



# Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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## MERRIMACK PLANNING BOARD AGENDA

TUESDAY, MAY 7, 2024

MATTHEW THORNTON ROOM

6:30 P.M.

1. **Call to Order**
2. **Annual Meeting – Election of Officers & Review of Rules of Procedure**
3. **Consent Agenda**
  - a. Regional Impact Determinations
4. **Town of Merrimack (applicant)** – Non-binding public hearing under RSA 674:54 to review a proposed modification to an existing personal wireless service facility. The parcel is located at 10 Whitetail Ridge in the R-1 (Residential, by map) District. Tax Map 4A, Lot 23.
5. **FPL, LLC (applicant/owner)** – Request for approval of an application for a lot line adjustment. The parcels are located at 425 & 429 Daniel Webster Highway, and an unnumbered parcel located off Railroad Avenue in the C-1 (Limited Commercial), C-2 (General Commercial), I-1 (Industrial), Aquifer Conservation, Town Center Overlay and Elderly Housing Overlay Districts. Tax Map 5D-4, Lots 75, 77 & 78. Case #PB2024-11.
6. **Strategic Acquisitions and Real Estate Holdings, LLC. (applicant/owner)** – Request for approval of an application for a waiver of full site plan review regarding a change of use to a contractor's yard. The parcel is located at 658 Daniel Webster Highway in the C-2 (General Commercial) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 6E-2, Lot 13. Case #PB2024-07.
7. **Jon Rokeh (applicant) and 526 DW, LLC (owners)** – Request for approval of a waiver of full site plan review for a 9,900 square foot building addition. The parcel is located at 526 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation & Elderly Housing Overlay Districts and Wellhead Protection Area. Tax Map 5D-2, Lot 001. Case #PB2024-09.
8. **Merrimack Parcel A, LLC c/o Thomas Monahan (applicant/owner)** – Request for approval of an amended site plan for a mixed use development in accordance with the Merrimack Park Place Mixed Use Conditional Use Permit. The proposal calls for a 100-room hotel, an approximately 19,500 square foot two-story mixed use building containing restaurant, commercial & office space, and a 178 multifamily residential unit building. The parcels are located at 1, 2 & 4 Lexington Court in the I-2 (Industrial) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lots 191-2U2-191-2U4. Case # PB2024-10.

**9. Planning & Zoning Administrator's Report/Discussion/possible action regarding other items of concern**

**10. Approval of Minutes — April 16, 2024**

**11. Adjourn**

Copies of application materials are available at the Community Development Department office in the 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. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M. *If this meeting is cancelled for any reason, all of the above-listed agenda items will be taken up on May 21, 2024.*

**(Posted May April 26, 2024)**