



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, November 13, 2012

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

7:30 p.m.

Planning Board members present: Robert Best, Alastair Millns, Tom Koenig (arrived 7:40 p.m.), Michael Redding (left 8:40 and returned 8:43 p.m.), Lynn Christensen, Stanley Bonislawski, Desirea Falt (arrived 7:32 p.m.).

Planning Board members absent: Alternates Nelson Disco, Pete Gagnon and Matthew Passalacqua.

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

1. Call to Order.

Chairman Best called the meeting to order at 7:30 p.m.

2. Announcements.

Chairman Best announced the next Planning Board and Master Plan Steering Committee meetings for December 4 and 11, 2012, respectively.

Desirea Falt arrived at 7:32 p.m.

3. Planning & Zoning Administrator's Report.

Discussion only.

4. Cloud K9, LLC., c/o Laura Federspiel (applicant) and Leo & Aline Fortier (owners) – Review for Acceptance and Final Approval of an application requesting a waiver of full site plan review to permit a change of use to convert approximately 1,545 s.f. of first floor retail space (formerly Paul's Cleaners; Unit 1 & Ryly's Gourmet; Unit 2) to Cloud K9, a business offering grooming, home-based boarding & daycare services for dogs, and a portion of the upstairs (Unit 4) to office and storage space for Cloud K-9. The parcel is located at 385 D.W. Highway and lies within the C-1 (Limited Commercial) and Aquifer Conservation Districts. Tax Map 4D-3, Lot 090.

Applicant was represented by: Mark Roy, Realtor, Elm Grove Real Estate; and Laura Federspiel, Applicant, Owner of Cloud K9.

Tom Koenig arrived at 7:40 p.m.

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 full site plan review, on a motion made by Lynn Christensen and seconded by Alastair Millns.

Public comment was received from: Paul Fortier, Owner, Paul's Cleaners, 385 D.W. Highway.

The Board voted 5-2-0 to grant final approval, with conditions, on a motion made by Alastair Millns and seconded by Lynn Christensen. Tom Koenig and Stanley Bonislowski voted in the negative.

- 5. Valleyview Drive Revocable Trust (applicant/owner)** – Review for Acceptance and consideration of Final Approval of a subdivision application proposing to subdivide one lot into a total of three residential lots. The property is located at 15 Valleyview Drive and lies within R (Residential) District. Tax Map 5C, Lot 142.

At applicant's request, the Board voted 7-0-0 to postpone this item to December 4, 2012, in the Matthew Thornton Room, at Town Hall, at 7:30 p.m., on a motion made by Lynn Christensen and seconded by Desirea Falt.

- 6. Two-Year Maintenance Bond Release Request for Greenfield Farms – Phase XII, Public Works Department** recommends the release of the \$102,762.00 two-year maintenance bond. *Michael Redding left at 8:40 p.m.*

The Board voted 6-0-0 to release the Greenfield Farms – Phase XII \$102,762.00 two-year maintenance bond, on a motion made by Lynn Christensen and seconded by Tom Koenig.

- 7. Recommended** road acceptance for Portside Drive (part of the Holts Pond Estates subdivision), in accordance with Section 5.01.1(f) of the Subdivision Regulations.

The Board voted 5-0-1 to recommend acceptance of Portside Drive to Town Council, on a motion made by Lynn Christensen and seconded by Alastair Millns. Tom Koenig abstained.

- 8. Portside Drive Bond Release** – Discussion/possible action regarding the release of performance bond for Portside Drive, subject to the posting of a maintenance bond.

Michael Redding returned to the Board at 8:43 p.m.

The Board voted 7-0-0 to release the \$395,872.00 performance bond subject to posting of \$39,587.00 two-year maintenance bond, on a motion made by Lynn Christensen and seconded by Alastair Millns.

- 9. Discussion of Proposed Amendments to the Parking Regulations.**

The Board voted 7-0-0 to thank staff for its considerable effort on the document and to hold a public hearing, on a motion made by Alastair Millns and seconded by Lynn Christensen.

- 10. Discussion and possible action regarding other items of concern.**

Discussion only.

- 11. Approval of Minutes.**

The minutes of September 25, 2012, were approved, with changes, by a vote of 7-0-0, on a motion made by Stanley Bonislowski and seconded by Desirea Falt.

The minutes of October 16, 2012, were approved, with changes, by a vote of 7-0-0, on a motion made by Stanley Bonislowski and seconded by Alastair Millns.

- 12. Adjourn.**

The meeting adjourned at 9:20 p.m., by a vote of 7-0-0, on a motion made Alastair Millns and seconded by Stanley Bonislowski.