



# Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

[www.merrimacknh.gov](http://www.merrimacknh.gov)

Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD

Tuesday, August 6, 2013

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

7:30 p.m.

**Planning Board members present: Robert Best, Alastair Millns, Tom Koenig, Michael Redding, Lynn Christensen, Stanley Bonislowski and Alternate Nelson Disco.**

**Planning Board members absent: Desirea Falt and Alternate Matthew Passalacqua.**

**Community Development Director Tim Thompson and Recording Secretary Zina Jordan.**

### 1. Call to Order.

*Chairman Best called the meeting to order at 7:00 p.m. and designated Nelson Disco to sit for Desirea Falt.*

### 2. Planning & Zoning Administrator's Report.

*Discussion only.*

*Item 3, Public Hearing for the adoption of the 2013 Master Plan, was taken up after item 5, Northview Homes & Development, Inc. (applicant) and Carl A. Quimby Revocable Trust & Larry Kittle (owners).*

### 4. XTL, Inc. (applicant) and Sam A. Tamposi, Harold Watson, Benjamin M. Bosowski, Jeffrey & Jessica Clegg (owners) – Discussion and possible action regarding a request for an extension of six-month limit for compliance with conditions of final subdivision plan approval granted by the Planning Board on February 5, 2013, and amendments to the previously approved subdivision plan, located at Mast Road in the I-1 (Industrial) & Aquifer Conservation Districts. Tax Map 2D, Lot 021.

*Robert Best recused himself from discussing and voting on this item and passed the gavel to Secretary Alastair Millns to chair the Board for this item.*

*Applicant was represented by: Robert Baskerville and Katie Weiss, Bedford Design Consultants.*

*The Board voted 6-0-0 to extend the approval for the plans approved on February 5, 2013 for an additional six-months, on a motion made by Stanley Bonislowski and seconded by Tom Koenig.*

*There was no public comment.*

*A motion made by Michael Redding and Tom Koenig to amend the previously approved subdivision plan, with conditions, failed, by a vote of 3-3-0. Alastair Millns, Lynn Christensen and Nelson Disco voted in the negative.*

*After further discussion, the Board voted 4-1-1 to amend the previously approved subdivision plan, with conditions, on a motion made by Michael Redding and seconded by Tom Koenig. Lynn Christensen voted in the negative; Alastair Millns abstained.*

5. **Northview Homes & Development, Inc. (applicant) and Carl A. Quimby Revocable Trust & Larry Kittle (owners)** – Review for Acceptance of an application proposing to consolidate and re-subdivide three lots into thirteen lots, located at 164 Amherst Road, 8 Pollard Road, and an unnumbered parcel in the R-1 (Residential), and Aquifer Conservation Districts. Tax Map 4B, Lots 146, 146-1 and 152-1. The application also proposes a lot line adjustment between 166 Amherst Road (Tax Map 4B, Lot 145) and 164 Amherst Road (Tax Map 4B, Lot 146).

*Robert Best returned to the Board.*

*Applicant was represented by: Ken Clinton, Meridian Land Services; and John Tenhave, Northview Homes & Development, Inc.*

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

*The Board voted 7-0-0 to waive the requirements of Section 4.12(b) – Street Grades - Maximum Slope of Road – of the Subdivision Regulations – on a motion made by Alastair Millns and seconded by Lynn Christensen.*

*The Board voted 7-0-0 to waive the requirements of Section 4.12(c) – Street Grades – Maximum Cul-de-Sac Length – of the Subdivision Regulations - subject to approval by the Fire Department and Public Works Department, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

*The Board voted 7-0-0 to waive the requirements of Section 4.12(d) – Street Grades – Maximum Slope of Road Approaching an Intersection – of the Subdivision Regulations – on a motion made by Alastair Millns and seconded by Nelson Disco.*

*The Board voted 7-0-0 to waive the requirements of Section 4.18(b) – Right-of-Way Work – Maximum Grading of Side Slopes – to be limited only to ledge cuts, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

*There was no public comment.*

*At the applicant's request, the Board voted 7-0-0 to postpone this item to September 10, 2013, in the Matthew Thornton Meeting Room, at 7:30 p.m., on a motion made by Alastair Millns and seconded by Michael Redding.*

*The Board took a five-minute break from 8:50-8:55 p.m.*

3. **Public Hearing for the adoption of the 2013 Master Plan.**

*Testimony was received from: Gordon Leedy, Managing Director Land Development, Vanasse Hanagen Brustlin, Inc. and Tim Thompson, Community Development Director.*

*There was no public comment.*

*The Board voted 7-0-0 that the Planning Board conditionally adopt the Master Plan, pending final resolution of minor changes and that the final formatted document be returned to the Board at a future meeting, on a motion made by Stanley Bonislowski and seconded by Lynn Christensen.*

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

*Discussion only.*

**7. Approval of Minutes – July 9, 2013.**

*The minutes of July 9, 2013, were approved, with changes, by a vote of 5-0-2, on a motion made by Lynn Christensen and seconded by Alastair Millns. Stanley Bonislowski and Nelson Disco abstained.*

*The minutes of the August 3, 2013 site walk, were approved with one change, by a vote of 4-0-3, on a motion made by Lynn Christensen and seconded by Michael Redding. Tom Koenig, Stanley Bonislowski and Nelson Disco abstained.*

**8. Adjourn.**

*The meeting adjourned at 9:55 p.m., by a vote of 7-0-0, on a motion made by Alastair Millns and seconded by Lynn Christensen.*