



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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MERRIMACK PLANNING BOARD AGENDA

TUESDAY, APRIL 16, 2024

MATTHEW THORNTON ROOM

6:30 P.M.

1. Call to Order
2. Consent Agenda
 - a. Extension Request: Enterprise Site Plan Amendment (Case #PB2023-25)
 - b. Extension Request: Ultimate Bimmer Services Site Plan (Case #PB2022-39)
3. **Armada Realty, LLC (applicant/owner)** – Continued review for final approval of a site plan involving the consolidation of two lots into a single parcel, razing of an existing single family dwelling, and construction of a proposed restaurant building with drive-thru, along with associated site improvements. The parcels are located at 632 & 634 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation, & Elderly Housing Overlay Districts and the Wellhead Protection Area. Tax Map 6E-2, Lots 6 & 7. Case #PB2024-06. ***This item is continued from the March 5, 2024 Planning Board meeting.***
4. **Colt Refining Inc. (applicant) and King Herrick, LLC and Evan Realty, LLC (owners)** – Continued review for consideration of an amendment of a conditionally approved site plan for a 97,600 s.f. light industrial facility and associated site improvements to split construction of the site into two phases. Phase 1 is proposed to consist of all site improvements and 65,282 s.f. of the proposed building. Phase 2 is proposed to consist of the remaining 31,918 s.f. of the proposed building. The parcels are located at 12A Star Drive, and unnumbered parcels off Herrick Street and King Street in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-1, Lots 2-1 & 20-1 and Tax Map 3D-2, Lot 20-1. Case #PB2024-05. ***This item is continued from the February 20 & April 2, 2024 Planning Board meetings.***
5. **Keith Curran (applicant) and Gleason Co. LLC (owners)** – Continued review for final approval of a site plan to construct a 7,650 s.f. manufacturing building with associated office space & other associated site improvements. The parcel is located at 63 Turbine Way in the I-1 (Industrial), Aquifer Conservation, Elderly Housing Overlay, and Town Center Overlay Districts. Tax Map 5D-1, Lot 5-1. Case #PB2024-02. ***This item is continued from the January 16, February 6, February 20 & April 2, 2024 Planning Board meetings.***
6. **Planning & Zoning Administrator's Report/Discussion/possible action regarding other items of concern**
7. **Approval of Minutes — April 2, 2024**
8. **Adjourn**

Copies of application materials are available at the Community Development Department office in the 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. The Matthew

Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M. *If this meeting is cancelled for any reason, all of the above-listed agenda items will be taken up on May 7, 2024.*

(Posted April 5, 2024)