



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: May 20, 2015
To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Mario Fortin and Nitrof Investments, LLC. (petitioner/owner)** – Variance under Section 3.02 of the Zoning Ordinance to permit an 18'x60' storage shed 2 feet from the side property line where as 20 feet is required. The parcel is located at 82 D.W. Hwy in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 040. Case # 2015-19.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background:

The subject property is an approximately 0.707 acre parcel located at 82 DW Highway in the I-1 (Industrial) and Aquifer Conservation Districts. The site is currently occupied by Fortin Drywall. The site is abutted by professional offices to the north, Connie's Septic Service to the west, DW Pizza to the south, and a warehouse, veterinarian, and single family home to the east. The property is currently serviced by Pennichuck water and municipal sewer.

The petition seeks a variance to allow the construction of an 18'x60' storage shed addition 2 feet from the side property line where as 20 feet is required. Should the Board grant the variance, site plan approval for the construction of the addition would be required from the Planning Board.

Standard of Review:

It is the burden of the Petitioner to demonstrate that the five requirements for the granting of a Variance under Section 3.02 of the Zoning Ordinance have been met to permit the construction of the 18'x60' storage shed addition 2 feet from the side property line where as 20 feet is required.

Should the Board grant the request, staff recommends that the following condition be made part of the approval:

- The petitioner shall obtain site plan approval from the Planning Board prior to commencement of any construction on the site.

cc: Correspondence & Zoning Board File

ec: Mario Fortin/Nitrof Investments, LLC, Petitioner/Owner
Carol Miner and Fred Kelley, Building Department