



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 AMENDED AGENDA FOR WEDNESDAY, NOVEMBER 29, 2023 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, November 29, 2023 at 6:30 P.M. to consider the petitions described in the agenda below.

1. Call to Order

2. James Sisson (petitioner/owner) – Variance under Section 3.05 of the Zoning Ordinance to permit construction of a 30'x35' (1,050 square foot) metal structure 4 feet from side property line (at its closest location) whereas 15 feet is required. The parcel is located at 21 Pheasant Run in the R-2 (Residential, by soils) District. Tax Map 7D, Lot 299. Case # ZBA 2023-33.

3. Tom Sudol (petitioner/owner) – Variance under Section 3.05 of the Zoning Ordinance to permit construction of a home addition 19.4 feet from the front property line whereas 30 feet is required. The parcel is located at 66 Baboosic Lake Road in the R-4 (Residential, by soils), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax Map 5C, Lot 563. Case # ZBA 2023-34.

4. Madi Choueiri (petitioner/owner) – Variance under Section 2.02.13.E.4 (b) of the Zoning Ordinance to permit a root cellar 12 feet from the side property line whereas 15 feet is required. The parcel is located at 480 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation, Elderly Housing Overlay, and Town Center Overlay Districts. Tax Map 5D-3, Lot 46. Case # ZBA 2023-35.

5. Mary Ann Picard and Rachel Cecile Picard Revocable Trust (petitioners/owners) – Variance under Section 2.02.4.B of the Zoning Ordinance to permit a 3-unit multifamily residential building in the I-1 (Industrial) District. The parcel is located at 44 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation, and Planned Residential Overlay Districts. Tax Map 2E, Lot 1. Case # ZBA 2023-36.

6. Discussion/possible action regarding other items of concern

7. Approval of Minutes — October 25, 2023

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 11/13/2023