



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 ZONING BOARD OF ADJUSTMENT

AGENDA FOR WEDNESDAY, MARCH 26, 2014

MATTHEW THORNTON ROOM

*(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)*

PLEASE TAKE NOTICE THAT, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Merrimack, in the Matthew Thornton Room on the second floor of the West Wing of Town Hall (former courtroom), at 8 Baboosic Lake Road, on Wednesday, March 26, 2014 at 7:00 P.M. to consider the petitions described in the agenda below.

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Sandford Surveying and Engineering, Inc. (petitioner) and Sean & Christine Frazier (owners)** – [Equitable Waiver of Dimensional Requirements under Section 3.02 of the Zoning Ordinance to allow an encroachment of a shed within the side setback to remain approximately 9.6 feet from the side property line whereas 30 feet is required.](#) The parcel is located at 88 Lawrence Road within the R-1 (Residential) District. [Tax Map 7B, Lot 016.](#) Case # 2014-07.
- 4. Sandford Surveying and Engineering, Inc. (petitioner) and Sean & Christine Frazier (owners)** – [Variance under Section 3.02 of the Zoning Ordinance to allow an Accessory Dwelling Unit \(ADU\) 20.5 feet from the side property line whereas 30 feet is required.](#) The parcel is located at 88 Lawrence Road within the R-1 (Residential) District. [Tax Map 7B, Lot 016.](#) Case # 2014-08.
- 5. Sandford Surveying and Engineering, Inc. (petitioner) and Sean & Christine Frazier (owners)** – [Special Exception under Section 2.02.1\(B\)\(2\) of the Zoning Ordinance to allow an Accessory Dwelling Unit \(ADU\) in the R-1 \(Residential\) District.](#) The parcel is located at 88 Lawrence Road. [Tax Map 7B, Lot 016.](#) Case # 2014-09.
- 6. SMC Management Corporation (petitioner) and New Stream RE Funding 17, LLC. (owner)** – [Special Exception under Section 2.02.3\(C\)\(1\)\(b\) of the Zoning Ordinance to allow a multi-family residential use in the C-2 \(General Commercial\) and Aquifer Conservation Districts.](#) The parcel is located at 4 Executive Park Drive. [Tax Map 4D, Lot 076.](#) Case # 2014-10.
- 7. SMC Management Corporation (petitioner) and New Stream RE Funding 17, LLC. (owner)** – [Variance under Section 3.02 Note 2 of the Zoning Ordinance to allow a multi-family residence which must have public water and public sewerage, west of the F.E. Everett Turnpike whereas Note 2 limits multi-family housing to those areas east of the F.E. Everett Turnpike.](#) The parcel is located at 4 Executive Park Drive in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 4D, Lot 076.](#) Case # 2014-11.

8. **SMC Management Corporation (petitioner) and New Stream RE Funding 17, LLC. (owner)** – [Variance under Section 3.02 of the Zoning Ordinance to allow the construction of multi-family residential apartments with a total density of 14.27 units per acre whereas 1 unit per 40,000 square feet is permitted.](#) The parcel is located at 4 Executive Park Drive in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 4D, Lot 076.](#) Case # 2014-12.
9. **Tomasian Drive, LLC. (Petitioner) and The Stephanie Tomasian Revocable Trust of 2001 (owner)** – [Variance under Section 3.08.2 of the Zoning Ordinance to allow a cluster development in the R-1 \(Residential\) District and a Variance under Section 3.08.8 to allow the subdivision to be served by individual septic systems.](#) The parcel is located at 10 Tomasian Drive. [Tax Map 4B, Lot 009-1.](#) Case # 2014-13.
10. **Discussion/possible action regarding other items of concern.**
11. **Approval of Minutes – February 26, 2014.**
12. **Adjourn.**

Copies of application materials are available at the Merrimack Community Development Department Office in 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. It is the policy of the Board not to take up any new business after 10:00 P.M. and to adjourn by 10:30 P.M.

(Posted to website: 03/21/2014)