



# 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, DECEMBER 30, 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, December 30, 2015 at 7:00 P.M. to consider the petitions described in the agenda below.

1. **Call to Order.**
2. **Roll Call.**
3. **Gregory E. Michael of Bernstein, Shur, Sawyer & Nelson, P.A. (petitioner) and Vault Motor Storage (owner)** – [Request for Re-Hearing regarding Case # 2015-39, in which the Board voted to deny a Variance under Section 17.10.3 of the Zoning Ordinance to permit an additional 160 sf. ground sign whereas a 63 sf. ground sign was permitted at 526 D.W. Highway in 2014.](#) The parcel is located at 526 D.W. Highway in the C-2 (General Commercial) and Aquifer Conservation Districts and Wellhead Protection Area. [Tax Map 5D-2, Lot 001.](#) Case #2015-46.
4. **Nikolaos Doulamis (petitioner/owner)** – [Special Exception under Section 2.02.2 \(C\) of the Zoning Ordinance to permit the conversion of an existing legal non-confirming single-family dwelling into a multi-family dwelling.](#) The parcel is located at 565 D.W. Highway in the C-1 (Limited Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts, and Wellhead Protection Area. [Tax Map 6D-1, Lot 123.](#) Case #2015-47.
5. **Nikolaos Doulamis (petitioner/owner)** – [Variances under Section 3.02 of the Zoning Ordinance to permit a lot with lot area of 8,712 s.f. whereas 40,000 s. f. is required; frontage of 80 feet whereas 125 feet is required; front set back of 28 feet whereas 30 feet is required; side set back of 15 feet whereas 20 feet is required; and depth of 110 feet whereas 125 feet is required.](#) The parcel is located at 565 D.W. Highway in the C-1 (Limited Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts, and Wellhead Protection Area. [Tax Map 6D-1, Lot 123.](#) Case #2015-50
6. **Gregory E. Michael of Bernstein, Shur, Sawyer & Nelson, P.A. (petitioner) and Beverly D. Hilton Revocable Trust and George L. Hilton Revocable Trust (owners)** – [Variances under Section 3.02 of the Zoning Ordinance to permit a lot with lot area of 52,985 s.f. whereas 100,000 s.f. is required; contiguous upland area of 52,985 s.f. whereas 100,000 s.f. is required; and depth of 150 feet whereas 300 feet is required.](#) The parcel is located on Tinker Road in the R-1 (Residential), and Aquifer Conservation Districts. [Tax Map 2C, Lot 110.](#) Case #2015-48.
7. **Gregory E. Michael of Bernstein, Shur, Sawyer & Nelson, P.A. (petitioner) and Beverly D. Hilton Revocable Trust and George L. Hilton Revocable Trust (owners)** -- [Variances under Section 3.02 of the Zoning Ordinance to permit a lot with a lot area of 30,988 s.f. whereas 100,000 s.f. is required; contiguous upland area of 19,801 s.f. whereas 100,000 s.f. is required; frontage of 82 feet whereas 250 feet is required; front setback of 40 feet whereas 50 feet is required; and depth of 158 feet whereas 300 feet is required.](#) The parcel is located on Tinker Road in the R-1 (Residential), and Aquifer Conservation Districts. [Tax Map 2C, Lot 110-01.](#) Case #2015-49
8. **Discussion/possible action regarding other items of concern.**
9. **Approval of Minutes – November 18, 2015.**
10. **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: 12/22/2015)