



Town of Merrimack, New Hampshire

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD TUESDAY, APRIL 21, 2015

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Lynn Christensen, Desirea Falt, and Alternates Nelson Disco and Jeff Sebring.

Planning Board member absent: Michael Redding.

Staff present: Community Development Director Tim Thompson and Recording Secretary Zina Jordan.

1. Call to Order.

Robert Best called the meeting to order at 7:30 p.m. and designated Jeff Sebring and Nelson Disco to sit for Michael Redding and the vacant full member position, respectively.

2. Planning & Zoning Administrator's Report.

None.

3. Keach-Nordstrom Associates, Inc. (applicant) and Valleyview Revocable Trust, Carol Maggio, Trustee (owner) – Discussion and possible action regarding a request for a reinstatement of conditional final approval and a six-month extension for compliance with conditions of an approval granted by the Planning Board on July 23, 2013, and July 8, 2014, to subdivide one lot into two single-family residential lots located at 15 Valleyview Drive in the R (Residential) District. Tax Map 5C, Lot 142.

The Board voted 6-1-0 to continue this item to May 19, 2015, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Lynn Christensen and seconded by Tom Koenig. Alastair Millns voted in the negative.

4. Old Blood Properties, LLC. and Joseph K. and Mary El Kareh (co-applicants/co-owners) – Review for consideration of Final Approval of an application for a cluster subdivision proposing 72 cluster residential lots and 4 open space lots located at Old Blood Road in the R-1 (Residential) District. Tax Map 5B, Lots 001-01, 002, 003, 003-01, 005, 006, 007, 008, 009 and 231. *This item is continued from the December 16, 2014, January 6, 2015, January 20, 2015, February 17, 2015, and March 17, 2015 Planning Board meetings.*

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

Public comment was received from: Rebecca Statz, 11 Bradford Drive; and Laurette Cillo, 26 McElwain Street.

The Board voted 7-0-0 to continue this item to May 19, 2015, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Desirea Falt and seconded by Alastair Millns.

- 5. Anheuser-Busch, LLC. (applicant/owner)** – Review for acceptance and consideration of Final Approval for a site plan to construct three building additions totaling 55,100 s.f. and associated site improvements at the existing brewery. The site is located at 221 D.W. Highway in the I-1 (Industrial), Aquifer Conservation Districts and 100-year and 500-year Flood Hazard Areas. Tax Map 3D, Lot 031.

Applicant was represented by: Greg Kapp, Resident Engineer, Anheuser-Busch, LLC; Tom Zajac, Civil Engineer, Hayner/Swanson, Inc.; and Tom Jokerst, General Manager Anheuser-Busch, LLC.

The Board voted 7-0-0 to accept the application for review, on a motion made by Alastair Millns and seconded by Lynn Christensen.

The Board voted 7-0-0 to waive the requirements of Sections 7.05.D.4 and 7.05.D.15 – Boundary and Topographic Survey - of the Site Plan Regulations, on a motion made by Nelson Disco and seconded by Tom Koenig.

The Board voted 7-0-0 to waive the requirements of Section 10.01 – Landscape Plan - and Section 11.04(2) – Illumination Plan – of the Site Plan Regulations, on a motion made by Alastair Millns and seconded by Desirea Falt.

The Board voted 7-0-0 to waive the requirements of Section 7.05(D)(19) – Sidewalks – of the Site Plan Regulations, on a motion made by Desirea Falt and seconded by Lynn Christensen.

There was no public comment.

The Board voted 7-0-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Nelson Disco.

6. Discussion/possible action regarding other items of concern.

- Preliminary discussion of soils information for potential ordinance amendments (as requested by Pete Gagnon)

Rescheduled for May 19, 2015.

6. Approval of Minutes – April 7, 2015.

The minutes of April 7, 2015, were approved, with changes, by a vote of 5-0-2, on a motion made by Lynn Christensen and seconded by Alastair Millns. Desirea Falt and Jeff Sebring abstained.

7. Adjourn.

The meeting adjourned at 9:25 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Jeff Sebring.