



# 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, DECEMBER 4, 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. **Arne, LLC. (applicant/owner) – [Review for acceptance and consideration of final approval for a two lot subdivision](#).** The parcel is located at 63 Wilson Hill Road in the R-1 (Residential, by Zoning Map) and Aquifer Conservation Districts. [Tax Map 4B, Lot 130](#).
4. ~~**Lamontagne Builders, Inc. (applicant) and Estate of John C. Foster, Jr. (owner) –**~~ Conceptual discussion of the potential redesign of a previously approved (but not constructed) subdivision. The parcels involved are identified as Map 6D, Lots 060, 061, 063, 062, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 107, 108, 110, 112, 114, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 136, 155, 156, 158, 159, 160; and Map 7D, Lots 017, 018, 019, 025, 026, 027, 028, 029, 031, 032, 033, 034, 046-1, 047, 048, 049, 050, 051, 051-1, 052, 052-1, 053, 054, 055, 056, 057, 058, 060, 061, 062, 063, 064, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089; located generally between and around Cathy Street, Constance Street, Reeds Ferry Way, Paige Drive, Level Street and Pearson Road. ~~**This item is continued from the October 16, 2018 meeting. – THE APPLICANT HAS WITHDRAWN THIS ITEM**~~
5. **Edgebrook Heights, LLC (applicant) and Edgebrook Heights, LLC, Wigston Properties, LLC & Q. Peter Nash 1987 Revocable Trust 1 (owners) – [Continued Review for 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](#). **This item is continued from the November 13, 2018 meeting.**
6. **Edgebrook Heights, LLC (applicant) and Edgebrook Heights, LLC, Wigston Properties, LLC & Q. Peter Nash 1987 Revocable Trust 1 (owners) –** Continued 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](#). **This item is continued from the November 13, 2018 meeting. – THE APPLICANT HAS REQUESTED CONTINUANCE TO JANUARY 8, 2019**

7. **Edgebrook Heights, LLC (applicant) and Edgebrook Heights, LLC & Q. Peter Nash 1987 Revocable Trust 1 (owners)** – Continued 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 #6 is approved). **This item is continued from the November 13, 2018 meeting. – THE APPLICANT HAS REQUESTED CONTINUANCE TO JANUARY 8, 2019**
8. **Discussion/possible action regarding other items of concern**
9. **Approval of Minutes — November 13, 2018**
10. **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: 11/30/2018)