



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

Date: August 11, 2015

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

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

Subject: **Regional Impact Recommendation – Pennichuck Subdivision & Site Plan**

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

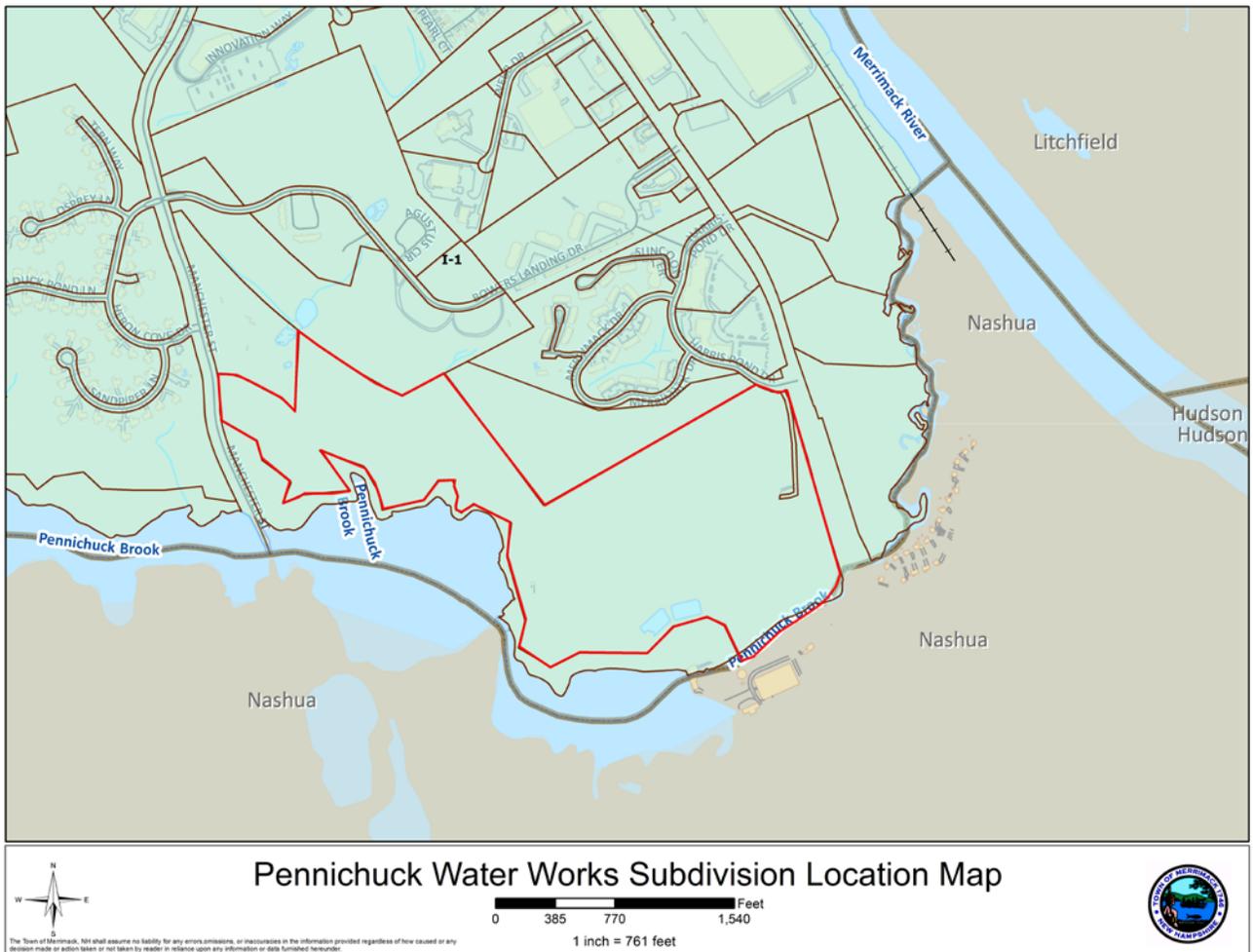
As a reminder, the general criteria considered by staff in making this recommendation are:

- *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:

Pennichuck Water Works, Inc. (applicant) and Southwood Corporation (owner) – Review for consideration of Final Approval of an application for a 2-lot subdivision. The parcel is located at 16 Daniel Webster Highway and Manchester Street in the I-1 (Industrial), Aquifer Conservation Districts and 100-year and 500-year Flood Hazard areas. Tax Map 1D, Lot 001.

The project proposes to subdivide the existing 85.49 acre parcel into 2 lots, one of 7.591 acres (for the development of the parcel for a site plan, see next page) and the remaining lot to be 77.9 acres.



Pennichuck Water Works, Inc. (applicant) and Southwood Corporation (owner) – Review for consideration of Final Approval of an application for site plan review to construct a 32,300 s.f. water distribution facility. The parcel is located at 16 Daniel Webster Highway and Manchester Street in the I-1 (Industrial), Aquifer Conservation Districts and 100-year and 500-year Flood Hazard areas. Tax Map 1D, Lot 001.

The project proposes to construct a 32,300 square foot distribution facility for Pennichuck Water Works, Inc. on the proposed 7.2 acre lot proposed in the accompanying subdivision project. The facility would replace the existing Pennichuck Distribution facility currently located in the City of Nashua (on Will St.), and is anticipated to house approximately 40 employees.



Recommendation:

Staff recommends that the Board **determine that the both projects are not of Regional Impact**. Staff does note that both projects are adjacent to the Nashua City Line (the land on the Nashua side of the line is also owned by Southwood/Pennichuck). Despite the location within 1,000 feet of a municipal boundary Staff does not believe that these projects rise to the level of requiring regional impact notifications. The Board can use discretion in these determinations and determine that the projects are not of regional impact.

If the Board disagrees with Staff, and does determine that the either or both of the projects are of regional impact, Staff would follow the statutory protocols for notification of the City of Nashua and the Nashua Regional Planning Commission.

cc: Jillian Harris, AICP, Planning & Zoning Administrator
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