



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: May 15, 2015

To: Robert Best, Chairman, & Members, Planning Board

From: Timothy J. Thompson, AICP, Community Development Director

Subject: **Regional Impact Recommendation – Madi Choueiri Site Plan & Merrimack Premium Outlets Subdivision**

As discussed at the 12/2/14 meeting, please find this memo as the staff recommendation on the Regional Impact determination for the Madi Choueiri Site Plan & Merrimack Premium Outlets Subdivision. Please review this under the “Planning & Zoning Administrator’s Report” portion of the agenda.

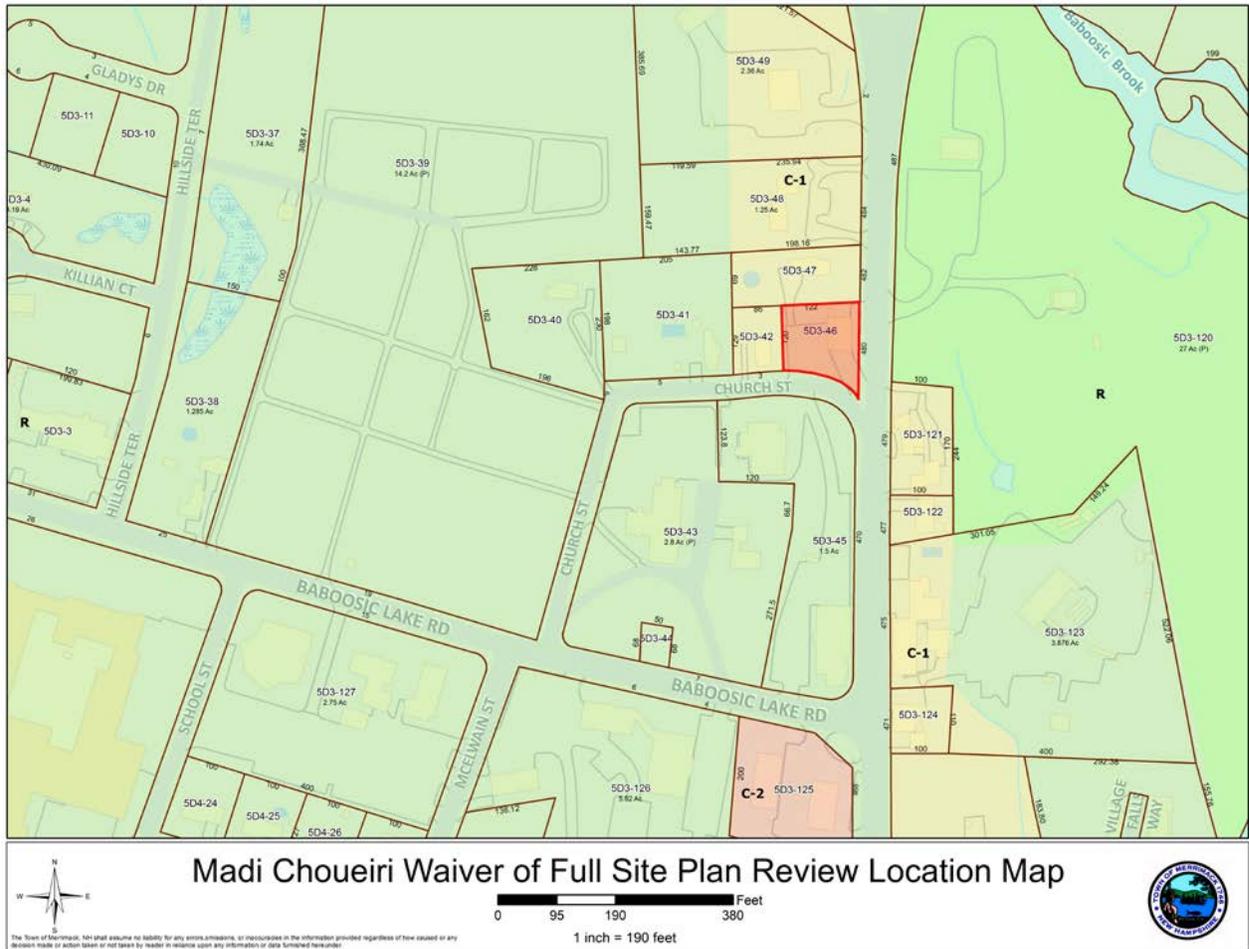
As a reminder, the general criteria considered by staff in making this recommendation are:

- *Is the proposed development directly adjacent to a municipal boundary?*
- *Is the proposed development located within 1,000 feet of any aquifer or surface waters that transcend municipal boundaries **and** there will be either a large water withdrawal (defined as 57,600 gallons by NHDES) **or** there will be indoor, outdoor, or underground storage of chemicals or other potential pollutants?*
- *Is the proposed development creating a new road or a point of access between municipalities?*
- *Is the project a proposed non-residential development that will generate 500 or more vehicle trips per day into an adjacent community as determined by the most recent published version of the ITE Trip Generation Manual?*
- *Is the proposed development of 100 or more residential dwelling units where any portion of the development is within 1,000 feet of a municipal boundary?*
- *Is the proposed development anticipated to have emissions such as light, noise, smoke, odors, or particles that may impact a neighboring community?*

Project Summary:

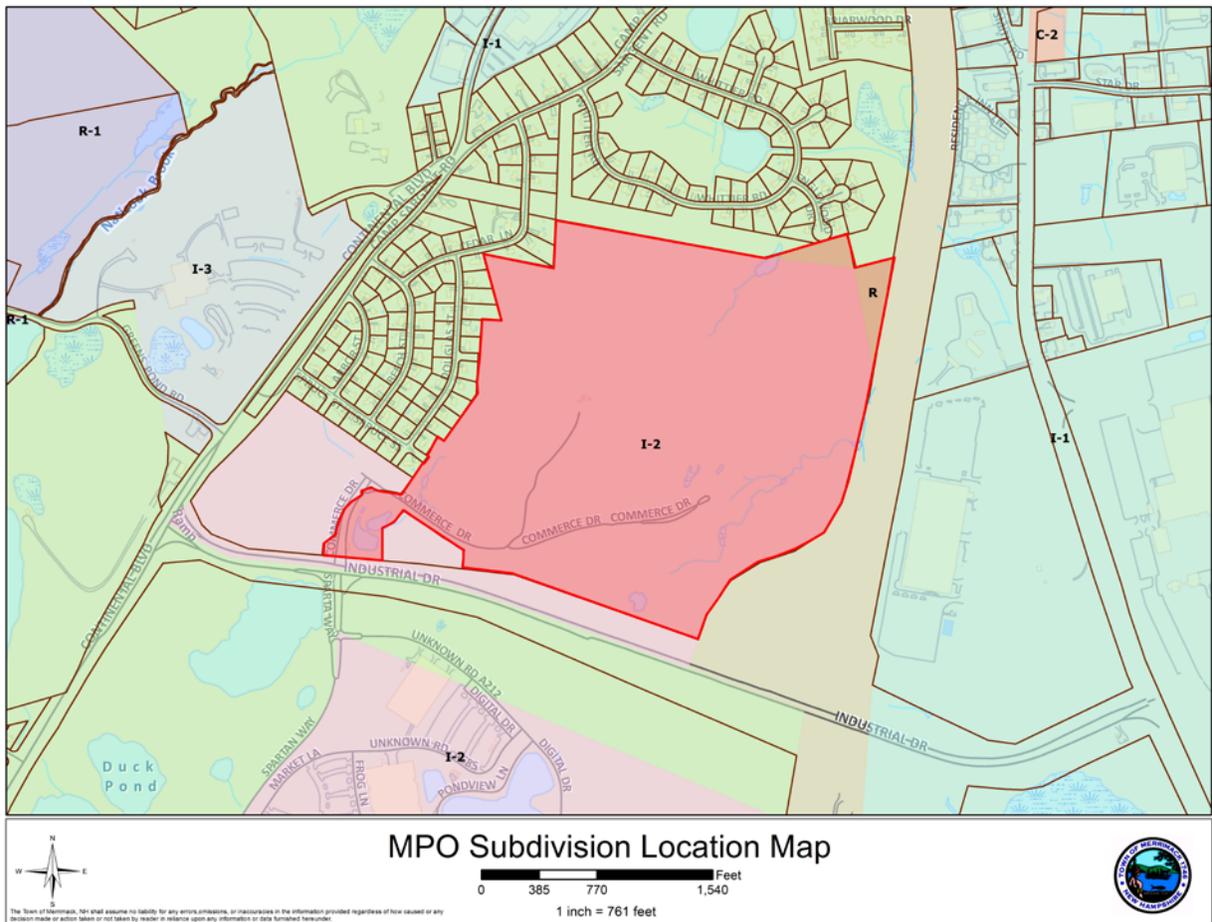
Madi Choueiri (applicant/owner) – Review for acceptance and consideration of Final Approval for a waiver of full site plan for a restaurant located at 480 D.W. Highway in the C-1 (Limited Commercial), Elderly Overlay and Aquifer Conservation Districts. Tax Map 5D-3, Lot 046.

The project proposes to re-use the building at 480 DW Highway as a restaurant and requests a waiver of full site plan review.



Merrimack Premium Outlets, LLC. (applicant/owner) – Review for acceptance and consideration of Final Approval of an application for a minor subdivision of one lot into two lots. The parcel is located at 80 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Disticts and Wellhead Protection Area. Tax Map 3C, Lot 191-1.

The project proposes to subdivide the MPO parcel into 2 distinct lots for financing purposes (this was authorized by a variance granted in June 2013). The subdivision will allow MPO to move forward in the coming months with a site plan for Phase II of the project, which we anticipate would be for the construction of approximately 100,000 square feet of additional retail space (a regional impact determination for the site plan will take place at the time it is submitted. It is important to note that the subdivision will not permit any construction to take place until the site plan is approved later).



Recommendation:

Staff recommends that the Board **determine that the projects are not of Regional Impact**, as they does not meet the criteria discussed by the Board on 12/2/14.

- cc: Jillian Harris, AICP, Planning & Zoning Administrator
- Donna Pohli, Assistant Planner
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