



# 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 ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, AUGUST 30, 2017 MATTHEW THORNTON ROOM

7:00 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)*

**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, at 8 Baboosic Lake Road, on Wednesday, August 30, 2017 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order**
2. **Roll Call**
3. **Annual Meeting – Election of Officers and [Review of By-Laws](#)**
4. **Abraham Zibolis (petitioner/owner)** — [Variance under Section 3.05 of the Zoning Ordinance to permit an attached 28'x50' garage addition with a 10 foot side setback whereas 15 feet is required.](#) The parcel is located at 13 Twin Bridge Road in the R (Residential) and Aquifer Conservation Districts. [Tax Map 5D-3, Lot 116-02.](#) Case # 2017-28.
5. **Toni Paul (petitioner) and David Paul (owner)** — Variance under Section 3.02 of the Zoning Ordinance to permit the construction of a dwelling unit on a lot without road frontage whereas 200 feet of frontage is required. The parcel is located at 312-B Baboosic Lake Road in the R (Residential) and Aquifer Conservation Districts. [Tax Map 6A-2/156-09.](#) Case # 2017-29. – **WITHDRAWN BY APPLICANT**
6. **Franklin Savings Bank (petitioner) and KRG Merrimack Village, LLC. (owner)** — [Variance under Section 17.10.3 of the Zoning Ordinance to permit a modification to a previously approved \(by Variance\) free standing sign with an area of 54.41 s.f. whereas a maximum of 48 s.f. is permitted.](#) The parcel is located at 1 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 4D, Lot 080.](#) Case # 2017-30.
7. **Sean Lester (petitioner/owner)** — [Variance under Section 1.03.A\(3\) of the Zoning Ordinance to permit the construction of a 2 bay garage \(accessory structure\) which is not subordinate to the Primary Dwelling Unit.](#) The parcel is located at 3 Bretton Drive in the R (Residential) and Aquifer Conservation Districts. [Tax Map 4D-3, Lot 066.](#) Case # 2017-31.
8. **Sean Lester (petitioner/owner)** — [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a 2 bay garage \(24'x42'\) with a 10 foot side setback whereas 15 feet is required and a 28 foot rear setback whereas 40 feet is required.](#) The parcel is located at 3 Bretton Drive in the R (Residential) and Aquifer Conservation Districts. [Tax Map 4D-3, Lot 066.](#) Case # 2017-32.
9. **Jason Byram (petitioner/owner)** — [Variance under Section 2.02.1.A.2.a of the Zoning Ordinance to permit more than one non-resident employee as part of a Home Occupation.](#) The parcel is located at 72 Davis Road in the R (Residential), Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 6D, Lot 421.](#) Case # 2017-33.
10. **Discussion/possible action regarding other items of concern**
11. **Approval of Minutes – July 26, 2017**
12. **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.