



Town of Merrimack, New Hampshire

Community Development Department
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Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, APRIL 18, 2023 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. **Consent Agenda**
 - a. Regional Impact Determinations
3. **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 November 15 & December 20, 2022, and January 17, February 21 & March 21, 2023 Planning Board Meetings.*
4. **McDonald's USA, LLC (applicant) and CP Merrimack, LLC (owner) – Continued 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. *This item is continued from the December 6, 2022, and January 17, February 21, March 21, & April 4, 2023 Planning Board Meetings.*
5. **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 & December 20, 2022, and January 17, February 21, March 21, & April 4, 2023 Planning Board Meetings.*
6. **Ward Gleason Jr. (applicant) and Gas Producer Realty Inc. (owner) – Review for acceptance and consideration of a 2-lot subdivision.** The parcel is located at 53 Turbine Way in the I-1 (Industrial), Aquifer Conservation, Town Center, and Elderly Housing Overlay Districts. Tax Map 5D-1, Lot 005. Case # PB2023-14.
7. **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 # PB2023-13.

8. Planning & Zoning Administrator's Report and discussion/possible action regarding other items of concern

9. Approval of Minutes — April 4, 2023

10. 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: April 13, 2023)