



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 19, 2016
MATTHEW THORNTON ROOM
7:00 P.M.**

1. **Call to Order.**
2. **Planning & Zoning Administrator's Report.**
3. **Chad E. Branon, P.E. of Fieldstone Land Consultants for Red Oak Property Management, Inc. (applicant) and Turkey Hill Road 136 Trust (owner) –** Continued review for acceptance and consideration of Final Approval for a subdivision of one lot into two lots. The parcel is located at 136 Turkey Hill Road in the R (Residential) and Aquifer Conservation Districts. Tax Map 4C, Lot 386. **This agenda item is continued from the June 7, 2016 meeting.**
4. **Joseph Mitchell, Esquire (applicant) and Nikolaos Doulamis (owner) –** Review for acceptance and consideration of a waiver of full site plan to convert a single family residence to a multi-family residence. The parcel is located at 565 D.W. Highway in the C-1 (Limited Commercial), Aquifer Conservation District, Elderly Housing Overlay Districts, and Wellhead Protection Area. Tax Map 6D-1, Lot 123.
5. **Cellco Partnership dba Verizon Wireless c/o McLane Middleton, P.A. (applicant) and Merrimack Village District (owner) –** Review for acceptance and consideration of Final Approval for a site plan to construct a Telecommunications tower. The parcel is located off of Turkey Hill Road in the R (Residential) District. Tax Map 5C, Lot 004.
6. **Eric C. Mitchell & Associates Inc. (applicant) and Charles Morgan (owner) –** Review for acceptance and consideration of Final Approval for a modification to a previously approved site plan to revise a sidewalk location and easement. The parcel is located at 526 D.W. Highway in the C-2 (Commercial) and Aquifer Conservation Districts, Wellhead Protection Area, 100-year and 500-year Flood Hazard Areas. Tax Map 5D-2, Lot 001.
7. **Meridian Land Services, Inc., North View Homes & Development, Inc., & Bernstein, Shur, Sawyer & Nelson, P.A. (applicants) and Greenfield Management, LLC. (owners) –** Review for acceptance and consideration of Final Approval for a 66-lot cluster subdivision on four lots (originally part of the Greenfield Farms subdivision) located on Wire Road and Whispering Pines Lane in the R-1 (Residential) and Aquifer Conservation Districts and the 100-year Flood Hazard Area. Tax Map 7C, Lots 28, 30, 40 & 40-1.
8. **Public Hearing – Zoning Ordinance Amendments –** The Planning Board will conduct a public hearing to consider recommended amendments to Section 2.02.1 and Section 17 of the Merrimack Zoning Ordinance, pursuant to RSA 675:6 and 675:7.
9. **Zoning Ordinance Amendments Workshop –** “Redevelopment Overlay” for underutilized parcels.
10. **Discussion/possible action regarding other items of concern.**

11. Approval of Minutes – June 7 & June 21, 2016

12. 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 7/08/2016)