



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, DECEMBER 1, 2020
7:00 P.M.**

To View the Virtual Meeting:

Merrimack TV Channel 20 (Comcast)
Merrimack TV webpage: <http://www.merrimacktv.com>

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: 983 6815 7892

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

Emails must contain your name and address for the record. Public comments must be received prior to the start of the meeting on 12/1/2020 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.

*(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 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, October 6, October 20, and November 10, 2020 Planning Board meetings.****
- 4. As Life Goes On, LLC (applicant) and Phyllis and Laura Benson (owners) – [Continued review for acceptance and consideration of a site plan to convert an existing building \(currently vacant, most recently a former personal service use\) to a 24 bed assisted](#)**

[living facility](#). The parcel is located at 585 Daniel Webster Highway in the C-1 (Limited Commercial) and R-4 (Residential), Aquifer Conservation, and Elderly Housing Overlay Districts. [Tax Map 6D-1, Lot 046](#). Case #PB2020-27. **This item is continued from the November 10, 2020 Planning Board meeting.**

5. **Bowers Landing of Merrimack II, LLC. (applicant/owner) - [Review for acceptance and consideration of 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.
6. **Edgebrook Heights, LLC and Wigston Properties, LLC (applicants/owners) - [Review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit](#).** The parcel is located at 1 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation and Flood Hazard Conservation Districts. [Tax Map 1E, Lots 004-1 & 004-2, and Map 2E, Lots 007 & 008](#). Case #PB2020-28.
7. **Discussion/possible action regarding other items of concern**
8. **Approval of Minutes — November 10, 2020**
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 November 20, 2020)