



# Town of Merrimack, New Hampshire

Community Development Department  
6 Baboosic Lake Road  
Town Hall - Lower level - East Wing  
Planning - Zoning - Economic Development - Conservation

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**MERRIMACK ZONING BOARD OF ADJUSTMENT  
SPECIAL "VIRTUAL MEETING" AGENDA  
TUESDAY, JUNE 2, 2020  
7:00 P.M.**

**PLEASE TAKE NOTICE THAT,** The Zoning Board of Adjustment for the Town of Merrimack will hold a VIRTUAL PUBLIC HEARING on Tuesday, June 2, 2020, at 7:00 p.m. In response to the state of emergency in New Hampshire regarding COVID-19, the hearings will be held remotely via videoconference until further notice. Refer to Zoning Board webpage for meeting links on the Town Website - [www.merrimacknh.gov](http://www.merrimacknh.gov)

**To View the Virtual Meeting:**

Merrimack TV Channel 20 (Comcast)

Merrimack TV Facebook Live Page <http://www.facebook.com/merrimacktv>

**To Listen via Telephone:**

Dial either of the following phone numbers and enter the Meeting ID number when prompted:

1-312-626-6799 US

1-929-205-6099 US

Meeting ID: 940 0667 7844

**If you wish to speak during the public hearing:**

For telephone access dial either of the following phone numbers and enter the Meeting ID number when prompted:

1-312-626-6799 US

1-929-205-6099 US

Meeting ID: 940 0667 7844

When prompted to do so by the Chairman, you may press \*9 to be placed in que. When it is your turn to speak, the Chairman or designee will recognize you by the last three digits of your phone number. You will be asked to state your name and address for the recorded minutes.

**Submit public comments to:** [CommDev@MerrimackNH.gov](mailto:CommDev@MerrimackNH.gov)

Emails must contain your name and address for the record. Public comments must be received prior to the start of the meeting on 6/2/2020 by 4:30PM. The Zoning Board Chair will determine if they can read all public comments. These e-mails can be read at the discretion of the participants or recorded for the meeting minutes as part of the public record.

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*(clicking on a link below 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)*

**1. Call to Order**

**2. Roll Call**

- 3. 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. – *Petitioner has requested indefinite continuance until in-person meetings are able to resume.*

4. **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. – *Petitioner has requested indefinite continuance until in-person meetings are able to resume.*
5. **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. – *Petitioner has requested indefinite continuance until in-person meetings are able to resume.*
6. **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.
7. **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.
8. **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.
9. **Vincent Pirozzi, III (petitioner/owner)** – [Variance under Section 2.02.7 \(A\) \(6\) of the Zoning Ordinance to allow an existing retaining wall to remain within the 40 foot wetland setback](#). The parcel is located at 12 Laurel Street in the R-1 (Residential, by soils), and Aquifer Conservation Districts. [Tax Map 4C, Lot 153](#). Case # ZBA 2020-09.

#### 10. Discussion/possible action regarding other items of concern

#### 11. Approval of Minutes – February 26, 2020

#### 12. Adjourn

Since Town Hall is currently closed to the public due to the COVID-19 pandemic, copies of application materials are available electronically by contacting the Merrimack Community Development Department at [commdev@merrimacknh.gov](mailto:commdev@merrimacknh.gov) 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 5/28/2020