



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

603 424-3531
Fax 603 424-1408
www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

**MERRIMACK ZONING BOARD OF ADJUSTMENT
AGENDA FOR WEDNESDAY, FEBRUARY 26, 2020
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 26, 2020 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 This item is continued from the November 20, December 18, 2019, and January 29, 2020 meetings.~~ **This item has been withdrawn by the petitioner.**

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 This item is continued from the November 20, December 18, 2019, and January 29, 2020 meetings.~~ **This item has been withdrawn by the petitioner.**

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, December 18, 2019 and January 29, 2020 meetings.**

6. Streif, LLC (petitioner/owner) – [Variance under Section 3.02 of the Zoning Ordinance to permit a density of 3 multi-family residential units in the C-2 \(General Commercial\) District whereas 1 per 40,000 square feet is allowed.](#) 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 # ZBA 2020-03.

7. Streif, LLC (petitioner/owner) – [Variance under Section 3.02, Note 6 of the Zoning Ordinance to permit the construction of a 2,950 sq. ft. building 22 feet from the Daniel Webster Highway right-of-way 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 # ZBA 2020-04.

8. **David Theide (petitioner/owner)** – [Special Exception under Section 2.02.2\(C\) of the Zoning Ordinance to permit an existing single-family dwelling use to continue on a commercially-zoned parcel that is proposed for a mixed \(residential and commercial\) use.](#) The parcel is located at 575 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts, and Wellhead Protection Area. [Tax Map 6D-1, Lot 102.](#) Case # ZBA 2020-05.
9. **Christopher Ross, LLC (petitioner/owner)** – [Special Exception under Section 2.02.2\(C\) of the Zoning Ordinance to allow a residential use in the C-1 \(Limited Commercial\) District.](#) The parcel is located at 401 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 083.](#) Case # ZBA 2020-06.
10. **Christopher Ross, LLC (petitioner/owner)** – [Variance under Section 3.02 of the Zoning Ordinance to permit a density of 12 multi-family residential units in the C-1 \(Limited Commercial\) District whereas 1 per 40,000 square feet is allowed.](#) The parcel is located at 401 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 083.](#) Case # ZBA 2020-07.
11. **Christopher Ross, LLC (petitioner/owner)** – [Variance under Section 3.02 of the Zoning Ordinance to allow the construction of an addition 12.33 feet from the side property line whereas 20 feet is required.](#) The parcel is located at 401 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 083.](#) Case # ZBA 2020-08.

12. Discussion/possible action regarding other items of concern

13. Approval of Minutes — January 29, 2020

14. 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: 2/20/2020