



Town of Merrimack, New Hampshire

Community Development Department
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Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD

Agenda for Tuesday, July 21, 2015

Matthew Thornton Meeting Room, West Wing, Second Floor

7:30 P.M.

1. **Call to Order.**
2. **Planning & Zoning Administrator's Report.**
3. **Button Homes, LLC. (applicant) and Donna Kazmirchuk (owner)** – Request to amend previously granted conditional approval from the April 7, 2015 Planning Board for a minor subdivision of one lot into two single-family residential lots located at 71 Bedford Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 6D, Lot 090. *This item is continued from the June 2, 2015 Planning Board meeting.*
4. **John J. Flatley Company (applicant/owner)** – Review for acceptance and consideration of Final Approval of an application for a site plan to construct 240 multi-family residences, clubhouse, and associated parking and drainage improvements, per the requirements of the Flatley mixed use Conditional Use Permit. The parcels are located at # 645, 673, 685, 703 and 707 D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05 & 003-06. *This item is continued from the June 16, 2015 Planning Board meeting.*
5. **Edgebrook Heights, LLC. Wigston Properties, LLC and Q. Peter Nash 1987 Rev. Trust I (co-applicants/co-owners)** – Review for consideration of a six month extension of a previously approved Conditional Use Permit to permit a future mixed-use development consisting of retail, office, multi-family residential and assisted living. Parcels are located at # 1, 37, 39, 55 and an unnumbered parcel, D.W. Highway in the I-1 (Industrial), Aquifer Conservation and Flood Hazard Conservation Districts. Tax Map 1E, Lots 004-01 & 004-02 and Tax Map 2E, Lots 006-02, 007 & 008.
6. **Keach-Nordstrom Associates, Inc. (applicant) and Valleyview Revocable Trust, Carol Maggio, Trustee (owner)** – Reconsideration of the Planning Board's June 16, 2015 decision to deny applicant's request to reinstate conditional final approval and a six month extension for compliance with conditions of an approval granted by the Planning Board on July 23, 2013 and July 8, 2014 to subdivide one lot into two single-family residential lots located at 15 Valleyview Drive in the R (Residential) District. Tax Map 5C, Lot 142.
7. **Home Health & Hospice Care (applicant/owner)** – Review for Acceptance and consideration of Final Approval for a waiver of full site plan review for a proposed parking lot expansion for an existing two story office building. The parcel is located at 7 Executive Park Drive in the C-2 (General Commercial), Aquifer Conservation District and 100/500 year Flood Hazard Areas. Tax Map 4D, Lot 071.
8. **Discussion/possible action regarding other items of concern.**
9. **Approval of Minutes – July 7, 2015.**
10. **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 (Former Courtroom) 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.

(Posted: July 10, 2015)