



Town of Merrimack, New Hampshire

Community Development Department
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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, NOVEMBER 6, 2018 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)*

1. **Call to Order**
2. **Planning & Zoning Administrator's Report**
3. **Synergy Self Storage, LLC. (applicant/owner) — [Continued review for acceptance and consideration of a site plan review for modifications to the previously approved site plan regarding access and parking.](#)** The parcel is located at 403 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation and Elderly Housing Overlay Districts. A portion of the parcel is subject to the Flood Hazard Conservation District. [Tax Map 4D-3, Lot 084-01.](#) **This item is continued from the August 7, and September 18, 2018 Planning Board meetings.**
4. **Peter Olivier and Sherri Olivier (applicants) and Siam04 Realty (owner) — [Continued Review for acceptance and consideration of a waiver of full site plan review to permit employee parking for an off-site landscaping business as well as employee and tractor trailer parking for an off-site moving business, both of which are in addition to the existing on-site restaurant use.](#)** The parcel is located at 75 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2D, Lot 028.](#) **This item is continued from the June 19, July 17, September 4, and October 2, 2018 meetings.**
5. **Mark Rivet (applicant/owner) and FPL, LLC, Fraser Square Realty, LLC, & Daniel Hock (owners) — [Continued Review for acceptance and consideration of final approval for a lot line adjustment.](#)** The parcels are located at 425 Daniel Webster Highway, 2 & 4 Railroad Avenue and an unnumbered parcel off Railroad Avenue in the C-2 (General Commercial) and Aquifer Conservation, Flood Hazard Conservation, Elderly and Town Center Overlay Districts. [Tax Map 5D-4, Lots 077, 078, 079 & 080.](#) **This item is continued from the September 4, and October 2, 2018 meeting.**
6. **Mark Rivet (applicant/owner) — [Continued Review for acceptance and consideration of a site plan for the construction of a 1,890 s.f. garage and function room addition and associated site improvements.](#)** The parcels are located at 425 Daniel Webster Highway in the C-2 (General Commercial) and Aquifer Conservation, Flood Hazard Conservation, Elderly and Town Center Overlay Districts. [Tax Map 5D-4, Lots 077 & 078.](#) **This item is continued from the September 4, and October 2, 2018 meeting.**
7. **Bradford's Driving School (applicant) and City Bay Realty, LLC (owner) – [Review for acceptance and consideration of a waiver of full site plan review to permit a driver education business to locate within an existing commercial plaza.](#)** The parcel is located at 416 Daniel Webster Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 5D-4, Lot 003.](#)
8. **S&H Land Services (applicant) and Loraine E. Poor Revocable Trust of 2018 (owner) – [Review for acceptance and consideration of final approval for a subdivision of one lot into two lots.](#)** The parcel is located at 31 Wilson Hill Road in the R-1 (Residential) and Aquifer Conservation District. [Tax Map 5B, Lot 220.](#)

9. **Edgebrook Heights, LLC (applicant) and Edgebrook Heights, LLC, Wigston Properties, LLC & Q. Peter Nash 1987 Revocable Trust 1 (owners)** – [Review for acceptance and consideration of final approval for a Conditional Use Permit to permit a future mixed-use development consisting of retail, commercial, multi-family residential and elderly housing.](#) The parcels are located at 1, 39, 55 & two unnumbered parcels off Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation and Flood Hazard Conservation Districts. [Tax Map 1E, Lots 004-1 & 004-2, and Map 2E, Lots 006-2, 007 & 009.](#)
10. **Edgebrook Heights, LLC (applicant) and Edgebrook Heights, LLC, Wigston Properties, LLC & Q. Peter Nash 1987 Revocable Trust 1 (owners)** – [Review for acceptance and consideration of final approval for a boundary consolidation and subdivision plan.](#) The parcels are located at 1, 37, 39 & an unnumbered parcel off Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation and Flood Hazard Conservation Districts. [Tax Map 1E, Lots 004-1 & 004-2, and Map 2E, Lots 007 & 008.](#)
11. **Edgebrook Heights, LLC (applicant) and Edgebrook Heights, LLC & Q. Peter Nash 1987 Revocable Trust 1 (owners)** – [Review for acceptance and consideration of final approval for a site plan to construct 232 multi-family residences \(156 multi-family and 76 elderly housing units\), a clubhouse and associated site improvements per the requirements of the Edgebrook Conditional Use Permit.](#) The parcel is located at 1 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation and Flood Hazard Conservation Districts. [Tax Map 1E, Lots 004-1 & 004-2, and Map 2E, Lots 007 & 008 \(would be located on a newly configured Tax Map 1E, Lot 4-1 if subdivision from Agenda item #10 is approved\).](#)
12. **Steven R. Soucy (applicant) and T&S Real Estate Holdings, LLC (owner)** – [Conceptual discussion of a potential site plan for existing site improvements that were constructed without Planning Board approval.](#) The parcel is located at 280 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation District. [Tax Map 3D-2, Lot 11.](#)
13. **John J. Flatley Company (applicant/owner)** – [Conceptual discussion of a potential site plan for three multi-unit commercial buildings per the requirements of the Flatley mixed-use Conditional Use Permit.](#) The parcel is located at [685 Daniel Webster Highway](#) in the I-1 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area.
14. **Discussion/possible action regarding other items of concern**
15. **Approval of Minutes — October 2, 2018**
16. **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 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: 11/1/2018)