



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 for Tuesday, July 21, 2015

Matthew Thornton Meeting Room, West Wing, Second Floor

7:30 P.M.

(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)

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. – Applicant has requested a continuance to August 18, 2015***
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 to website: July 16, 2015)