



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

**MERRIMACK PLANNING BOARD  
AGENDA FOR TUESDAY, JANUARY 4, 2022  
MATTHEW THORNTON ROOM  
7:00 P.M.**

1. **Call to Order**
2. **Planning & Zoning Administrator's Report**
3. **Chris Ross (applicant) and 702 Daniel Webster Highway, LLC (owner)** – Conceptual discussion regarding an alternative proposal to the currently submitted extended-stay hotel application, proposing a self-storage facility. The parcel is located at 702 DW Highway in the in the C-2 (General Commercial) District. Tax Map 7E, Lot 023-01.
4. **Chris Ross (applicant) and 702 Daniel Webster Highway, LLC (owner)** - Continued review for acceptance and consideration of final approval for a Site Plan to construct a 42-suite extended stay hotel and associated site improvements. The parcel is located at 702 DW Highway in the in the C-2 (General Commercial) District. Tax Map 7E, Lot 023-01. Case #PB2021-40. **This item is continued from the December 7, 2021 Planning Board meeting.**
5. **John Flatley Company (applicant/owner)** – Continued review for acceptance and consideration of final approval for a lot line adjustment to increase the area of Map 6E, Lot 003-07 and a site plan to construct two 48 unit apartment buildings (in addition to the existing 240 units), both in accordance with the most recently amended Flatley Mixed Use Conditional Use Permit. The parcels are located at 5 Gilbert Crossing and 645 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. Tax Map 6E, Lots 003-01 (645 DW Hwy) and 003-07 (5 Gilbert Crossing). Case # PB2021-44. **This item is continued from the December 7, 2021 Planning Board meeting.**
6. **Kerner's Car Care (applicant) and DKERN II, LLC (Owner)** – Continued review for acceptance and consideration of final approval for a site plan for a change of use from a limited automotive service (oil changes and car wash) facility to a full automobile service and repair facility in addition to the existing car wash use. The parcel is located at 386 DW Highway in the C-2 (General Commercial), Elderly Housing Overlay & Aquifer Conservation Districts. Tax Map 4D-3, Lot 28. Case # PB2021-45. **This item is continued from the December 21, 2021 Planning Board meeting.**
7. **Anthony Hunter (applicant/owner)** - Review of a Conditional Use for a Level II Home Occupation proposing gunsmithing and customization of firearms. The parcel is located at 15 Mountain View Drive in the R-1 (Residential, by map) District. Tax Map 6A, Lot 006-13. Case # PB2022-01.

- 8. Merrimack Premium Outlets, LLC (applicant/owner)** – Review for acceptance and consideration of an amendment to a previously approved Site Plan to allow a variety of temporary “event” uses and other permanent customer amenities within the existing parking areas, in accordance with the recently amended Merrimack Premium Outlets Conditional Use Permit. The parcel is located at 80 Premium Outlets Blvd in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lot 191-01. Case # PB2022-02.
- 9. Aubrey Duplease (applicant/owner)** - Review of a Conditional Use for a Level II Holistic Wellness Home Occupation. The parcel is located at 66 Tinker Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 2C, Lot 056. Case # PB2022-03.
- 10. Anheuser-Busch Commercial Strategy, LLC (applicant/owner)** - Review for consideration of Final Approval for a waiver of full site plan review to re-establish the use of two existing buildings as 6 residential units for employees/contractors. The parcel is located at 221 Daniel Webster Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D, Lot 031. Case # PB2022-05.
- 11. Discussion/possible action regarding other items of concern**
- 12. Approval of Minutes — December 21, 2021**
- 13. 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 December 23, 2021)