



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

Memorandum

Date: February 17, 2016

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

From: Timothy J. Thompson, AICP, Community Development Director

Subject: **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.

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 located at 14 Continental Boulevard in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. The subject parcel, 3C/89, is currently occupied by Mears Construction (Unit 2 of the building) and College Bound Movers (which recently received administrative approval from the Community Development Department to occupy Unit 1 of the building). The surrounding area is made up of a mix of commercial and industrial uses along Continental Blvd. The property is served by municipal water (MVD) and sewer.

Following the Administrative Approval for College Bound Movers, the petitioner is now seeking to construct a small 3,000 square foot building addition to the front of Unit 1, to house administrative office space associated with the moving and storage business (see plans and photographs included in the meeting packet). The proposed addition would be essentially identical to the small office addition in front of Mears' Unit 2. The construction of this addition, however, would be located 39 feet from the front property line, whereas 50 feet is required.

Standard of Review:

It is the burden of the Petitioner to demonstrate that the five requirements for the granting of the 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 have been met.

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

- The petitioner shall obtain Site Plan approval for the proposed addition from the Planning Board.

cc: Correspondence & Zoning Board File

ec: Edward Smith, College Bound Movers, Petitioner
Sam A. Tamposi, Harold Watson and Benjamin & Clegg Bosowski, Owners
Chad Branon, Fieldstone Land Consultants
Carol Miner and Fred Kelley, Building Department
Robert Best, Chair, Planning Board