



# Town of Merrimack, New Hampshire

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

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Planning - Zoning - Economic Development - Conservation

## **MERRIMACK ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, APRIL 24, 2024 MATTHEW THORNTON ROOM 6:30 P.M.**

**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, at 8 Baboosic Lake Road, on Wednesday, April 24, 2024 at 6:30 P.M. to consider the petitions described in the agenda below.

### **1. Call to Order**

- 2. S.C. Development, LLC (petitioner/owner)** – Variance under Section 2.01.7 of the Zoning Ordinance to construct a proposed elderly housing development 1.6 miles from the Daniel Webster Highway and Baboosic Lake intersection whereas such developments are not permitted beyond a one-mile radius from same. The parcel is located at 29 Bedford Road in the R-1 (Residential, by soils) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 6D Lot 241. Case #ZBA 2024-01. *This item is continued from the January 31 & February 28, 2024 & March 27, 2024 meetings.*
- 3. S.C. Development, LLC (petitioner/owner)** – Variance under Section 2.02.9(B)(6) of the Zoning Ordinance to permit a proposed elderly housing development on a parcel having less than 100 feet of contiguous frontage on a public road. The parcel is located at 29 Bedford Road in the R-1 (Residential, by soils) & Aquifer Conservation District and Wellhead Protection Area. Tax Map 6D Lot 241. Case #ZBA 2024-02. *This item is continued from the January 31, February 28, 2024 & March 27, 2024 meetings.*
- 4. S.C. Development, LLC (petitioner/owner)** – Variance under Section 2.02.9(B)(1) of the Zoning Ordinance to permit a proposed elderly housing development to be serviced by private septic systems whereas public sewer is required. The parcel is located at 29 Bedford Road in the R-1 (Residential, by soils) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 6D Lot 241. Case # ZBA 2024-03. *This item is continued from the January 31 & February 28, 2024 & March 27, 2024 meetings.*
- 5. CA Property Acquisitions, LLC (petitioner) and BTC Realty, LLC (owner)** – Special Exception under Section 2.02.3 (C) 1 (f) of the Zoning Ordinance to permit an animal hospital, animal daycare, and grooming service use(s) in the C-2 (General Commercial) District. The parcel is located at 106 Herrick Street in the C-2 (General Commercial), and Aquifer Conservation Districts. Tax Map 3D-2 Lot 21. Case #ZBA 2024-07.
- 6. Mark E. Twardoski (petitioner) and Three Palms, LLC (owner)** – Variance under Section 2.02.4.B of the Zoning Ordinance to allow a two-family home in the I-1 (Industrial) District where the use is not permitted. The parcel is located at 5 Jennifer Drive in the I-1 (Industrial), Aquifer Conservation, and Elderly Overlay Districts. Tax Map 4D-1 Lot 001. Case #ZBA 2024-09.
- 7. Mark E. Twardoski (petitioner) and Three Palms, LLC (owner)** – Variance under Section 3.02 of the Zoning Ordinance to permit a two-family home on a lot with an area of 24,715 square feet whereas 80,000 square feet is required and a depth of 152.23 feet whereas 200 feet is required. The

parcel is located at 5 Jennifer Drive in the I-1 (Industrial), Aquifer Conservation, and Elderly Overlay Districts. Tax Map 4D-1 Lot 001. Case #ZBA 2024-08.

8. **Tim O'Regan (petitioner) and Todd Gamache (owner)** – Variance under Section 3.05 of the Zoning Ordinance to allow for the construction of a single-family home (after razing the existing single family home) 15.2 feet from the front property line, whereas 30 feet is required; 12 feet from the side property line whereas 15 feet is required; and 32.3 from the rear property line whereas 40 feet is required. The parcel is located at 17 Jebb Road in the R-2 (Residential, by soils) District. Tax Map 6A-2 Lot 169. Case # ZBA 2024-10.

9. **Discussion/possible action regarding other items of concern**

10. **Approval of Minutes — March 27, 2024**

11. **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. *If this meeting is cancelled for any reason, all of the above-listed agenda items will be taken up on May 29, 2024.*

**Posted April 12, 2024**