



Town of Merrimack, New Hampshire

Community Development Department

603 424-3531

6 Baboosic Lake Road

Fax 603 424-1408

Town Hall - Lower level - East Wing

www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT

AGENDA FOR WEDNESDAY, FEBRUARY 26, 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, February 26, 2014 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order.**
2. **Roll Call.**
3. **G. Nasr Realty LLC. (petitioner/owner)** – [Equitable Waiver of Dimensional Requirements under Section 3.02 of the Zoning Ordinance to allow an encroachment within the side yard to remain approximately 19.52 feet from the side property line of D.W. Highway whereas 20 feet is required.](#) The parcel is located at 715 D.W. Highway within the C-2 (General Commercial) and the Planned Residential Overlay Districts. [Tax Map 7E, Lot 054-1.](#) Case # 2014-04.
4. **Jutras Signs, Inc. (petitioner) and Naticook Automotive, LLC. (owner)** – [Variance under Section 17.10\(3\)\(B\) of the Zoning Ordinance to allow a new sign to be installed in place of an existing sign approximately 3 feet from the right-of-way whereas 20 feet is required.](#) The parcel is located at 717 Milford Road within the C-2 (General Commercial) and Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 2B, Lot 031.](#) Case # 2014-05.
5. **KJB Ventures, LLC (petitioner/owner)** – [Variance under Section 3.02 of the Zoning Ordinance to allow the subdivision of one lot into two lots for permitted retail and personal service uses. Where one lot will contain 98' of lot depth whereas 125' is required and allow for construction of a structure with a rear setback of 24' whereas 40' is required. Additionally, to permit a lot with frontage on a private street whereas 125' of frontage on a Class V or better road is required.](#) The parcel is located at 4 Dobson Way in the C-2 (General Commercial) and Aquifer Conservation District. [Tax Map 3D, Lot 003-3.](#) Case # 2014-06.
6. **Discussion/possible action regarding other items of concern.**
7. **Approval of Minutes – January 29, 2014.**
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 02/14/2014)