



Town of Merrimack, New Hampshire

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

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

MERRIMACK ZONING BOARD OF ADJUSTMENT
“VIRTUAL MEETING” AGENDA
WEDNESDAY, APRIL 28, 2021
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 Wednesday, April 28, 2021, 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

To View the Virtual Meeting:

Merrimack TV Channel 20 (Comcast)

Merrimack TV Watch Live Page (Government Channel 20) <http://merrimacktv.com/online-video/live-stream/>

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: 943 2315 4910

If you wish to speak during the public hearing:

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

During the meeting, (and when prompted to do so by the Chair), you may press *9 to be placed in the queue. When it is your turn to speak, the Chair or designee will recognize you by the last three digits of your phone number and you will then need to press *6 to unmute your line. You will be asked to state your name and address for the recorded minutes.

Submit public comments to: 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 4/28/2021 by 4:00PM. 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.

*(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)*

1. Call to Order

2. Roll Call

- 3. BM Investments, LLC (petitioner) and George & Theresa Hadley (owners) – [Variance under Section 3.02 \(A\) of the Zoning Ordinance to permit a three-lot subdivision with one lot having 84,870 sq. ft. of contiguous non-wetland area whereas 100,000 sq. ft. is required.](#)** The parcel is located at 119 Bean Road in the R-1 (Residential, by map), Aquifer Conservation, and Flood Hazard Conservation Districts. [Tax Map 6C Lot 141](#). Case # ZBA 2021-06.

4. **Bilden Properties, LLC (petitioner/owner)** – [Appeal of Administrative Decision determining that the current use of the property is a “junk yard” per the Town Zoning Ordinance and NH RSA 236:112](#). The parcel is located at 719 Daniel Webster Highway in the C-2 (General Commercial), R-4 (Residential) and Planned Residential Districts. [Tax Map 7E Lot 052](#). Case # ZBA 2021-07.
5. **Discussion/possible action regarding other items of concern**
6. **Approval of Minutes – March 31, 2021**
7. **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: 4/23/2021