



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 27, 2019
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 27, 2019 at 7:00 P.M. to consider the petitions described in the agenda below.

- 1. Call to Order**
- 2. Roll Call**
- 3. David A. Labrecque (applicant/owner) – [Variance under Section 2.02.1 of the Zoning Ordinance to permit the construction of a new single-family residence on a lot already containing an existing, occupied manufactured home that is proposed to be razed after construction of the new home is completed.](#)** The parcel is located at 33 Patten Road in the R-1 (Residential) and Aquifer Conservation Districts. [Tax Map 6C, Lot 578.](#) Case # 2019-01.
- 4. Crosswoods Path III, LLC. (applicant) DW Development and Land Services, LLC. (owner) – [Variances under Sections 15.04 & 15.06, Table 1 of the Zoning Ordinance to permit the construction of a mixed-use multi-family residential \(mix of 1 and 2 bedroom units\) and office building with greater residential density \(8.36 units per acre\) whereas 7 units per acre \(for 1 bedroom units\) and 6 units per acre \(for 2 bedroom units\) is permitted.](#)** The parcel is located at 747 Daniel Webster Highway in the C-2 (Commercial) I-1 (Industrial) R (Residential) and Aquifer Conservation Districts. [Tax Map 7E, Lot 046-54.](#) Case # 2019-02.
- 5. Cellco Partnership d/b/a Verizon Wireless (applicant) and Brett W. Vaughn Revocable Trust (owner) – [Re-hearing for a Special Exception under Section 2.02.1 \(B\) \(2\) of the Zoning Ordinance to allow the installation of a telecommunications tower within the Residential District.](#)** The parcel is located at 123 Wilson Hill Road in the R-1 (Residential) District (by the Zoning Map). [Tax Map 4A, Lot 023.](#) Case # 2018-41.
- 6. Stephen Chase & Robin Cousineau (applicant/owner) – [Variance under Section 3.02 of the Zoning Ordinance to permit a two-lot subdivision with one lot having 90 feet of frontage whereas 250 feet is required.](#)** The parcel is located at 85 Woodward Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. [Tax Map 7A, Lot 007.](#) Case # 2019-03.
- 7. Stephen Chase & Robin Cousineau (applicant/owner) – [Variance under Section 3.02 \(A\) of the Zoning Ordinance to permit a two-lot subdivision with one lot having 61,160 sq. ft. of contiguous non-wetland area whereas 100,000 sq. ft. is required.](#)** The parcel is located at 85 Woodward Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. [Tax Map 7A, Lot 007.](#) Case # 2019-03.
- 8. Discussion/possible action regarding other items of concern**

9. Approval of Minutes — January 30, 2019

10. 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 2/21/2019