



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 PLANNING BOARD

Agenda for Tuesday, January 7, 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. Discussion of Capital Improvement Program for [Town of Merrimack](#) & [School Administrative Unit # 26](#). (From postponed 12/17/13 meeting) *The Town portion of this item is continued to the January 28, 2014 meeting.*
4. Adoption of 2013 Merrimack Master Plan. (From postponed 12/17/13 meeting)
5. Home Health & Hospice Care and Fredrick L. Grubbs (applicants/owners) – [Review for acceptance and consideration of final approval of an application for a Lot Line Adjustment](#) between 210 Naticook Road and 212 Naticook Road. The parcels are located in the R (Residential) and Aquifer Conservation Districts. [Tax Map 2B, Lots 324-2-1 & 353](#). (From postponed 12/17/13 meeting) *The applicant has requested this item be continued to the January 28, 2014 meeting.*
6. Home Health & Hospice Care (applicant/owner) – [Review for acceptance and consideration of final approval of an application for a site plan proposing to construct a 26-space parking lot with related site improvements](#). The parcel is located at 210 Naticook Road in the R (Residential) and Aquifer Conservation Districts. [Tax Map 2B, Lot 324-2-1](#). (From postponed 12/17/13 meeting) *The applicant has requested this item be continued to the January 28, 2014 meeting.*
7. Nayla Aoude (applicant) and Global Companies, LLC. (owner) – [Pre-Submission Hearing for a proposed site plan for a drive-thru car wash as an accessory use to the existing Mobil-on-the-Run gasoline station and convenience store](#) located at 468 Daniel Webster Highway in the C-2 (General Commercial), Town Center Overlay, Elderly Overlay & Aquifer Conservation Districts. [Tax Map 5D-3, Lot 125](#). **This item is continued from the November 12, 2013 meeting. – WITHDRAWN BY APPLICANT**
8. Able Ebenezer Brewing Co. (applicant) and Columbia Circle, LLC. (owner) – [Review for acceptance and consideration of Final Approval an application for a waiver of full site plan review proposing to permit a change of use for a craft brewery in a former wholesale/distribution facility](#). The parcel is located at 31 Columbia Circle in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 4D-3, Lot 007](#).
9. Brett Vaughn (applicant/owner) – [Public Hearing for Planning Board recommendations to the Town Council regarding a driveway over a Class VI unimproved right-of-way located on South Grater Road at Wilson Hill Road](#). Parcel is located in the R-1 (Residential) District. [Tax Map 4A, Lot 015](#).

10. **Alana Ferretti (applicant) and Windsup Properties I, LLC. (owner)** – [Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review proposing to permit a change of use for a child care center from a professional office.](#) The parcel is located at 22 Greeley Street, Units 6 & 7 in the C-2 (General Commercial), Elderly Overlay and Aquifer Conservation Districts. [Tax Map 4D-4/060, Lot 01.](#)
11. **Galleria Stone & Tile (applicant) and Genrose LLC. (owner)** – [Review for acceptance and consideration of Final Approval of an application for a waiver of full site plan review to permit a change of use to retail sales from automotive sales.](#) The parcel is located at 714 Daniel Webster Highway in the C-2 (General Commercial) District. [Tax Map 7E, Lot 027.](#)
12. **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, multi-tenant 8,060 s.f. professional office (Medical) and retail commercial building. The parcel is located at 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 3D, Lot 003-03.](#) *The applicant has requested this item be continued to the January 28, 2014 meeting.*
13. **Superdogs Daycare** – [Review of an amendment to a previously approved site plan to reconsider the sidewalk requirement.](#) The parcel is located at 637 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 6E-2, Lot 023.](#)
14. **Discussion/possible action regarding the release of the Maintenance Bond for [Brieann Drive](#).** (From postponed 12/17/13 meeting)
15. **Discussion/possible action regarding other items of concern.**
16. **Approval of Minutes – December 3, 2013.**
17. **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 web: January 2, 2014)