



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

603 424-3531
Fax 603 424-1408
www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, MARCH 27, 2024 MATTHEW THORNTON ROOM 6:30 P.M.

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, March 27, 2024 at 6:30 P.M. to consider the petitions described in the agenda below.

1. Call to Order

2. S.C. Development, LLC (petitioner/owner) – Variance under Section 2.01.7 of the Zoning Ordinance to construct a proposed elderly housing development 1.6 miles from the Daniel Webster Highway and Baboosic Lake intersection whereas such developments are not permitted beyond a one-mile radius from same. The parcel is located at 29 Bedford Road in the R-1 (Residential, by soils) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 6D Lot 241. #ZBA 2024-01. *This item is continued from the January 31 & February 28, 2024 meetings.*

3. S.C. Development, LLC (petitioner/owner) – Variance under Section 2.02.9(B)(6) of the Zoning Ordinance to permit a proposed elderly housing development on a parcel having less than 100 feet of contiguous frontage on a public road. The parcel is located at 29 Bedford Road in the R-1 (Residential, by soils) & Aquifer Conservation District and Wellhead Protection Area. Tax Map 6D Lot 241. #ZBA 2024-02. *This item is continued from the January 31 & February 28, 2024 meetings.*

4. S.C. Development, LLC (petitioner/owner) – Variance under Section 2.02.9(B)(1) of the Zoning Ordinance to permit a proposed elderly housing development to be serviced by private septic systems whereas public sewer is required. The parcel is located at 29 Bedford Road in the R-1 (Residential, by soils) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 6D Lot 241. #ZBA 2024-03. *This item is continued from the January 31 & February 28, 2024 meetings.*

5. Kaitlyn Stathopoulos (petitioner/owner) – Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a home addition/garage 29 feet from the front property line, whereas 30 feet is required. The parcel is located at 6 Mayflower Road in the R-1 (Residential, by soils) & Aquifer Conservation Districts. Tax Map 5C Lot 11. ZBA 2024-05.

6. Kaitlyn Stathopoulos (petitioner/owner) – Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a home addition/garage 4.9 feet at its closest point from the side property line, whereas 15 feet is required. The parcel is located at 6 Mayflower Road in the R-1 (Residential, by soils) & Aquifer Conservation Districts. Tax Map 5C Lot 11. ZBA 2024-06.

7. Discussion/possible action regarding other items of concern

8. Approval of Minutes — February 28, 2024

9. 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. ***If this meeting is cancelled for any reason, all of the above-listed agenda items will be taken up on April 24, 2024.***

Posted March 15, 2024