



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: September 22, 2015
To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Sandford Survey and Engineering, Inc. (petitioner) and Ralph & Jeanne Reed (owners)** – Variance under Section 3.02 of the Zoning Ordinance to permit a subdivision of one lot into two lots with less than the required minimum lot areas (70,385 and 43,571 sf. whereas 100,000 sf. is required) and frontages (150' and 133.03' whereas 250' is required). The parcel is located at 50 Wilson Hill Road in the R-1 (Residential) and Aquifer Conservation Districts. Tax Map 4B, Lot 105. Case # 2015-35.

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 parcel is located at 50 Wilson Hill Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. The parcel is surrounded by similar single family residential development and Camp Whip-O-Will, owned by the Boy Scouts of America. The existing lot and proposed lot are proposed to be serviced by on-site wells and on-site septic systems.

The proposed subdivision does not conform to the requirements of the R-1 District under Section 3.02 of the Ordinance, as the proposal calls for the following:

- Creation of a lot (proposed lot 105) with less than the required 100,000 square feet of lot area (approximately 70,385 square feet is proposed);
- Creation of a lot (proposed lot 105-2) with less than the required 100,000 square feet of lot area (approximately 43,571 square feet is proposed);
- Creation of a lot (proposed lot 105) with less than the required 250 feet of frontage (150 feet is proposed);
- Creation of a lot (proposed lot 105-2) with less than the required 250 feet of frontage (133.03 feet is proposed).

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 subdivision of one lot into two lots with less than the required minimum lot areas (70,385 and

43,571 sf. whereas 100,000 sf. is required) and frontages (150' and 133.03' whereas 250' is required).

Staff recommends that should the Board vote to grant the variance that it be granted with the following condition:

- The applicant shall obtain subdivision approval from the Planning Board for the proposed 2-lot subdivision.

cc: Correspondence & Zoning Board File

ec: Sandford Survey and Engineering, Inc., Petitioner
Ralph & Jeanne Reed, Owners
Carol Miner and Fred Kelley, Building Department