



Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

**MERRIMACK PLANNING BOARD
AGENDA FOR TUESDAY, OCTOBER 18, 2022
MATTHEW THORNTON ROOM
6:30 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. **Consent Agenda**
 - a. Regional Impact Determinations
4. **Public Hearing - Capital Improvement Program for Town of Merrimack**
5. **Public Hearing - Capital Improvement Program for Merrimack Village District**
6. **James Gadbois (applicant/owner) - Review for consideration of a Conditional Use Permit to construct a Detached Accessory Dwelling Unit above an existing (detached) garage.** The parcel is located at 85 Patten Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. **Tax Map 6C, Lot 394.** Case # PB2022-34
7. **Hoyle, Tanner & Associates (applicant) and BAE Systems, Inc. (owner) – Review for acceptance and consideration of final approval of a site plan for the construction of a 5,000 square foot support building, two “radome” structures, and other associated improvements.** The parcel is located at 130 DW Highway in the I-1 (Industrial) and Aquifer Conservation Districts. **Tax Map 2D, Lot 6.** Case # PB 2022-35.
8. **Black Diamond Holdings, LLC (applicant) and MM Realty Trust (owner) – Review for acceptance and consideration of final approval of a site plan for the redevelopment of an existing automotive/junkyard use into a 102,600 square foot warehouse and associated site improvements.** The parcel is located at 734 DW Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. **Tax Map 7E, Lot 31.** Case # PB 2022-36.
9. **RH Cars (applicant) and Sunnyside Merrimack Real Estate Holding, LLC (owner) - Review for consideration of a waiver of fill site plan review to allow for self-storage of personal vehicles, travel trailers, power sports equipment and the like, in addition to the existing used automotive vehicle sales and repair uses.** The parcels are located at 113 and 115 DW Highway in the I-1 (Industrial) and Aquifer Conservation Districts. **Tax Map 2D Lots 18 & 18-1.** Case # PB 2022-37.

10. John J. Flatley Company (applicant/owner) - [Review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit, calling for the replacement of the previously proposed 20,000 square foot planned retail space with a 52,000 square foot self-storage facility.](#) The parcels are located at 645, 673, 685, 703, and 707 DW Highway and 5 Gilbert Drive in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. [Tax Map 6E, Lots 3-1, 3-3, 3-4, 3-5, 3-6, and 3-7.](#) Case # PB 2022-38.

11. Discussion/possible action regarding other items of concern

12. Approval of Minutes — October 4, 2022

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 to website: October 14, 2022)