



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, SEPTEMBER 5, 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. No items for this meeting
3. **Dougherty Zibolis, LLC (applicant/owner)** – Continued 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 20](#) Case #PB2023-20. ***This item is continued from the July 18, 2023 Planning Board Meeting. – Applicant has requested continuance to October 3***
4. ~~**TC Boston Development, Inc. (applicant) and DRI TCC 50 RMP, LLC (owner)** – Continued 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 78. Case #PB2023-22. ***This item is continued from the August 15, 2023 Planning Board Meeting. – This item has been withdrawn.***~~
5. **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, and August 15, 2023 Planning Board Meetings.***
6. **Susan Wheel (applicant/owner)** – [Review for consideration of a Conditional Use Permit to convert an office space in an existing garage into a detached accessory dwelling unit.](#) The parcel is located at 40 Pearson Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 7D Lot 4](#). Case # PB2023-21.
7. **John J. Flatley Company (applicant/owner)** - [Review for acceptance and consideration of a three lot subdivision.](#) The parcel is located at 685 DW Highway in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. [Tax Map 6E, Lot 3-4](#). Case # PB2023-24
8. **Planning & Zoning Administrator's Report/Discussion & possible action regarding other items of concern**
9. **Approval of Minutes — August 15, 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: September 1, 2023)