



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, MAY 7, 2024

MATTHEW THORNTON ROOM

6:30 P.M.

1. **Call to Order**
2. **Annual Meeting – Election of Officers & Review of Rules of Procedure**
3. **Consent Agenda**
 - a. Regional Impact Determinations
4. **Town of Merrimack (applicant)** – Non-binding public hearing under RSA 674:54 to review a proposed modification to an existing personal wireless service facility. The parcel is located at 10 Whitetail Ridge in the R-1 (Residential, by map) District. Tax Map 4A, Lot 23.
5. **FPL, LLC (applicant/owner)** – Request for approval of an application for a lot line adjustment. The parcels are located at 425 & 429 Daniel Webster Highway, and an unnumbered parcel located off Railroad Avenue in the C-1 (Limited Commercial), C-2 (General Commercial), I-1 (Industrial), Aquifer Conservation, Town Center Overlay and Elderly Housing Overlay Districts. Tax Map 5D-4, Lots 75, 77 & 78. Case #PB2024-11.
6. **Strategic Acquisitions and Real Estate Holdings, LLC. (applicant/owner)** – Request for approval of an application for a waiver of full site plan review regarding a change of use to a contractor's yard. The parcel is located at 658 Daniel Webster Highway in the C-2 (General Commercial) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 6E-2, Lot 13. Case #PB2024-07.
7. **Jon Rokeh (applicant) and 526 DW, LLC (owners)** – Request for approval of a waiver of full site plan review for a 9,900 square foot building addition. The parcel is located at 526 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. Tax Map 5D-2, Lot 001. Case #PB2024-09.
8. **Merrimack Parcel A, LLC c/o Thomas Monahan (applicant/owner)** – Request for approval of an amended site plan for a mixed use development in accordance with the Merrimack Park Place Mixed Use Conditional Use Permit. The proposal calls for a 100-room hotel, an approximately 19,500 square foot two-story mixed use building containing restaurant, commercial & office space, and a 178 multifamily residential unit building. The parcels are located at 1, 2 & 4 Lexington Court in the I-2 (Industrial) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lots 191-2U2-191-2U4. Case # PB2024-10.

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

10. Approval of Minutes — April 16, 2024

11. 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 for any reason, all of the above-listed agenda items will be taken up on May 21, 2024.*

(Posted May April 26, 2024)