



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

603 424-3531
Fax 603 424-1408
www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT
AGENDA FOR WEDNESDAY, SEPTEMBER 27, 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, September 27, 2017 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order**
2. **Roll Call**
3. **David Paul and Toni Paul (petitioners/owners)** — [Appeal of Administrative Decision as per the requirements of RSA 674:41. The RSA states that building permits cannot be issued to lots not meeting specific requirements and outlines an appeal process to the Zoning Board of Adjustment.](#) The parcel is located at 312B Baboosic Lake Road in the R (Residential) District. [Tax Map 6A-2, Lot 059-09.](#) Case # 2017-34.
4. **Richard Bigos (petitioner/owner)** — [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a Quonset hut \(20'x20'\) with a 22 foot front setback whereas 30 feet is required.](#) The parcel is located at 57 Baboosic Lake Road in the R (Residential) and Aquifer Conservation Districts. [Tax Map 5C, Lot 479.](#) Case # 2017-35.
5. **Stephen and Dianne Bazzocchi (petitioners/owners)** — [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a new single family dwelling on lot 105 with a front setback of 6 feet whereas 30 feet is required and rear setback of 16.3 feet whereas 40 feet is required, and the construction of a new garage on lot 151 with a front setback of 5 feet whereas 30 feet is required and a rear setback of 26.6 feet whereas 40 feet is required,](#) with the existing house and garage to be razed. The parcel is located at 12 and 15 Lakeside Drive in the R (Residential) District. [Tax Map 6A-1, Lot 105 and 151.](#) Case # 2017-36.
6. **Kenneth and Cecile Burgess (petitioners/owners)** — [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a shed \(14'x24'\) with a 22 foot rear setback whereas 40 feet is required.](#) The parcel is located at 7 Maple Street in the R (Residential) and Aquifer Conservation Districts. [Tax Map 6D-1, Lot 093.](#) Case # 2017-37.
7. **Chad Brannon, PE of Fieldstone Land Consultants, PLLC. (petitioner) and Brett W. Vaughn Revocable Trust (owner)** — [Variance under Section 3.02 of the Zoning Ordinance to permit three reduced frontage lots off a proposed cul-de-sac \(lots 7, 8 & 9\). The petitioner seeks a minimum frontage of 153.5 feet for lot 7, a minimum of 75 feet for lot 8, and a minimum of 89.6 feet for lot 9 whereas 250 feet is required for each.](#) The parcels are proposed to be located at 123 Wilson Hill Road in the R (Residential) District. [Tax Map 4A, Lot 023.](#) Case # 2017-38.
8. **William Lastowka and Land of Goshen, LLC. (petitioner/owner)** — [Variance under Section 3.08.9 of the Zoning Ordinance to permit the existing improvements \(barn, shed, home, etc.\) to remain within a 100 foot landscape buffer proposed as part of a cluster subdivision.](#) The parcel is located at 6 Watkins Road in the R (Residential) and Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 4C, Lot 449.](#) Case # 2017-39.
9. **Discussion/possible action regarding other items of concern.**
10. **Approval of Minutes — August 20, 2017**
11. **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.