



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, AUGUST 31, 2022

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, August 31, 2022 at 7:00 P.M. to consider the petitions described in the agenda below.

1. Call to Order

2. Roll Call

3. S.J. Torres (petitioner) and Orrin H. Connell Family Trust (owner) – [Variance under Section 17.10 of the Zoning Ordinance to permit three major sign types \(ground, wall & roof\) on a single lot whereas a maximum of two major sign types are permitted.](#) The parcel is located at 454 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 54.](#) ZBA Case # 2022-28.

4. S.J. Torres (petitioner) and Orrin H. Connell Family Trust (owner) – [Variance under Section 17.10.3 of the Zoning Ordinance to permit two additional ground signs \(for a total of 3 ground signs\) on a lot where one ground sign is permitted \(based on existing conditions\).](#) The parcel is located at 454 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 54.](#) ZBA Case # 2022-24.

5. S.J. Torres (petitioner) and Orrin H. Connell Family Trust (owner) – [Variance under Section 17.10.4 of the Zoning Ordinance to permit two additional wall signs on a lot where zero are permitted \(based on existing conditions\).](#) The parcel is located at 454 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 54.](#) ZBA Case # 2022-29.

6. S.J. Torres (petitioner) and Orrin H. Connell Family Trust (owner) – [Variances under Section 17.10.3 of the Zoning Ordinance to permit two 320 square foot ground signs \(if the variance in Case 2022-24 is granted\) where the maximum allowable area per ground sign is 32 square feet.](#) The parcel is located at 454 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 54.](#) ZBA Case # 2022-35.

7. Michelle Karakaedos (petitioner) and GTONH, LLC (owner) – [Variance under Section 2.02.1 of the Zoning Ordinance to permit a daycare use in the Planned Residential Development Overlay District whereas such a use is not permitted.](#) The parcel is located at 515 Daniel Webster Highway in the R-1 (Residential, by soils), Aquifer Conservation, Planned Residential Development Overlay, Town Center, and Elderly Housing Overlay Districts and Wellhead Protection Area. [Tax Map 5D-2, Lot C002.](#) ZBA Case # 2022-26.

8. **Stewart's Ambulance Service (petitioner) and WB Properties, LLC (Owner)** – [Special Exception under Section 2.02.4 \(E\) 1 of the Zoning Ordinance to permit a limited residential use \(accessory dormitory\) to an existing ambulance service use](#). The parcel is located at 26 Columbia Circle, Unit D in the I-1 (Industrial), Aquifer Conservation and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 24](#). ZBA Case # 2022-27.
9. **Gregory P. & Lynsay M. Hooven (petitioners/owners)** – [Variance under Section 3.02 of the Zoning Ordinance to permit the construction of an accessory dwelling unit 12.66 feet from the front property line whereas 50 feet is required](#). The parcel is located at 5 Crestview Circle in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 7B, Lot 14-05](#). ZBA Case # 2022-30.
10. **Bowers Landing of Merrimack (petitioner/owner)** – [Equitable Waiver of Dimensional Requirements under Section 15.04.C of the Zoning Ordinance to permit an existing deck to remain 48.54 feet from the side property line whereas 50 feet is required](#). The parcel is located at Toby Circle in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 1D, Lot 1-4](#). ZBA Case# 2022-31.
11. **Bowers Landing of Merrimack (petitioner/owner)** – [Equitable Waiver of Dimensional Requirements under Section 15.04.C of the Zoning Ordinance to permit an existing deck to remain 48.05 feet from the side property line whereas 50 feet is required](#). The parcel is located at Toby Circle in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 1D, Lot 1-4](#). ZBA Case# 2022-32.
12. **Bowers Landing of Merrimack (petitioner/owner)** – [Equitable Waiver of Dimensional Requirements under Section 15.04.C of the Zoning Ordinance to permit an existing deck to remain 48.2 feet from the side property line whereas 50 feet is required](#). The parcel is located at Toby Circle in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 1D, Lot 1-4](#). ZBA Case# 2022-33.
13. **Bowers Landing of Merrimack (petitioner/owner)** – [Equitable Waiver of Dimensional Requirements under Section 15.04.C of the Zoning Ordinance to permit an existing deck to remain 48.11 feet from the side property line whereas 50 feet is required](#). The parcel is located at Toby Circle in the I-1 (Industrial) and Aquifer Conservation Districts. [Tax Map 1D, Lot 1-4](#). ZBA Case# 2022-34.
14. **Keith Gorman (petitioner) and Kenneth & Kalvin Ngoon & Vivian Price (owners)** – [Variances under Section 3.02 of the Zoning Ordinance to permit the development of 2 single family residential lots \(upon completion of required subdivision improvements\) that do not meet the R-1 \(Residential, by map\) District dimensional standards](#). The parcels are located at 5 & 6 Ash Lane in the R-1 (Residential, by map) District. [Tax Map 6A, Lot 9-1](#) and [Tax Map 6A, Lot 9-2](#). ZBA Case # 2022-36.
15. **Tania Keefe (petitioner/owner)** – [Variance under Section 2.02.4.B of the Zoning Ordinance to permit a personal service establishment in the I-1 \(Industrial\) District](#). The parcel is located at 31 Railroad Ave in the I-1 (Industrial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 087](#). ZBA Case # 2022-37.
16. **Discussion/possible action regarding other items of concern**
17. **Approval of Minutes — July 27, 2022**
18. **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: 8/29/2022