



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, APRIL 6, 2021
7:00 P.M.

To View the Virtual Meeting:

Merrimack TV [Channel 20](#) (Comcast)

Online Live Stream: <http://merrimacktv.com/online-video/live-stream/>

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: 969 0796 7155

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 and you will then need to press *6 to unmute your line. 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 4/6/2021 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. RCA Holdings, LLC (applicant) and Edgebrook Heights, LLC (owner) – [Continued review for consideration of final approval of a Site Plan to construct a 57,850 s.f. self-storage facility in accordance with the Edgebrook Heights mixed use Conditional Use Permit.](#) The parcel is located at 4 Benning Court in the I-1 (Industrial) zone. [Tax Map 2E, Lots 006-02 and 007.](#) Case # PB 2021-08. **This item is continued from the March 2, 2021 Planning Board meeting.****
- 4. Garrett Burbee (applicant) and 385 DW Highway, LLC (owner) – [Review for consideration of a Waiver of Full Site Plan Review to permit a mixed use development consisting of a single-family dwelling and contractor storage yard.](#) The parcel is located at 385 Daniel Webster Highway in the C-1 (General Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 090.](#) Case #PB2021-10**

5. **Merrymac Christmas Tree Farm, LLC (applicant) and Linda Raymond (owner) - [Review for acceptance and consideration of a Site Plan to permit a Christmas Tree Farm and supporting accessory use/infrastructure](#)**. The parcels are located at 105 and 107 Turkey Hill Road in the R-1 (Residential, by soils), and Aquifer Conservation Districts. [Tax Map 4C, Lots 229 and 229-01](#). Case #PB2021-11.
6. **John Flatley Company (applicant) & Gilbert Crossing, LLC & John J. Flatley (owners) – [Review for consideration of an amendment to a previously approved Mixed Use Development Conditional Use Permit to permit 96 additional multi-family residential units](#)**. The parcels are located at 645, 673, 685, 703 & 707 Daniel Webster Highway and 5 Gilbert Drive in the I-1 (Industrial), Aquifer Conservation and Wellhead Protection Districts. [Tax Map 6E, Lots 003-01, 003-03, 003-04, 003-05, 003-06 and 003-07](#). Case # PB2021-12.
7. **Discussion/possible action regarding other items of concern**
8. **Approval of Minutes — March 16, 2021**
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 April 2, 2021)