



# Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

[www.merrimacknh.gov](http://www.merrimacknh.gov)

Planning - Zoning - Economic Development - Conservation

## MERRIMACK ZONING BOARD OF ADJUSTMENT

AGENDA FOR WEDNESDAY, JANUARY 29, 2014

MATTHEW THORNTON ROOM

*(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 (former courtroom), at 8 Baboosic Lake Road, on Wednesday, January 29, 2014 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order.**
2. **Roll Call.**
3. **Able Ebenezer Brewing Co. (petitioner) and Columbia Circle, LLC. (owner) – [Special Exception under Section 2.02.4\(E\)\(1\) of the Zoning Ordinance to permit an accessory use of on-site retail sales of company products](#)** located at 31 Columbia Circle in the I-1 (Industrial) & in the Aquifer Conservation Districts. [Tax Map 4D-3, Lot 007](#). Case # 2014-01.
4. **Old Blood Properties, LLC. (petitioner/owner) – [Variance under Section 3.08\(2\) of the Zoning Ordinance to allow a cluster subdivision in the R-1 \(Residential\) District where cluster developments are not permitted and additionally requested that six cluster lots in excess of the number that would be allowed based on the conventional subdivision requirements in the R-1 \(Residential\) District](#)**. The parcels are located at a 196-acre tract off Old Blood Road. [Tax Map 5B, Lots 2, 3, 3-1, 5, 6, 7, 8, 9 & 023](#). Case # 2014-02.
5. **The Stephanie Tomasian Revocable Trust, Lynda & Warren Tomasian, Trustees (petitioners/owners) – [Variance under Section 3.02 of the Zoning Ordinance to allow a proposed lot with 75,800 s.f. of contiguous non-wetland uplands where 100,000 s.f. is required](#)**. The parcel is located at 5 Tomasian Drive in the R-1 (Residential) & Aquifer Conservation Districts. [Tax Map 4B, Lot 012-02](#). Case # 2014-03.
6. **Discussion/possible action regarding other items of concern.**
7. **Approval of Minutes – December 18, 2013.**
8. **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: 01/21/2014)