



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, FEBRUARY 28, 2018
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, February 28, 2018 at 7:00 P.M. to consider the petitions described in the agenda below.

- 1. Call to Order**
- 2. Roll Call**
- 3. Justin Sleeper (petitioner/owner)** – Variances under Section 3.02 of the Zoning Ordinance to permit a three-family residence on a lot with approximately 16,901 s.f. of area whereas 120,000 s.f. is required; front setbacks of approximately 30 feet and 36 feet respectively whereas 50 feet is required; side setbacks of approximately 15 feet and 20 feet respectively whereas 50 feet is required; and a lot depth of approximately 120 feet whereas 200 feet is required. The parcel is located at 14 Hoyt Street in the R-4 (Residential) and Aquifer Conservation Districts. Tax Map 4D-4, Lot 025. Case #2018-01. **This item has been withdrawn by the petitioner.**
- 4. Arne, LLC. (petitioner/owner)** — [Variance under Section 3.02 of the Zoning Ordinance to permit a two-lot subdivision with one lot having 159.22 feet of frontage whereas 250 feet is required.](#) The parcel is located at 63 Wilson Hill Road in the R-1 (Residential) and Aquifer Conservation Districts. [Tax Map 4B, Lot 130.](#) Case #2018-02.
- 5. APMK Ventures, LLC. (petitioner/owner)** — [Special Exception under Section 2.02.2 \(C\) of the Zoning Ordinance to permit a single family dwelling in a C-1 District.](#) The parcel is located at 4 Harris Avenue in the C-1 (Limited Commercial) and Aquifer Conservation Districts and Wellhead Protection area. [Tax Map 6D-1, Lot 030.](#) Case #2018-03.
- 6. David Paul and Toni Paul (petitioners/owners)** — [Re-Hearing of an Appeal of Administrative Decision \(previous Case #2017-34\) as per the requirements of RSA 674:41, regarding the issuance of a residential building permit for a lot without frontage on a Class V or better roadway, pursuant to the statutory appeal process.](#) The parcel is located at 312B Baboosic Lake Road in the R (Residential) District. [Tax Map 6A-2, Lot 156-09.](#) Case #2018-04.
- 7. Discussion/possible action regarding other items of concern.**
- 8. Approval of Minutes — January 31, 2018**
- 9. 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.