



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 20, 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: L&W Supply Site Plan](#)
 - c. [Level Acres: Phase 2 & 3 Roadway/Infrastructure Bond Reduction Request](#)
 - d. [Chestnut Hill: Phase I Roadway Acceptance Recommendation & Roadway/Infrastructure Bond Estimates & Reduction Requests \(Phases I, II, & III\)](#)
4. **Black Diamond Holdings, LLC (applicant) and MM Realty Trust (owner)** – Continued review for 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 # PB2022-36. *This item is continued from the October 18, and November 15, 2022 Planning Board Meetings.* – **[Request continuance to January 17, 2023](#)**
5. **John J. Flatley Company (applicant/owner)** - Continued 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 # PB2022-38. *This item is continued from the October 18, and November 15, 2022 Planning Board Meetings.* – **[Request continuance to January 3, 2023](#)**
6. **Starten Realty, LLC (applicant/owner)** – [Continued review for acceptance and consideration of final approval for a site plan for the addition of a gas station, convenience store and drive-thru coffee shop at the site of an existing car wash](#). The parcel is located at 376 DW Highway in the C-2 (General Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 002](#). Case #PB2022-40. *This item is continued from the October 18, 2022 Planning Board Meeting.*
7. **LMG Merrimack, LLC (applicant) and Pennichuck Corporation and LMG Merrimack, LLC (owners)** – [Continued 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. *This item is continued from the December 6, 2022 Planning Board Meeting.*

8. **LMG Merrimack, LLC (applicant/owner)** – [Continued 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. *This item is continued from the December 6, 2022 Planning Board Meeting.*
9. **S.J. Torres (applicant) and Orrin H. Connell Family Trust (owner)** – [Continued 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. *This item is continued from the December 6, 2022 Planning Board Meeting.*
10. **Ronald Rosenfeld (applicant) and Garrett and Jillian Soucy and Roseneiro Trust of 2014 (owner)** - [Consideration of an amendment to a conditionally approved Lot Line Adjustment, seeking to remove condition of approval #6e, imposed by the Planning Board at its June 4, 2021 meeting which requires the provision of easement documentation to allow an existing driveway encroachment onto abutting property to remain or removal of that encroachment](#). 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 47-1 and 47-2](#). Case # PB2021-13

11. Discussion/possible action regarding other items of concern

12. Approval of Minutes — December 6, 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 December 9, 2022)