



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, DECEMBER 18, 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, December 18, 2019 at 7:00 P.M. to consider the petitions described in the agenda below.

1. Call to Order

2. Roll Call

3. Streif, LLC (petitioner/owner) – Variance under Section 3.02, Note 6 of the Zoning Ordinance to permit the construction of a 3,000 sq. ft. building 30 feet from Daniel Webster Highway whereas 50 feet is required. The parcel is located at 406 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 5D-4, Lot 099. Case # 2019-39. **This item is continued from the November 20, 2019 meeting.** – **The petitioner has requested continuance to January 29, 2020**

4. Streif, LLC (petitioner/owner) – Variance under Section 3.02 of the Zoning Ordinance to permit the construction of a retaining wall 10.88 feet from the front property line whereas 30 feet is required. The parcel is located at 406 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 5D-4, Lot 099. Case # 2019-40. **This item is continued from the November 20, 2019 meeting.** – **The petitioner has requested continuance to January 29, 2020**

5. Streif, LLC (petitioner/owner) – Special Exception under Section 2.02.3 (C) (1) of the Zoning Ordinance to allow for a residential use in the C-2 (General Commercial) District. The parcel is located at 406 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 5D-4, Lot 099. Case # 2019-41. **This item is continued from the November 20, 2019 meeting.** – **The petitioner has requested continuance to January 29, 2020**

6. Adam Gilmer (petitioner/owner) – Variance under Section 3.02 of the Zoning Ordinance to permit a two-lot subdivision with one lot having 66,816 sq. ft. of contiguous non-wetland area whereas 100,000 sq. ft. is required. The parcel is located at 7 Fuller Mill Road in the R-1 (Residential, by map) District. [Tax Map 4B, Lot 167-01](#). Case # 2019-42. **This item is continued from the November 20, 2019 meeting.**

7. **Adam Gilmer (petitioner/owner)** – [Variances under Section 3.02 of the Zoning Ordinance to permit a two-lot subdivision with one lot having 78,790 sq. ft. of total area whereas 100,000 sq. ft. is required; 59,258 sq. ft. of contiguous non-wetland area whereas 100,000 sq. ft. is required; and 185 feet of lot depth whereas 300 feet is required.](#) The parcel is located at 7 Fuller Mill Road in the R-1 (Residential, by map) District. [Tax Map 4B, Lot 167.](#) Case # 2019-43, 2019-44, and 2019-45.
8. **Adam Gilmer (petitioner/owner)** – [Appeal of Administrative Decision that the property's soil characteristics are irrelevant when determining minimum lot size, minimum contiguous non-wetland area, and minimum lot depth requirements for a lot in the R-1 \(Residential, by map\) District.](#) The parcel is located at 7 Fuller Mill Road in the R-1 (Residential, by map) District. [Tax Map 4B, Lot 167.](#) Case # 2019-46.
9. **PMG Northeast, LLC (petitioner) and Blue Hills Fuels, LLC (owner)** – [Special Exception under Section 2.02.3 \(C\) \(1\) of the Zoning Ordinance to permit a gasoline station in the C-2 \(General Commercial\) District.](#) The parcel is located at 1 Continental Boulevard in the C-2 (General Commercial), and Aquifer Conservation Districts. [Tax Map 4D, Lot 054-01.](#) Case # 2019-47.
10. **John Stewart (petitioner) and ANMI Merrimack Realty, LLC (owner)** – [Variance under Section 2.02.1 of the Zoning Ordinance to permit professional offices, personal services, and indoor recreational facilities in the R-1 \(Residential, by soils\) District.](#) The parcel is located at 25 Craftsman Lane in the R-1 (Residential, by soils), Aquifer Conservation Districts and Wellhead Protections Area. [Tax Map 2A, Lot 005.](#) Case # 2019-48.
11. **John Stewart (petitioner) and Gloria Heath (owner)** – [Variance under Section 2.02.1 of the Zoning Ordinance to permit professional offices, personal services, and indoor recreational facilities \(on a portion of the property to be transferred by a subsequent lot line adjustment\) in the R-1 \(Residential, by soils\) District.](#) The parcel is located at 21 Craftsman Lane in the R-1 (Residential, by soils), Aquifer Conservation Districts and Wellhead Protections Area. [Tax Map 2A, Lot 006.](#) Case # 2019-49.
12. **Donald Belisle (petitioner) and Bilden Properties, LLC (owner)** – [Special Exceptions under Sections 2.02.3.C.1.d and 2.02.3.C.1.f of the Zoning Ordinance to permit automobile sales, storage, service, and repair in the C-2 \(General Commercial\) District.](#) The parcel is located at 719 Daniel Webster Highway in the C-2 (General Commercial), R-4 (Residential) Districts, and Planned Residential Development Overlay. [Tax Map 7E, Lot 052.](#) Case # 2019-50.
13. **Chestnut Hill Properties, LLC (petitioner/owner)** – [Variance under Section 3.08.2 of the Zoning Ordinance to permit an approved, but not yet constructed, Cluster Residential Development to have a density of 77 lots whereas 71 lots are permitted per the variance granted January 30, 2014.](#) 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 #2019-51.

14. Discussion/possible action regarding other items of concern

15. Approval of Minutes — November 20, 2019

16. 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.