



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, NOVEMBER 18, 2015 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, November 18, 2015 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order.**
2. **Roll Call.**
3. **Morgan Hollis of Gottesman & Hollis on behalf of Ralph & Jeanne Reed and Sunrise Homes, LLC (owners)** – [Request for Rehearing regarding Case # 2015-35, in which the Board voted to deny a Variance under Section 3.02 of the Zoning Ordinance to permit a subdivision of one lot into two lots with less than the required minimum lot areas \(70,385 and 43,571 sf. whereas 100,000 sf. is required\) and frontages \(150' and 133.03' whereas 250' is required\).](#) The parcel is located at 50 Wilson Hill Road in the R-1 (Residential) and Aquifer Conservation Districts. [Tax Map 4B, Lot 105.](#) Case # 2015-40.
4. **53 Pearson Street Realty Trust, Joshua Naughton, Trustee (petitioner/owner)** – [Variance under Section 2.02.7\(A\)\(4\) of the Zoning Ordinance to permit a residential dwelling to be constructed 36.3 feet from a wetland area whereas 40 feet is required.](#) The parcel is located at 53 Pearson Road in the R (Residential) District. [Tax Map 7D, Lot 011-01.](#) Case # 2015-41.
5. **The Monahan Companies (petitioner) and Merrimack Premium Outlets, LLC. (owner)** – [Variances under Section 2.02.4\(D\) of the Zoning Ordinance to permit a mixed use development Conditional Use Permit \(CUP\) to be sought from the Planning Board on a lot in the I-2 District; Section 2.02.4\(D\)\(1\)\(a\) to permit a mixed use CUP to be sought from the Planning Board on a lot with less than 50 acres, and Section 2.02.4\(D\)\(1\)\(d\) to permit a mixed use CUP to be sought from the Planning Board on a lot without 500 feet of contiguous frontage on the State maintained portions of Daniel Webster Highway.](#) The parcel is located on 10 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 3C, Lot 191-02.](#) Case # 2015-42.
6. **Shawn Farrell (petitioner) and Brett W. Vaughn Revocable Trust (owner)** – [Variance under Section 3.02 of the Zoning Ordinance to permit a subdivision with a lot containing 209.90 feet of frontage whereas 250 feet is required.](#) The parcel is located on Wilson Hill Road in the R-1 (Residential) and Aquifer Conservation Districts. [Tax Map 4A, Lot 004.](#) Case # 2015-43.
7. **Mark Rivet of 427 D.W. Highway, LLC. (petitioner/owner)** – [Variance under Section 2.02.13\(E\)\(4\)\(b\) of the Zoning Ordinance to permit the construction of an additional 24'x32' two car garage 2.3 feet from the side property line whereas 15 feet is required.](#) The parcel is located at 427 D.W. Highway in the C-2 (General Commercial) and Aquifer Conservation, Elderly and Town Center Overlay Districts. [Tax Map 5D-4, Lot 076.](#) Case # 2015-44.
8. **Thomas L. Werst (petitioner/owner)** – [Variance under Section 3.05 of the Zoning Ordinance to permit the placement of solar panels approximately 3 feet front the side property line whereas 15 feet is required and 30 feet from the rear property line whereas 40 feet is required.](#) The parcel is located at 3 Laurel Street in the R (Residential) and Aquifer Conservation Districts. [Tax Map 4C, Lot 139.](#) Case # 2015-45.
9. **Discussion/possible action regarding other items of concern.**
10. **Approval of Minutes – October 28, 2015.**
11. **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: 11/10/2015)