



# 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, SEPTEMBER 28, 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, September 28, 2022 at 7:00 P.M. to consider the petitions described in the agenda below.

- 1. Call to Order**
- 2. Roll Call**
- 3. Bowers Landing of Merrimack II, LLC (petitioner/owner) – [Variance under section 3.02 of the Zoning Ordinance to permit a subdivision resulting in one lot having no frontage on a classified or better roadway whereas 200 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 # 2022-38.
- 4. Seth Fragala & Larry Topjian (petitioners) and Seth & Kyhla Fragala (owners) – [Variance under section 2.02.1.A.3\(c\) of the Zoning Ordinance to permit the construction of an Accessory Dwelling Unit \(ADU\) resulting in a structure that appears to be a duplex](#).** The parcel is located at 1 Spaulding Drive in the R-2 (Residential, by soils) District. [Tax Map 3B, Lot 244](#). ZBA Case # 2022-39.
- 5. Discussion/possible action regarding other items of concern**
- 6. Approval of Minutes – August 31, 2022**
- 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: 9/23/2022