



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: October 22, 2015

To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment

From: Jillian M. Harris, AICP, Planning & Zoning Administrator

Subject: **Tim Sullivan of Barlo Signs International, Inc. (petitioner) and KJB Ventures, LLC. (owner)** – Variance under Section 17.10.4 of the Zoning Ordinance to permit a 126.25 sf. illuminated wall sign whereas 85.30 sf. is allowed. The parcel is located at 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 3D, Lot 003-003-02. Case # 2015-37.

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, Tax Map 3D, Lot 003-2, is a 1.743 acre lot located at the corner of Dobson Way (a private road) and Camp Sargent Road. It is adjacent to the retail site containing the NH Liquor and Wine Outlet, Radio Shack, and Sweet Ginger Thai Restaurant, and the nearby Shaws Plaza on Continental Blvd. The lot is located in the C-2 (General Commercial) and Aquifer Conservation Districts, and is serviced by municipal sewer and water from MVD.

The site was approved for a 4,200 square foot professional office (medical) building and a 5,044 square foot urgent care medical facility (ConvenientMD), with variances granted for lot depth, frontage and rear setback. The petitioner, Barlo Signs, seeks to erect a 126.25 square foot wall sign whereas 85.3 square feet is permitted. Please see the petitioner's information in the packet for more on how the sign is designed. The Board should keep in mind that the Petitioner will need to follow the Town's sign regulations as stated in Section 17 of the Zoning Ordinance and obtain sign permit(s) in order for the site to be in compliance.

Standard of Review:

It is the burden of the Petitioner to demonstrate that the five requirements for the granting of the variance from Section 17.10.4(a) of the Zoning Ordinance to allow a 126.25 sf. illuminated wall sign whereas 85.30 sf. is allowed.

Cc: Correspondence & Zoning Board File
Ec: Barlo Signs/Tim Sullivan, petitioner
KJB Ventures, LLC., owner
Jennifer Robichaud, Barlo Signs
Carol Miner and Fred Kelly, Building Department