



Town of Merrimack, New Hampshire

Community Development Department
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Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, FEBRUARY 28, 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, February 28, 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. #ZBA 2024-01. *This item is continued from the January 31, 2024 meeting.*

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. #ZBA 2024-02. *This item is continued from the January 31, 2024 meeting.*

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. #ZBA 2024-03. *This item is continued from the January 31, 2024 meeting.*

5. John Flatley Company (petitioner/owner) – Variance under Section 17.10.3 table 17-1 of the Zoning Ordinance to permit a 96 square feet ground sign whereas a maximum allowable area of 64 square feet is permitted. The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 6E, Lot 3-4. Case #ZBA 2024-04.

6. Discussion/possible action regarding other items of concern

7. Approval of Minutes – January 31, 2024

8. 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 due to inclement weather, all of the above-listed agenda items will be taken up on March 27, 2024.*

Posted February 8, 2024