



# 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, MAY 28, 2025 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, May 28, 2025 at 6:30 P.M. to consider the petitions described in the agenda below.

### **1. Call to Order**

**2. Brian Lawrence (petitioner/owner)** – Variances under Section 3.02 of the Zoning Ordinance to permit the subdivision of a property into two lots with each lot having 50,600 square feet of contiguous upland whereas 100,000 square feet is required; each lot having 215 feet of road frontage whereas 250 feet is required; and with one lot having 223 feet of lot depth and the other having 246 feet whereas 300 feet is required. The parcel is located at 54 Lawrence Road in the R-1 (Residential, by map) District. Tax Map 7B Lot 13-1. Case # ZBA 2025-01. ***This item is continued from the March 26 and April 30, 2025 meetings.***

**3. Peter McClintick (petitioner) & APMK Ventures, LLC (owner)**- Variances under Section 3.02 of the Zoning Ordinance to permit a 3-unit multifamily building on a lot with 26,136 square feet of land area whereas 120,000 square feet is required; 135 feet of lot depth whereas 200 feet is required; & 120 feet of road frontage whereas 200 feet is required. The parcel is located at 332 Daniel Webster Highway in the C-1 (Limited Commercial), Aquifer Conservation & Elderly Housing Overlay Districts. Tax Map 4D-4 Lot 32. Case # ZBA 2025-06. ***This item is continued from the March 26 and April 30, 2025 meetings.***

**4. 526 DW, LLC (petitioner/owner)** - Variance under Section 17.10.10(a) of the Zoning Ordinance to permit an existing electronic message display to display static messages for approximately 10 seconds whereas a minimum of 10 minutes is required. 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 1. Case # ZBA 2025-11.

**5. 8 Depot Street, LLC (petitioner/owner)** – Variances under Section 3.02 of Zoning Ordinance to permit a four unit multi-family building on a lot with approximately 27,187 square feet where 160,000 square feet is required and 151.92 feet of frontage where 200 feet is required. The parcel is located at 8 Depot Street in the R-4 (Residential, by soils), Aquifer Conservation, and Elderly Housing Overlay Districts and the Wellhead Protection Area. Tax Map 6E-1 Lot 58. Case # ZBA 2025-12.

**6. Mark Verostick (Petitioner) and FMR Merrimack Realty Trust FID (Owner)** – Variances under Section 17.09.3 of the Zoning Ordinance to permit an 86 square foot externally illuminated non-residential ground sign in the residential district whereas a maximum of a 6 square foot, non-illuminated sign is allowed. The parcel is located at 1 Spartan Way in the R (Residential) and Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 3C Lot 191. Case # ZBA 2025-14.

**7. Olivier Dusfour (Petitioner) and Venair, INC (Owner)** – Variances under Section 17.09.3 of the Zoning Ordinance to permit a 32.6 square foot illuminated non-residential wall sign in the residential district whereas a maximum of a 6 square foot, non-illuminated sign is allowed. The parcel is located at 4 Center Street in the R (Residential), Aquifer Conservation, Elderly Housing Overlay and Planned Residential Development Overlay Districts and the Wellhead Protection Area. Tax Map 5D-2 Lot C002-04. Case # ZBA 2025-15.

**8. Discussion/possible action regarding other items of concern**

**9. Approval of Minutes – April 30, 2025**

**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. ***If this meeting is cancelled for any reason, all of the above-listed agenda items will be taken up on June 25, 2025.***

**Posted May 15, 2025**