



# Town of Merrimack, New Hampshire

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

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Planning - Zoning - Economic Development - Conservation

## MERRIMACK ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, APRIL 27, 2022 MATTHEW THORNTON ROOM 7:00 P.M.

**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, April 27, 2022 at 7:00 P.M. to consider the petitions described in the agenda below.

*(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. **Jonathan Chasseur (petitioner/owner) – [Variance under section 3.05 of the Zoning Ordinance to permit the construction of a garage 4 feet from the side property line whereas 15 feet is required.](#)** The parcel is located at 6 Lorraine Road in the R-4 (Residential, by soils) District. [Tax Map 2B, Lot 316.](#) Case # ZBA 2022-11.
4. **Jianmin Song (petitioner) and TW Bridge Associates LLC (owner) – [Variance under Section 2.02.1.A of the Zoning Ordinance to permit a personal services establishment \(massage therapy center\) in the R-4 \(Residential, by soils\) District whereas such use is not permitted.](#)** The parcel is located at 10 Twin Bridge Road Unit 1B in the R-4 (Residential, by soils) District. [Tax Map 5D3, Lot 115-1B.](#) Case #ZBA 2022-12.
5. **Rodd R Ruland (petitioner) and Lori F Ruland and Rodd R Ruland, Trustees of the Lori F Ruland Revocable Trust (owner) – [Variance under section 2.02.1 of the Zoning Ordinance to permit the temporary occupancy of a travel trailer in the R-2 \(Residential, by soils\) District while construction of a new single-family dwelling is underway.](#)** The parcel is located at 312 Baboosic Lake Road in the R-2 (Residential, by soils) District. [Tax Map 6A-2, Lot 159.](#) Case #ZBA 2022-13.
6. **Bernard Boucher Revocable Trust (petitioner/owner) – [Variance under section 3.02 \(A\) of the Zoning Ordinance to allow two lots to be created \(requiring subdivision approval from the Planning Board\) with one lot having 194.56 feet of frontage whereas 250 feet is required and the other lot having 67,261 square feet of contiguous upland area whereas 100,000 square feet is required.](#)** The parcel is located at 69 Bean Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. [Tax Map 6B, Lot 141.](#) Case # ZBA 2022-14.
7. **Discussion/possible action regarding other items of concern**
8. **Approval of Minutes – March 30, 2022**
9. **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.