



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

AMENDED AGENDA FOR WEDNESDAY, AUGUST 26, 2015

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, August 26, 2015 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order.**
2. **Roll Call.**
3. **Annual Election of Officers and [Review of By-Laws](#).**
4. **Rob Lavoie (petitioner) and Gregg Kennedy (owner) – [Appeal of an Administrative Decision under Section 3.02 of the Zoning Ordinance, seeking to overturn the Community Development Department Staff determination that soils-based lot sizing does not apply to a parcel located within the R-1 \(Residential\) District by Zoning Map](#).** The parcel is located at 8 Fuller Mill Road in the R-1 (Residential) District. [Tax Map 4B, Lot 153](#). Case # 2015-24. **This agenda item is continued from the July 29, 2015 meeting.**
5. **Robert Lavoie (petitioner) and Gregg Kennedy (owner) – [Variance under Section 3.02 of the Zoning Ordinance to permit the subdivision of a lot with less than the required minimum lot area, frontage and lot depths](#).** The parcel is located at 8 Fuller Mill Road in the R-1 (Residential) District. [Tax Map 4B, Lot 153](#). Case # 2015-31.
6. **John and Dawn O’Neil (petitioner/owner) – [Variance under Section 3.02 of the Zoning Ordinance to permit a two family residence with a lot area less than the required 80,000 s.f.](#)** The parcel is located at 203 Naticook Road in the R (Residential) District. [Tax Map 2B, Lot 109](#). Case # 2015-26.
7. **Carolyn Parker of Pattison Sign, Inc. for Enterprise Rent-A-Car (petitioner) and Helios Investments, LLC. (owner) – [Variance under Section 17.09\(3\) of the Zoning Ordinance to permit the installation of \(2\) 74.31 s.f. wall signs whereas \(1\) 6 s.f. is allowed](#).** The parcel is located at 302 Continental Boulevard in the R (Residential) and Aquifer Conservation Districts. [Tax Map 2B, Lot 032](#). Case # 2015-27.
8. **Crosswoods Path III, LLC. (petitioner/owner) – [Variance under Section 15.04\(B\) & Table I of the Zoning Ordinance to permit up to 21 multi-family residential units on a lot containing 83,397 s.f. whereas between 130,680 and 152,460 s.f. is required \(depending on the mix of 1 & 2 bedroom units\)](#).** The parcel is located at 1 Crosswoods Path Boulevard in the C-2 (General Commercial) and Aquifer Conservation Districts and Planned Residential Overlay. [Tax Map 7E, Lot 046-053](#). Case # 2015-28.

- 9. Daniel Mendenhall of ADM Vending Inc. (petitioner) and Nash, Bosowski, Clegg & Clegg, and Mitchell & Mitchell (owners) – [Variance under Section 2.02.4.B of the Zoning Ordinance to permit a commercial/retail use in the I-1 \(Industrial\) District.](#) The parcel is located at 20 Continental Boulevard in the I-1 (Industrial) and Aquifer Conservation Districts and Wellhead Protection area. [Tax Map 3C, Lot 086.](#) Case # 2015-29.**
- 10. 429 DW Highway LLC. (petitioner/owner) – [Variance under Section 2.02.13.E\(4\)\(a\) of the Zoning Ordinance to permit the construction of a farmers porch 21.80 ft. from the front property line whereas 30 ft. is required.](#) The parcel is located at 427 Daniel Webster Highway in the C-2 (General Commercial) District and Elderly, Aquifer Conservation, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 076.](#) Cases # 2015-30.**
- 11. Patricia M. Dumont (petitioner/owner) – [Special Exception under Section 2.02.1 \(B\)\(2\) of the Zoning Ordinance to permit an Accessory Dwelling Unit \(ADU\).](#) The parcel is located at 26 Joey Road in the R (Residential) District. [Tax Map 2B, Lot 052.](#) Case # 2015-32.**
- 12. Discussion/possible action regarding other items of concern.**
- 13. Approval of Minutes – July 29, 2015.**
- 14. 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: 08/20/2015)