



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

603 424-3531
Fax 603 424-1408
www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT

AGENDA FOR WEDNESDAY, FEBRUARY 24, 2016

MATTHEW THORNTON ROOM

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, February 24, 2016 at 7:00 P.M. to consider the petitions described in the agenda below.

- 1. Call to Order.**
- 2. Roll Call.**
- 3. Philip Worster (petitioner/owner)** — Variance under Section 3.02 of the Zoning Ordinance to permit the construction of a 22'x 24' two car garage 12 feet from the front property line whereas 30 feet is required. The parcel is located at 8 Freedom Street in the R (Residential) District. Tax Map 5C, Lot 471. Case # 2016-06.
- 4. Hayner/Swanson (petitioner) and Pennichuck Water Works, Inc. (owner)** — Special Exception under Section 2.02.7(A)(4) of the Zoning Ordinance to permit the construction of a headwall and associated rip rap within the 25 foot Wetland Buffer. The parcel is located at 16 Daniel Webster Highway and Manchester Street in the I-1 (Industrial) and Aquifer Conservation Districts and 100-year and 500-year Flood Hazard Areas. Tax Map 1D, Lot 001-1. Case #2016-07.
- 5. Meridian Land Services, Inc. (petitioner) and M. Robin Warren Revocable Trust (owner)** — Variance under Section 3.02 of the Zoning Ordinance to permit a two-lot subdivision with one of the lots having 40 feet of frontage whereas 250 feet is required. The parcel is located at 17 Knollwood Drive in the R-1 (Residential) and Aquifer Conservation Districts. Tax Map 6C, Lot 292-2. Case #2016-08.
- 6. Meridian Land Services, Inc. (petitioner) and North View Homes & Development, Inc. (owner)** — Variances under Section 1.03 (A) (25) of the Zoning Ordinance to permit a four-lot subdivision with two of the lots having frontage on a Class VI road. The parcel is located at 190 Baboosic Lake Road in the R-3 (Residential) District. Tax Map 5B, Lot 045. Case #2016-09.

- 7. Fieldstone Land Consultants, PLLC. and College Bound Movers (petitioners) and Sam A. Tamposi, Harold Watson and Benjamin & Clegg Bosowski (owners) —** Variance under Section 3.02 of the Zoning Ordinance to permit the construction of a 3,000 square foot building addition with a front setback of 39 feet whereas 50 feet is required. The parcel is located at 14 Continental Boulevard in the I-1 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lot 089. Case #2016-010.
- 8. Bernstein, Shur, Sawyer & Nelson, PA. (petitioner) and 427 DW Highway, LLC. (owner) —** Variance under Section 3.02 to permit the creation of a third dwelling unit in an existing detached garage on a property with 15,200 square feet whereas 120,000 square feet is required. The parcel is located at 427 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly and Town Center Overlay Districts. Tax Map 5D-4, Lot 76. Case #2016-011.
- 9. Arthur D. King (petitioner/owner) —** Variance from Section 2.02.1.A.2(a) to permit a home occupation with more than one employee not residing at the premises whereas only one person not residing at the premises is allowed. The parcel is located at 43 Bates Road in the R-2 (Residential) District. Tax Map 3A, Lot 008. Case #2016-12.
- 10. Discussion/possible action regarding other items of concern.**
- 11. Approval of Minutes – January 27, 2016.**
- 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 2/12/2016)