



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, DECEMBER 6, 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](#)
 - b. [Extension Request: Six month conditional approval extension for a Lot Line Adjustment located at 12 and 14 Dodier Court \(case # PB2021-13\).](#)
4. **Hoyle, Tanner & Associates (applicant) and BAE Systems, Inc. (owner)** – [Continued 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 # PB2022-35. *This item is continued from the October 18, and November 15, 2022 Planning Board Meetings.*
5. **LMG Merrimack, LLC (applicant) and Pennichuck Corporation and LMG Merrimack, LLC (owners)** – Review for acceptance and consideration of final approval for a lot line adjustment. The parcels are located south of Harris Pond Drive on Daniel Webster Highway in the I-1 (Industrial), and Aquifer Conservation Districts. [Tax Map 1D, Lots 1 and 1-6.](#) Case # PB2022-44. – **[Request continuance to December 20](#)**
6. **LMG Merrimack, LLC (applicant/owner)** - Review for acceptance and consideration of final approval for a site plan to construct a 100,115 square foot warehouse building. The parcel is located south of Harris Pond Drive on Daniel Webster Highway in the I-1 (Industrial), and Aquifer Conservation Districts. [Tax Map 1D, Lot 1-6.](#) Case # PB2022-45. – **[Request continuance to December 20](#)**
7. **S.J. Torres (applicant) and Orrin H. Connell Family Trust (owner)** – Review for consideration of a waiver of full site plan review to permit a variety of temporary “event” uses on site. The parcel is located at 454 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 54.](#) PB2022-46. – **[Request continuance to December 20](#)**

8. **McDonald's USA, LLC (applicant) and CP Merrimack, LLC (owner)** - [Review for consideration of a waiver of full site plan to reconfigure the existing single order point drive-thru with a dual order point configuration.](#) The parcel is located at 9 Dobson Way in the C-2 (General Commercial) & Aquifer Conservation Districts, and Wellhead Protection Area. [Tax Map 4D-, Lot 054-03.](#) Case #PB2022-47
9. **As Life Goes On, LLC (applicant) and Gordon House Assisted Living Residence (owners)** - Review for consideration of final approval for an amendment to a conditionally approved site plan to raze and rebuild a portion of the existing building to convert it to a 24 bed assisted living facility. The parcel is located at 585 Daniel Webster Highway in the C-1 (Limited Commercial), R-4 (Residential), Aquifer Conservation, and Elderly Housing Overly Districts. [Tax Map 6D-1, Lot 46.](#) Case #PB2020-27. – [***Request continuance to January 3, 2023***](#)
10. **Discussion/possible action regarding other items of concern**
11. **Approval of Minutes — November 15, 2022**
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 December 5, 2022)