



# Town of Merrimack, New Hampshire

Community Development Department  
6 Baboosic Lake Road  
Town Hall - Lower level - East Wing

603 424-3531  
Fax 603 424-1408  
[www.merrimacknh.gov](http://www.merrimacknh.gov)

Planning - Zoning - Economic Development - Conservation

**MERRIMACK PLANNING BOARD  
AGENDA FOR TUESDAY, JULY 18, 2023  
MATTHEW THORNTON ROOM  
6:30 P.M.**

**1. Call to Order**

**2. Election of Officers – Vice Chair**

**3. Consent Agenda**

- Extension Request: 12 & 14 Dodier Court lot line adjustment (#PB2021-13)
- Extension Request: 57-59 DW Highway site plan (#PB2021-19)
- Extension Request: Flatley CUP amendment for self-storage (#PB2022-38).
- Extension Request: Anheuser-Busch hamlet apartment conversion WFSPR (#PB2022-05)
- Extension Request: Thomas More College site plan (#PB2021-23)
- Extension Request: 526 DW, LLC (Vault) site plan amendment (#PB2022-21)
- Regional Impact Determinations

**4. Starten Realty, LLC (applicant/owner) – Continued review for 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, April 18, & June 6, 2023 Planning Board Meetings.***

**5. Jonathan and Patricia Schippani (applicants/owners) and Matthew and Theresa Fletcher Family Trust (owner) - Review for acceptance and consideration of a 4-lot subdivision. The parcels are located at 11 and 12 Harrington Drive in the R-1 (Residential by map) district. Tax Map 5B Lots 241 and 242. Case #PB2023-17.**

**6. Fidelity Investments (applicant) and FMR Merrimack Realty Trust FID (owner) – Review for acceptance and consideration of final approval for a waiver of full site plan review to permit utility upgrades on the Fidelity campus. The parcel is located at 1 Spartan Way in the I-2 (Industrial) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lot 191. Case #PB2023-18.**

**7. Michael Currier (applicant/owner) and The Merrimack Congregation of Jehovah's Witnesses (owner) - Review for acceptance and consideration of a lot line adjustment. The parcels are located at 75A and 59 Wire Road in the R-1 (Residential by soils) and Aquifer Conservation Districts. Tax Map 6C, Lots 231-1 and Tax Map 6D, Lot 526-1. Case #PB2023-19.**

**8. Dougherty Zibolis, LLC (applicant/owner) - Review for acceptance and consideration of final approval for a site plan to construct a two story, 15,000 SF office/warehouse building with associated site improvements. The parcel is located at 101 Herrick Street in the C-2 (General Commercial), I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-2, Lot 020 Case #PB2023-20**

- 9. Public Hearing – Zoning Ordinance Amendments (as referred by the Town Council) proposing the repeal of Section 2.02.4.D (Mixed Use Developments Permitted in the I-1 District by Conditional Use Permit) and the correction of Section numbers in the remainder of Section 2.02.4**
- 10. Planning & Zoning Administrator’s Report/Discussion/possible action regarding other items of concern**
- 11. Approval of Minutes — June 20, 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 July 7, 2023)