



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 30, 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, October 30, 2019 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order**
2. **Roll Call**
3. ~~**Chestnut Hill Properties, LLC (petitioner/owner)**— Variance under Section 3.08.8 of the Zoning Ordinance to allow previously approved cluster subdivision lots (permitted by previous variance to be allowed in the R-1 District) to be serviced by individual septic systems whereas municipal sewer is required. The parcels are located at Bannon Circle and Ritterbush Court (approved, not constructed roads) in the R-1 (Residential, by map) District. Tax Map 5B, Lots 002, 005, 007, 008, 009-01 through 009-71. Case #2019-29. **This item is continued from the September 25, 2019 meeting. – WITHDRAWN by the petitioner.**~~
4. **Triangle Credit Union (petitioner) and Apple Development Limited Partnership (owner)** – [Variance under Section 17.10.3 of the Zoning Ordinance to allow a third ground sign on the property whereas a maximum of two are permitted.](#) The parcel is located at 360 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Planned Residential Development Overlay and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 001.](#) Case #2019-30.
5. **Triangle Credit Union (petitioner) and Apple Development Limited Partnership (owner)** – [Variance under Section 17.10.3 of the Zoning Ordinance to allow for construction of a 47.74 square foot ground sign whereas a maximum of 32 square feet is allowed.](#) The parcel is located at 360 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Planned Residential Development Overlay and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 001.](#) Case #2019-31
6. **Curtis M. Wheeler, Jr. (petitioner/owner)** – [Equitable Waivers of Dimensional Requirements under RSA 674:33-a and Section 3.05 of the Zoning Ordinance to permit the existing single-family dwelling and the southeasterly deck to remain 10.1 feet from the front property line whereas 30 feet is required; 10.4 feet from the side property line whereas 15 feet is required; and 22.7 feet from the rear property line whereas 40 feet is required.](#) The parcel is located at 5 Lakeside Drive in the R-2 (Residential) District. [Tax Map 6A-1, Lot 153.](#) Case # 2019-32.

7. **Curtis M. Wheeler, Jr. (petitioner/owner)** – [Variance under Section 3.05 of the Zoning Ordinance to permit an existing deck \(northerly\) to remain 20 feet from the rear property line whereas 40 feet is required.](#) The parcel is located at 5 Lakeside Drive in the R-2 (Residential) District. [Tax Map 6A-1, Lot 153.](#) Case # 2019-33.
8. **APMK Ventures, LLC. (petitioner/owner)** – [Special Exception under Section 3.09 of the Zoning Ordinance to permit the conversion of an existing single family dwelling, constructed before June 29, 1953, to a two-family dwelling.](#) The parcel is located at 16 Depot Street in the I-1 (Industrial), Elderly Housing Overlay and Aquifer Conservation Districts, and Wellhead Protection Area. [Tax Map 6E-1, Lot 061.](#) Case # 2019-35.
9. **Steven M. Sher (petitioner/owner)** – [Variances under Section 3.05 of the Zoning Ordinance to permit the construction of a single family dwelling 1.5 feet from the rear property line whereas 40 feet is required and 4.7 feet from the side property line whereas 15 feet is required.](#) The parcel is located at 24 Lakeside Drive in the R-2 (Residential) District. [Tax Map 6A-1, Lot 111.](#) Case # 2019-37.
10. **Steven M. Sher (petitioner/owner)** – [Variances under Section 3.05 of the Zoning Ordinance to permit the construction of a garage 18 feet from the front property line whereas 30 feet is required; 27.4 feet from the rear property line whereas 40 feet is required; and 6 feet from the side property line whereas 15 feet is required.](#) The parcel is located at 21 Lakeside Drive in the R-2 (Residential) District. [Tax Map 6A-1, Lot 147.](#) Case # 2019-38.

11. Discussion/possible action regarding other items of concern

12. Approval of Minutes – September 25, 2019

13. 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 10/25/2019