



# 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**  
**“VIRTUAL MEETING” AGENDA**  
**TUESDAY, OCTOBER 6, 2020**  
**7:00 P.M.**

**To View the Virtual Meeting:**

Merrimack TV Channel 20 (Comcast)

Merrimack TV Facebook Live Page <http://www.facebook.com/merrimacktv>

**To Listen via Telephone:**

Dial either of the following phone numbers and enter the Meeting ID number when prompted:

1-312-626-6799 US

1-929-205-6099 US

Meeting ID: 993 3053 6903

**If you wish to speak during the public hearing:**

For telephone access dial either of the above listed phone numbers and enter the Meeting ID number above when prompted.

During the meeting, (and when prompted to do so by the Chair), you may press \*9 to be placed in the queue. When it is your turn to speak, the Chair or designee will recognize you by the last three digits of your phone number. You will be asked to state your name and address for the recorded minutes.

**Submit public comments to:** [CommDev@MerrimackNH.Gov](mailto:CommDev@MerrimackNH.Gov)

Emails must contain your name and address for the record. Public comments must be received prior to the start of the meeting on 10/6/2020 at 4:30PM. The Chair will determine if they can read all public comments. These e-mails can be read at the discretion of the participants or recorded for the meeting minutes as part of the public record.

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*(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. Planning & Zoning Administrator's Report**
- 3. John Flatley Company (applicant/owner) - [Continued review for acceptance and consideration of a Site Plan to construct 100,000 square feet of research & development/warehouse in 3 proposed buildings and associated site improvements, per the requirements of the Flatley Mixed Use Conditional Use Permit.](#) The parcel is located at 685 Daniel Webster Highway in the I-1 (Industrial) and Wellhead Protection Area. [Tax Map 6E.](#)**

[Map 003-04](#). Case #PB2020-19. **This item is continued from the September 1, 2020 Planning Board meeting.**

4. **Synergy Storage Structures, LLC (petitioner/owner) - [Continued review for consideration of an amendment to a previous conditionally approved Site Plan regarding access and parking](#).** The parcel is located at 403 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation and Elderly Housing Overlay Districts. A portion of the parcel is subject to the Flood Hazard Conservation District. [Tax Map 4D-3, Lot 84-01](#). **This item is continued from the July 21, August 18, and September 1, 2020 Planning Board meetings.**
5. **Christopher Ross, LLC (applicant/owner) - [Continued review for acceptance and consideration of a Waiver of Full Site Plan Review for the conversion of current retail space into 12 multi-family residential units including building additions totaling approximately 848 square feet](#).** The parcel is located at 401 Daniel Webster Highway in the C-1 (Limited Commercial) Aquifer Conservation and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 083](#). Case # PB2020-14. **This item is continued from the July 21, August 18, and September 1, 2020 Planning Board meetings.**
6. **Brian Labrie (applicant) and BHL Real Estate Holdings, LLC (owner) - [Review for acceptance and consideration of a Waiver of Full Site Plan Review for the construction of a detached garage](#).** The parcel is located at 660 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, and Wellhead Protection Districts. [Tax Map 6E-2, Lot 014](#). Case # PB2020-20
7. **John Downie (applicant/owner) - [Review for consideration of a Conditional Use Permit to construct a detached Accessory Dwelling Unit \(ADU\) above an existing detached garage](#).** The parcel is located at 2 Landau Way in the R-2 (Residential) District. [Tax Map 3A, Lot 089](#). Case # PB2020-22
8. **Discussion/possible action regarding other items of concern**
9. **Approval of Minutes — September 15, 2020**
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.

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 - October 2, 2020)