



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, May 1, 2012

Town Hall Meeting Room, West Wing, Second Floor (Former Courtroom)

7:30 p.m.

Planning Board members present: Robert Best, Alastair Millns, John Segedy, Nelson Disco, Tom Koenig, Michael Redding, Alternate Pete Gagnon, and Alternate Stanley Bonislawski.

Community Development staff: Planning & Zoning Administrator Nancy Larson and Recording Secretary Dawn MacMillan.

1. Call to Order.

Robert Best called the meeting to order at 7:30 p.m., and designated Stanley Bonislawski to sit for Lynn Christensen.

2. Planning & Zoning Administrator's Report.

Discussion only.

3. Thurloe Kensington Corporation (applicant) & Merrimack Premium Outlets, LLC (owner) – Review for Acceptance and consideration of Final Approval of an application proposing construction of a commercial development consisting of three restaurants in a single building (70-seat, 2,514 sf; 70-seat, 2,906 sf; 50-seat, 1,765 sf. with drive-thru window) and a 4,515 sf bank with drive-thru window in a separate building. The parcel is located in the I-2 (Industrial) and Aquifer Conservation Districts at Premium Outlets Boulevard. Tax Map 3C, Lot 191-3.

Applicant was represented by: Gordon Leedy, VHB, Inc.

There was no public comment.

The Board voted 7-0-0 to continue this item to May 15, 2012, in the Town Hall Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Michael Redding.

4. History Framed, LLC. (Applicant) & Lumitron, LLC. (Owner) - Review for Acceptance and consideration of Final Approval of an application requesting a retail use in the I-1 (Industrial) and Aquifer Conservation Districts, located at Riverside Business Park, 25 Depot Street, Merrimack, NH. Tax Map 6E-1, Lot 060-025.

Applicant was represented by: Kathy Sullivan, Esq., Wadleigh, Starr & Peters

The Board voted 7-0-0 to accept the application for review, on a motion made by John Segedy and seconded by Nelson Disco.

Public comment was received from: Raymond Pouliot, Riverside Christian Church & representative for Board of Directors, 31 Depot Street.

The Board voted 7-0-0 to waive the parking requirements of Section 7.01, Table I on a motion made by Nelson Disco and seconded by John Segedy.

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

5. **Cuoco & Cormier Engineering Associates (Applicant) & Edward & Cheryl Keeler (Co-Owners) & Daniel P. Johnson & Linda Sobel (Co-Owners)** - Review for Acceptance and consideration of Final Approval of an application proposing a Lot Line Adjustment between the properties located at 314 & 316 Baboosic Lake Road, Merrimack, NH. Tax Map 6A-2, Lots 149 & 150.

Applicant was represented by: Peter Weeks, Cuoco & Cormier Engineering Associates, Inc.

The Board voted 7-0-0 to accept the application for review, on a motion made by John Segedy and seconded by Nelson Disco.

There was no public comment.

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

6. **dlb's Flip City, Inc. (Applicant) & Lumiton, LLC. (Owner)** – Review for Acceptance and consideration of Final Approval of an application requesting a commercial gym in the I-1 (Industrial) and Aquifer Conservation Districts, located at Riverside Business Park, 33 Depot Street, Merrimack, NH. Tax Map 6E-1, Lot 060-033.

Applicant was represented by: Robert B. Welts, Esq.

The Board voted 7-0-0 to accept the application for review, on a motion made by John Segedy and seconded by Nelson Disco.

The Board voted 7-0-0 to grant a waiver of full site plan review on a motion made by John Segedy and seconded by Nelson Disco.

Public comment was received from: Raymond Pouliot, Riverside Christian Church & representative for Board of Directors, 31 Depot Street.

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

7. **Maintenance Bond Waiver Request for Holts Landing right of way improvements** – Public Works Department recommends that the maintenance bond be waived and proposes Planning Board recommend acceptance of the 1,433 linear foot roadway by Town Council.

There was no public comment.

The Board voted 7-0-0 to waive the maintenance bond and request staff to work to remove the obligation for a bond to be required when called from the original developer, on a motion made by Alastair Millns and seconded by John Segedy.

The Board voted 6-1-0 to recommend Council acceptance of the 1,433 linear foot roadway, on a motion made by Alastair Millns and seconded by Nelson Disco. Tom Koenig voted in the negative.

8. Discussion and possible action regarding other items of concern.

Discussion only.

9. Approval of Minutes.

None.

10. Adjourn.

The meeting adjourned at 9:00 p.m., by a vote of 7-0-0, on a motion made by John Segedy and seconded by Alastair Millns.