



Town of Merrimack, New Hampshire

Community Development Department
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Planning - Zoning - Economic Development - Conservation

**MERRIMACK PLANNING BOARD
AGENDA FOR TUESDAY, FEBRUARY 7, 2023
MATTHEW THORNTON ROOM
6:30 P.M.**

1. **Call to Order**
2. **Planning & Zoning Administrator's Report**
3. **Consent Agenda**
 - a. *No items for this meeting*
4. **As Life Goes On, LLC (applicant) and Gordon House Assisted Living Residence (owners) –** Continued 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 Overlay Districts. Tax Map 6D-1, Lot 46. Case #PB2020-27. **This item is continued from the December 6, 2022 & January 3, 2023 Planning Board Meetings.**
5. **Robert Parker (applicant) and BC FE 29 Manchester, LLC (owner) –** Continued review for consideration of final approval for a site plan to construct a 39,800 square foot warehouse building. The parcel is located at 29 Manchester Street in the in the I-1 (Industrial), and Aquifer Conservation Districts. Tax Map 2D, Lot 004-07. Case # PB2023-04. **This item is continued from the January 17, 2023 Planning Board Meeting.**
6. **Merrimack Parcel A, LLC (applicant) and Merrimack Parcel A, LLC and Slate Merrimack Acquisition, LLC (owners) –** Continued review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit, calling for the replacement of 93,720 s.f. of office space, 37,400 s.f. of retail, 15,800 s.f. of restaurant space and a 5,000 s.f. event center as part of Phase II with 208 multi-family residential units, 5,000 s.f. of office space, 6,500 s.f. of retail space, 8,000 s.f. of restaurant space and a reduction of the 120-room hotel approved as part of Phase I to 100 rooms. The parcels are located at 1, 2, 3 and 4 Lexington Court in the I-2 (Industrial) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lots 191-2U1-2U4. Case # PB2023-05. **This item is continued from the January 17, 2023 Planning Board Meeting.**
7. **Nick Napior (applicant) and Robert Napior Revocable Trust (owner) –** Review for consideration of a waiver of full site plan review to convert an existing boat storage and service facility into an automotive service facility, thus allowing for automotive repair, service, and storage uses and associated site improvements. The parcel is located at 54 Daniel Webster Highway in the Industrial (I-1) and Aquifer Conservation Districts. Tax Map 2D, Lot 29. Case # PB2023- 06.
8. **Keith Pasquale (applicant) KTK Realty Trust (owner) –** Consideration of an amendment to an approved site plan to waive the requirements of Section 6.01.c of the Site Plan Regulations (which requires all on site improvements be completed prior to the issuance of a certificate of occupancy) to allow for the majority of required site improvements to be bonded instead of completed prior to

issuance of the certificate of occupancy. The parcel is located at 20 Star Drive in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-1, Lot 012. Case # PB2023-07

- 9. Keith Pasquale (applicant) KTK Realty Trust (owner)** – Review for consideration of a waiver of full site plan review to allow used automotive sales and storage in addition to the existing use (Northshore Trailer & Suspension). The parcel is located at 20 Star Drive in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-1, Lot 012. Case # PB2023-08.

10. Discussion/possible action regarding other items of concern

11. Approval of Minutes — January 17, 2023

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 January 27, 2023)