



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 ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, OCTOBER 25, 2017 MATTHEW THORNTON ROOM

7:00 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)

PLEASE TAKE NOTICE THAT, in accordance with the provisions of NH RSA 676:7, a Public Hearing will be held by the Zoning Board of Adjustment of the Town of Merrimack, in the Matthew Thornton Room on the second floor of the West Wing of Town Hall, at 8 Baboosic Lake Road, on Wednesday, October 25, 2017 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order**
2. **Roll Call**
3. **Stephen and Dianne Bazzocchi (petitioners/owners)** — [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a new single family dwelling on lot 105 with a front setback of 6 feet whereas 30 feet is required and rear setback of 16.3 feet whereas 40 feet is required, and the construction of a new garage on lot 151 with a front setback of 5 feet whereas 30 feet is required and a rear setback of 26.6 feet whereas 40 feet is required](#), with the existing house and garage to be razed. The parcels are located at 12 and 15 Lakeside Drive in the R (Residential) District. [Tax Map 6A-1, Lots 105 and 151](#). Case # 2017-36. **This item is continued from the September 27, 2017 Zoning Board of Adjustment meeting.**
4. **William Lastowka and Land of Goshen, LLC. (petitioner/owner)** — [Variance under Section 3.08.9 of the Zoning Ordinance to permit the existing improvements \(barn, shed, home, etc.\) to remain within a 100 foot landscape buffer proposed as part of a cluster subdivision](#). The parcel is located at 6 Watkins Road in the R (Residential) and Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 4C, Lot 449](#). Case # 2017-39. **This item is continued from the September 27, 2017 Zoning Board of Adjustment meeting.**
5. **BHL Real Estate Holdings, LLC. (petitioner/owner)** — [Variance under Section 17.10\(b\) of the Zoning Ordinance to permit a sign zero feet from the front property line whereas 15 feet is required \(as per a previously granted variance\)](#). The parcel is located at 660 Daniel Webster Highway in the C-2 (General Commercial) District. [Tax Map 6E-2, Lot 014](#). Case # 2017-40.
6. **MET General Contracting Inc. (petitioner) and June Harrington (owner)** — [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a 24'x26' garage, a 14'x14' sunroom and a 6'x13'6" farmers porch with a 7'6" front setback whereas 30 feet is required](#). The parcel is located at 5 Beaver Brook Drive in the R-2 (Residential) and Aquifer Conservation Districts. [Tax Map 6C, Lot 546](#). Case # 2017-41.
7. **Stephen Dion (petitioner/owner)** — [Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a 24'x24' garage with an 8 foot side setback whereas 15 feet is required](#). The parcel is located at 121 Herrick Street in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 3D-2, Lot 016-01](#). Case # 2017-42.
8. **Brain Lacerte of Lacerte General Contracting, LLC. (petitioner) and Frank and Nanci Phillips (owners)** — [Variance under Section 3.02 of the Zoning Ordinance to permit the construction of a 24'x28' garage with a 23 foot side setback whereas 30 feet is required](#). The parcel is located at 44 Pearson Road in the R (Residential) and Aquifer Conservation Districts. [Tax Map 7D, Lot 004-02](#). Case # 2017-43.

9. Discussion/possible action regarding other items of concern.

10. Approval of Minutes — September 27, 2017

11. Adjourn

Copies of application materials are available at the Merrimack Community Development Department Office in 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 10:00 P.M. and to adjourn by 10:30 P.M.

Posted to website 10/20/2017