



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, JANUARY 16, 2024

MATTHEW THORNTON ROOM

6:30 P.M.

1. Call to Order

2. Consent Agenda

- a. Extension Request: Thomas More College Site Plan Amendment (Case #PB2021-23)
- b. Extension Request: Anheuser-Busch Waiver of Full Site Plan Review (Case #PB 2022-05)
- c. Extension Request: Vault Motor Storage Site Plan Amendment (Case #PB2023-01)
- d. Regional Impact Determinations

3. LMG Merrimack, LLC (applicant/owner) – Review for acceptance and consideration of a two-lot subdivision, with one lot to contain an existing utility tower and associated building and the other lot to contain a 100,115 square foot industrial building & its associated site improvements, currently under construction. The parcel is located at 4 Harris Pond Drive in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 1D, Lot 1-6. Case # PB 2024-01.

4. Keith Curran (applicant) and Gleason Co. LLC (owners) – Review for acceptance and 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.

5. John Flatley Company (applicant/owner) – Consideration of an amendment of a previously approved site plan to modify the project's phasing to allow up to a maximum of three units in the first building (out of three total proposed buildings) to be occupied prior to the completion of any off-site improvements. The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 6E Lot 3-4. Case #PB 2024-03.

6. FPL, LLC (applicant/owner) – Conceptual discussion regarding a potential lot line adjustment. The parcels are located at 427 & 429 Daniel Webster Highway, and an unnumbered parcel off Railroad Avenue in the C-2 (Commercial), I-1 (Industrial), Aquifer Conservation, Town Center, and Elderly Housing Overlay Districts. Tax Map 5D-4 Lots 75, 76 & 78. Case #PB 2024-04.

7. Planning & Zoning Administrator's Report/Discussion/possible action regarding other items of concern

8. Approval of Minutes — December 19, 2023

9. Adjourn

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.

(Posted January 5, 2024)