



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## MERRIMACK PLANNING BOARD AGENDA

TUESDAY, FEBRUARY 6, 2024

MATTHEW THORNTON ROOM

6:30 P.M.

### 1. Call to Order

### 2. Consent Agenda

- a. Extension Request: Thomas More College Site Plan Amendment (Case #PB2021-23)
- b. Extension Request: Anheuser-Busch Waiver of Full Site Plan Review (Case #PB 2022-05)
- c. Extension Request: Vault Motor Storage Site Plan Amendment (Case #PB2023-01)
- d. Regional Impact Determinations

### 4. LMG Merrimack, LLC (applicant/owner) – Continued review for acceptance and consideration of a two-lot subdivision, with one lot to contain an existing utility tower and associated building and the other lot to contain a 100,115 square foot industrial building & its associated site improvements, currently under construction. The parcel is located at 4 Harris Pond Drive in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 1D, Lot 1-6. Case # PB 2024-01. *This item is continued from the January 16, 2024 Planning Board Meeting.*

### 3. Keith Curran (applicant) and Gleason Co. LLC (owners) – Continued review for acceptance and final approval of a site plan to construct a 7,650 s.f. manufacturing building with associated office space & other associated site improvements. The parcel is located at 63 Turbine Way in the I-1 (Industrial), Aquifer Conservation, Elderly Housing Overlay, and Town Center Overlay Districts. Tax Map 5D-1, Lot 5-1. Case #PB2024-02. *This item is continued from the January 16, 2024 Planning Board Meeting.*

### 4. John Flatley Company (applicant/owner) – Continued consideration of an amendment of a previously approved site plan to modify the project's phasing to allow up to a maximum of three units in the first building (out of three total proposed buildings) to be occupied prior to the completion of any off-site improvements. The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 6E Lot 3-4. Case #PB 2024-03. *This item is continued from the January 16, 2024 Planning Board Meeting.*

### 5. FPL, LLC (applicant/owner) – Continued conceptual discussion regarding a potential lot line adjustment. The parcels are located at 427 & 429 Daniel Webster Highway, and an unnumbered parcel off Railroad Avenue in the C-2 (Commercial), I-1 (Industrial), Aquifer Conservation, Town Center, and Elderly Housing Overlay Districts. Tax Map 5D-4 Lots 75, 76 & 78. Case #PB 2024-04. *This item is continued from the January 16, 2024 Planning Board Meeting.*

### 6. Planning & Zoning Administrator's Report/Discussion/possible action regarding other items of concern

### 7. Approval of Minutes — December 19, 2023 & January 16, 2024

## **8. Adjourn**

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M. ***If this meeting is cancelled due to inclement weather, all of the above-listed agenda items will be taken up on February 20, 2024.***

**(Posted January 26, 2024)**