 (Residential) District. Tax Map 6A, Lots 29, 29-2 & 30.

Robert Best returned to the Board and resumed as chair.

Applicant was represented by: Ken Clinton, President, Meridian Land Services, Inc.

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

The Board voted 6-0-0 that a sidewalk waiver is not necessary, on a motion made by Alastair Millns and seconded by Desirea Falt.

There was no public comment.

The Board voted 6-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.

7. **Meridian Land Services, Inc., North View Homes & Development, Inc., & Bernstein, Shur, Sawyer & Nelson, P.A. (applicants) and The Allen Swenson Real Estate Trust of 1999, The Barbara Swenson Real Estate Trust of 1999, Hampshire Ventures, Inc. & GFM Development, LLC (owners)** – Preliminary layout discussion (per Section 3.02 of the Merrimack Subdivision Regulations) of a 66-lot subdivision on four lots (originally part of the Greenfield Farms subdivision) located on Wire Road and Whispering Pines Lane in the R-1 (Residential) and Aquifer Conservation Districts and the 100-year Flood Hazard Area. Tax Map 7C, Lots 28, 30, 40 & 40-1.

Applicant was represented by: Ken Clinton, President, Meridian Land Services, Inc.

The Board voted 6-0-0 to authorize Keach-Nordstrom Associates, Inc., to be the peer review consultant for the Town on this project, commencing once a formal application is submitted for review by the applicant, on a motion made by Bill Boyd and seconded by Alastair Millns.

Public comment was received from: Shannon Rand, 1 Blair Road; Richard Comeau, 18 Whispering Pines Lane; Rhianne Berrigan, 4 Bryant Circle; Doug McCaffery, 20 Whispering Pines Lane; Daniel Jaskiewicz, 15 Whispering Pines Lane; Paul Pelsinski, 132 Wire Road; Tammy Carlson, 14 Blair Road; John Rennie, 130 Wire Road; Elizabeth and John Griffith, 2 Dodier Court; Eric Hanscom, 5 Dodier Court; Phil Knotts, 127 Wire Road; Frances Donahue, 3 Blair Road; and Bill Hebel, 153 Wire Road.

3. Zoning Ordinance Amendments Workshop

This agenda item was taken up after agenda item #7.

Discussion only.

a. Accessory Dwelling Units

b. Signs (in response to Reed v. Gilbert SCOTUS Case)

c. “Redevelopment Overlay” for underutilized parcels

8. Discussion/possible action regarding other items of concern

Discussion only.

9. Approval of Minutes – April 5, 2016

The minutes of April 5, 2016, were approved with one change, by a vote of 4-0-2 on a motion made by Alastair Millns and seconded by Desirea Falt. Robert Best and Bill Boyd abstained.

10. Adjourn

The meeting adjourned at 10:37 p.m., by a vote of 6-0-0, on a motion made by Alastair Millns and seconded by Bill Boyd.