



Town of Merrimack, New Hampshire

Community Development Department
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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, JANUARY 8, 2019 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) – [Continued review for 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.](#) **This item is continued from the December 4, 2018 meeting.**
4. **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, and December 4, 2018 meeting.**
5. **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 \(would be located on a newly configured Tax Map 1E, Lot 4-1 if subdivision from Agenda item #4 is approved\).](#) **This item is continued from the November 13, and December 4, 2018 meeting.**
6. **Mark Rivet (applicant/owner) — Continued review for consideration of a site plan for the construction of a 1,920 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 Housing and Town Center Overlay Districts. [Tax Map 5D-4, Lots 077 & 078.](#) **This item is continued from the September 4, October 2, November 13, and December 18, 2018 meetings. – *The applicant has requested continuance to January 22, 2019.***
7. **WiRed Barn, LLC. (applicant/owner) – Continued review for acceptance and consideration of a waiver of full site plan review for a change of use to allow a dog boarding and daycare business in addition to the existing residential dwelling.** The parcel is located at 3 Wire Road in the C-2 (General Commercial), Flood Hazard Conservation and Aquifer Conservation Districts. [Tax Map 2B, Lot 293-01.](#) **This item is continued from the December 18, 2018 meeting. – *The applicant has requested continuance to January 22, 2019.***

8. **P&L Landscaping (applicant) & Siam 04 Realty, LLC. (owner)** – [Review for acceptance and consideration of a waiver of full site plan review to permit employee parking for an off-site landscaping business 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.](#)
9. **John Flatley Company (applicant) & Gilbert Crossing, LLC & John J. Flatley (owners)** – [Review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit.](#) The parcels are located at 645, 673, 685, 703, and 707 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. [Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05, and 003-06.](#)
10. **Discussion/possible action regarding other items of concern**
11. **Approval of Minutes — December 18, 2018 & December 29, 2018 (Site Walk)**
12. **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 1/4/2019)