



# 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, JUNE 26, 2019 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, June 26, 2019 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order**
2. **Roll Call**
3. **James Gadbois (petitioner/owner) – [Variance under Section 3.02 of the Zoning Ordinance to permit a detached garage 30 feet from the front property line whereas 50 feet is required.](#)** The parcel is located at 85 Patten Road in the R-1 (Residential, by soils) and Aquifer Conservation Districts. [Tax Map 6C, Lot 394](#). Case # 2019-12. **This item is continued from the April 24, 2019 meeting.**
4. ~~**Chestnut Hill Properties, LLC (petitioner/owner) – Variance under Section 3.08.8 of the Zoning Ordinance to amend a previously approved cluster subdivision (permitted by previous variance to be allowed in the R-1 District) to be serviced by individual septic systems whereas municipal sewer is required. The parcels are located at Bannon Circle and Ritterbush Court (approved, not constructed roads) in the R-1 (Residential, by map) District. [Tax Map 5B, Lots 002, 005, 007, 008, 009-01 through 009-71](#). Case #2019-13. This item is continued from the April 24, and May 29, 2019 meetings. WITHDRAWN BY PETITIONER**~~
5. **Jason Stover (petitioner/owner) – [Variance under Section 3.05 of the Zoning Ordinance to permit a detached garage 10 feet from the side property line whereas 15 feet is required.](#)** The parcel is located at 59 Belmont Drive in the R-4 (Residential) District. [Tax Map 7D, Lot 355](#). Case # 2019-14.
6. **Granite State Professional Martial Arts (petitioner) and 501 DWH, LLC (owner) – [Variance under Section 17.09 of the Zoning Ordinance to permit commercial wall signage in a residential district.](#)** The parcel is located at 501 Daniel Webster Highway in the R-4 (Residential), Aquifer Conservation, Town Center Overlay, Elderly Overlay and Planned Residential Development Overlay Districts. [Tax Map 5D-3, Lot 113](#). Case # 2019-15.
7. **Curtis M. Wheeler, Jr. (petitioner/owner) – [Variances under Section 2.02.1.C.2.c of the Zoning Ordinance to permit a detached Accessory Dwelling Unit \(ADU\) with 1,078 sq. ft. whereas a maximum of 1,000 sq. ft. is permitted, and under Section 2.02.C.2.d, to permit a detached ADU on a lot comprised of less than 125% of the minimum lot area required by Section 3.02.A, Table 1.](#)** The parcel is located at 5 Lakeside Drive in the R-2 (Residential) District. [Tax Map 6A-1, Lot 153](#). Case # 2019-16.

8. **Curtis M. Wheeler, Jr. (petitioner/owner)** – [Variance under Section 3.05 of the Zoning Ordinance to permit an existing deck to remain within the side setback \(exact distance from property line to be verified by a certified plot plan\) whereas 15 feet is required.](#) The parcel is located as 5 Lakeside Drive in the R-2 (Residential) District. [Tax Map 6A-1, Lot 153.](#) Case # 2019-16.
9. **Stephen Chase & Robin Cousineau (petitioner/owner)** – [Variances under Section 3.02 \(A\) of the Zoning Ordinance to permit a two-lot subdivision with one lot having 86,505 sq. ft. of contiguous non-wetland area and the second lot having 65,046 sq. ft. of contiguous non-wetland area whereas 100,000 sq. ft. is required.](#) The parcel is located at 85 Woodward Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. [Tax Map 7A, Lot 007.](#) Case # 2019-17.

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

**11. Approval of Minutes – May 29, 2019**

**12. 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: 6/20/2019