



# Town of Merrimack, New Hampshire

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

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Planning - Zoning - Economic Development - Conservation

**MERRIMACK PLANNING BOARD  
“VIRTUAL MEETING” AGENDA  
TUESDAY, OCTOBER 20, 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:** 995 2329 4354

**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 10/20/2020 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. **[Continued Public Hearing - Zoning Ordinance Amendments](#)** – The Planning Board will consider amendments to the Zoning Ordinance, pursuant to RSA 675:6 and 675:7. The general purpose of the amendments is to address repeated ordinance administration and/or enforcement tasks (Definitions, ordinance references, Home Occupations, dimensional requirement clarifications, travel trailers, references and modifications to ensure compliance with the State Building Code, signs) as well as amend the ordinance by updating and reformatting the Telecommunications Tower section ([full details located in the notice of public hearing and with the Community Development Department](#)). **This item is continued from the September 1, 2020 Planning Board meeting.**

4. ~~Granger Revocable Trust (applicant/owner) — Continued review for acceptance and consideration of final approval for a two lot subdivision. The parcel is located at 225 Naticook Road in the R 4 (Residential, by soils) District, Aquifer Conservation, and Wellhead Protection Areas. Tax Map 2B, Lot 034. Case # PB2020 11. This item is continued from the June 16, July 21, August 18, and September 15, 2020 Planning Board meetings. — Applicant has requested continuance to November 10.~~
5. **Bowers Landing of Merrimack II, LLC. (applicant/owner) - [Continued review for consideration of final approval for a site plan to construct 72 multi-family residential units in Phase VII of the Harris Pond Planned Unit Development](#).** The parcel is located off Bowers Landing Drive in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 1D, Lot 001-04](#). Case #PB2020-16. **This item is continued from the August 18, and September 15, 2020 Planning Board meetings.**
6. **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) district and the Aquifer Conservation and Wellhead Protection Areas. [Tax Map 6E, Lot 003-04](#). Case #PB2020-19. **This item is continued from the September 1, and October 6, 2020 Planning Board meetings.**
7. ~~**John Flatley Company (applicant/owner) — Review for acceptance and consideration of a Site Plan to construct a 120,000 sq.ft. warehouse/distribution building. The parcel is located at 703 Daniel Webster Highway in the I-1 (Industrial) District and Aquifer Conservation area. Tax Map 6E, Lot 003-05. Case #PB2020-25. - Withdrawn by applicant.**~~
8. **10 Henry Clay Drive, LLC (applicant/owner) - [Review for consideration of an amendment to a previous approved Site Plan regarding sidewalks and lighting](#).** The parcel is located at 10 Henry Clay Drive in the I-1 (Industrial) District. [Tax Map 2D, Lot 041-13](#). Case #PB2020-24.
9. **Executive Building Systems, Inc. (applicant) and Anmi Merrimack Realty, LLC (owner) - [Review for acceptance and consideration of a Site Plan to convert an existing building to office/warehouse use](#).** The parcel is located at 25 Craftsman Lane in the R-1 (Residential, by soils), Aquifer Conservation District and Wellhead Protections Area. [Tax Map 2A, Lot 005](#). Case #PB2020-23
10. **Discussion/possible action regarding other items of concern**
11. **Approval of Minutes — October 6, 2020**
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 to Website: October 16, 2020)