



Town of Merrimack, New Hampshire

Community Development Department
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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, AUGUST 15, 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

- [Extension Request: DW Highway Commerce Park Access Road \(#PB2021-29\)](#)
- [Extension Request: 734 DW Highway Warehouse \(#PB2022-36\)](#)
- [Extension Request: 29 Manchester Street Warehouse \(#PB2023-03\)](#)
- [Extension Request: 585 DW Highway Site Plan \(#PB2020-27\)](#)

3. **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, and July 18, 2023 Planning Board Meetings.*

4. **TC Boston Development, Inc. (applicant) and DRI TCC 50 RMP, LLC (owner)** – [Consideration of an amendment to a previously approved site plan to waive the requirements of Section 3.04 of the Site Plan Regulations \(which requires all proposed utilities to be constructed underground\)](#). The parcel is located at 50 Robert Milligan Parkway in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 2D, Lot 078](#). Case #PB2023-22.

5. **Colt Refining Inc. (applicant) and King Herrick, LLC and Evan Realty, LLC (owners)** – [Conceptual discussion regarding a proposal to construct a 97,600 s.f. light industrial facility with associated site improvements](#). The parcels are located at 12A Star Drive, Herrick Street and King Street in the in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 3D-1, Lots 2-1 and 20-1 and Tax Map 3D-2, Lot 20-1](#). Case #PB2023-21

6. **Continued 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](#). *This item is continued from the July 18, 2023 Planning Board Meeting.*

7. **Planning & Zoning Administrator's Report/Discussion/possible action regarding other items of concern**

8. **Approval of Minutes — July 18, 2023**

9. 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: August 9, 2023)