



# Town of Merrimack, New Hampshire

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

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Planning - Zoning - Economic Development - Conservation

**MERRIMACK PLANNING BOARD  
AGENDA FOR TUESDAY, JUNE 1, 2021  
MATTHEW THORNTON ROOM  
7:00 P.M.**

1. **Call to Order**
2. **Planning & Zoning Administrator's Report**
3. **Garrett Burbee (applicant) and 385 DW Highway, LLC (owner)** – Continued review for consideration of a Waiver of Full Site Plan Review to permit a mixed use development consisting of a single-family dwelling and contractor storage yard. The parcel is located at 385 Daniel Webster Highway in the C-1 (General Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 090. Case #PB2021-10. **The item is continued from the April 6, 2021 Planning Board meeting.**
4. **Ronald Rosenfeld (applicant) and Garrett and Jillian Soucy and Roseneiro Trust of 2014 (owner)** - Continued review for acceptance and consideration of final approval for a lot line adjustment. The parcels are located at 12 and 14 Dodier Court in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 7C, Lots 047-01 and 047-02. Case # PB2021-13. **The item is continued from the April 20, 2021 Planning Board meeting.**
5. **John Flatley Company (applicant/owner)** - Continued review for consideration of a Site Plan to construct 100,000 square feet of research & development/warehouse in 3 proposed buildings and associated site improvements, 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) District and the Aquifer Conservation and Wellhead Protection Areas. Tax Map 6E, Lot 003-04. Case #PB2020-19. **This item is continued from the September 1, October 6, October 20, and November 10, 2020, January 5, and May 4, 2021 Planning Board meetings.**
6. **BM Investments, LLC (applicant) and George & Theresa Hadley (owners)** - Review for acceptance and consideration of final approval for a three lot subdivision. The parcel is located at 119 Bean Road in the R-1 (Residential, by Map) and Aquifer Conservation Districts. Tax Map 6C, Lot 141. Case # PB2021-18.
7. **57-59 Daniel Webster Highway Merrimack, LLC. (applicant/owner)** - Review for acceptance and consideration of a Site Plan to construct a 100,700 s.f. manufacturing building and construct a 66,000 s.f. manufacturing addition to the existing 449,500 s.f. warehouse building. The parcels are located at 57-59 Daniel Webster Highway in I-1 (Industrial) and Aquifer Conservation Districts, Tax Map 2E, Lots 006 and 006-01. Case # PB2021-19.
8. **Chris Quinn, on behalf of Chase Bank (applicant) and CP Merrimack, LLC (owner)** - Review for acceptance and consideration of final approval of a waiver of full site plan review to construct a Free-Standing Drive-up ATM. The parcel is located at 7 Continental Blvd, in the I-1 (Industrial) & Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 3D, Lot 003-01. Case # PB2021-20.
9. **Discussion/possible action regarding other items of concern**

**10. Approval of Minutes — May 18, 2021**

**11. 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 May 21, 2021)