



# 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, JUNE 17, 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 Planning Board 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 Tuesday, June 17, 2025 at 6:30 P.M. to consider the items described in the agenda below.

1. **Call to Order**
2. **Consent Agenda**
  - Regional Impact Determinations
3. **Vicinity Development, LLC (applicant/owner)** – Review for acceptance and consideration of a waiver of full site plan review to convert an existing place of assembly into a multi-family residential building with 4 one-bedroom units and associated site improvements. The parcel is located at 5 Depot Street in the R-4 (Residential, by soils), and Aquifer Conservation Districts & Wellhead Protection Area. Tax Map 6E-1, Lot 17. Case #PB 2025-16.
4. **John O' Neil & Tinker Road, LLC (applicant/owner)** – Review for acceptance and consideration of a 23-lot cluster subdivision. The parcel is located at 19 Tinker Road in the R-4 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 2C Lot 19 & 19-1 and Tax Map 2B Lot 293-14-2. Case # PB 2025-17.
5. **Planning & Zoning Administrator's Report/Discussion/possible action regarding other items of concern**
6. **Approval of Minutes — June 3, 2025**
7. **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 July 1, 2025.***

**Posted: June 6, 2025**