



# 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 PLANNING BOARD

Agenda for Tuesday, March 4, 2014

Matthew Thornton Meeting Room, West Wing, Second Floor (Former Courtroom)

7:30 P.M.

(clicking on a link in **blue text** will display the staff report for the selected application, clicking a link in **green text** will display a Google Map photo of the site location)

1. Call to Order.
2. Planning & Zoning Administrator's Report.
3. Presentation/Discussion - Rebecca Balke, P.E. of Comprehensive Environmental Inc. & Pennichuck Corp. presentation and discussion of the Pennichuck Brook Watershed restoration efforts.
4. **KJB Ventures, LLC. (applicant/owner)** – [Review for acceptance and consideration of Final Approval of an application for minor subdivision review proposing to subdivide one lot into two lots](#) located at 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 3D, Lot 003-03](#).
5. **KJB Ventures, LLC. (applicant/owner)** – [Review for acceptance and consideration of Final Approval of an application for site plan review to construct a proposed one-story, 5,044 s.f. professional office \(medical\) and a proposed one story 3,000 s.f. retail commercial building along with related site improvements](#). The parcels are located at 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 3D, Lot 003-01 and Lot 003-02](#) (proposed lots, per agenda item #4). **This item is continued from the January 7, 2014 and January 28, 2014 meetings.**
6. **David Cossette, American Asphalt Paving Company (applicant) and Frank Twardosky (owner)** – [Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review proposing to park commercial paving equipment, vehicles and a modular office trailer at 759 D.W. Highway in the I-1 \(Industrial\) and Aquifer Conservation Districts](#). [Tax Map 7E, Lot 042-01](#).
7. **Old Blood Properties, LLC. and Joseph K. and Mary El Kareh (co-applicants/co-owners)** – [Preliminary Layout Review Hearing to discuss a road design approach off Madeline Bennett Way for the Chestnut Hill Cluster Subdivision](#) located at Old Blood Road in the R-1 (Residential) District. [Tax Map 5B, Lots 001-01, 002, 003, 003-01, 005, 006, 007, 008, 009, & 231](#).
8. Discussion/possible action regarding other items of concern.
  - [Continue discussion from February 18, 2014 regarding Master Plan Implementation and setting up a subcommittee for Sidewalks/Pedestrian ways](#).
9. Approval of Minutes – February 18, 2014.
10. 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 (Former Courtroom) 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.

(Posted to website: February 28, 2014)

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