



Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT

AGENDA FOR WEDNESDAY, JULY 29, 2015

MATTHEW THORNTON ROOM

*(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)*

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 (former courtroom), at 8 Baboosic Lake Road, on Wednesday, July 29, 2015 at 7:00 P.M. to consider the petitions described in the agenda below.

1. Call to Order.

2. Roll Call.

3. Charles Morgan (petitioner) and 526 DW Highway, LLC. (owner) – [Special Exception under Section 2.02.3\(C\)\(1\) of the Zoning Ordinance to permit an accessory retail and wholesale automobile and equipment auction use within the C-2 \(General Commercial\) District.](#) The parcel is located at 526 D.W. Highway in the C-2 (General Commercial) and Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 5D-2, Lot 001.](#) Case # 2015-22.

4. Steven and Amanda Venezia (petitioner) and Maverick Development Corp., Inc. (owner) – [Special Exception under Section 2.02.1 \(B\)\(2\) of the Zoning Ordinance to allow an Accessory Dwelling Unit \(ADU\).](#) The parcel is located at 2 Hamilton Court in the R (Residential) District. [Tax Map 6D, Lot 047-06.](#) Case # 2015-23.

5. Rob Lavoie (petitioner) and Gregg Kennedy (owner) – [Appeal of an Administrative Decision under Section 3.02 of the Zoning Ordinance, seeking to overturn the Community Development Department Staff determination that soils-based lot sizing does not apply to a parcel located within the R-1 \(Residential\) District by Zoning Map.](#) The parcel is located at 8 Fuller Mill Road in the R-1 (Residential) District. [Tax Map 4B, Lot 153.](#) Case # 2015-24.

6. Vasilios Gakis (petitioner/owner) – [Variance requested from Section 3.02\(A\) of the Zoning Ordinance to permit the creation of a lot with less than 100,000 s.f. of contiguous upland area.](#) The parcel is located at 17 Beaver Brook Drive in the R (Residential) and Aquifer Conservation Districts. [Tax Map 6C, Lot 406.](#) Case # 2015-25.

7. Discussion/possible action regarding other items of concern.

8. Approval of Minutes – June 24, 2015.

9. 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.

(Posted to website: 07/23/2015)