



Town of Merrimack, New Hampshire

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Planning - Zoning - Economic Development - Conservation

MERRIMACK CONSERVATION COMMISSION

AGENDA FOR MONDAY, JUNE 23, 2025

MATTHEW THORNTON ROOM

6:30 P.M.

1. CALL TO ORDER

2. PUBLIC HEARINGS – None

3. NEW BUSINESS –

- Creation of a subcommittee to address invasive species
- **John O' Neil & Tinker Road, LLC (applicant/owner)** – Review for recommendations to the Planning Board regarding a 23-lot 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.
- **376 DW Car Wash, LLC (applicant) and Starten Realty, LLC (owner)** – Review for recommendations to the Planning Board regarding a site plan to improve an existing car wash including site layout, landscaping, lighting, signage, and building façade. Improvements to include 12 new vacuum stations, 3 queue lanes, and a bypass drive aisle around the building. The parcel is located at 376 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, and Elderly Overlay Districts. Tax Map 4D-3 Lot 2.
- **8 Depot Street, LLC (applicant/owner)** – Review for recommendations to the Planning Board regarding a waiver of full site plan review to convert an existing single-family home into a 4-unit multi-family dwelling. The parcel is located at 8 Depot Street in the R-4 (Residential, by soils), Aquifer Conservation, and Elderly Overlay Districts and the Wellhead Protection Area. Tax Map 6E-1 Lot 58 and Tax Map 6E-1 Lot 58-1. Case # PB 2025-21.
- **Review of Shoreland Water Quality Protection Act Permit Application from Sean Demers and Amanda Walsh** - The proposal intends to raze the pre-existing non-conforming primary structure and construct a more nearly conforming structure. Proposed parcel improvements include the installation of stormwater management techniques and reduction in impervious area. Scope of work previously permitted under NH DES File number 2023-01378. A new permit is required due to the increase in impervious area associated with the updated, proposed more nearly conforming primary structure. The parcel is located at 2 North Jebb Road. Tax Map 6A-2 Lot 172.
- **Review of Shoreland Permit Application from Robert C. Houvener** - The proposal intends is for the construction of a 2-bedroom house with associated previous stone driveway and includes the installation of a septic system to service an existing home on Amherst Map 24 Lot 63. The parcel is located at 36 Greenwood Road. Tax Map 6A-1 Lot 95.

4. DISCUSSION/POSSIBLE ACTION REGARDING OTHER ITEMS OF CONCERN –

- Ongoing discussion regarding potential education opportunities - *Submitted by Karis Welsh*
- Watkins Forest Update

5. APPROVAL OF MINUTES

- June 9, 2025
- July 16, 2025 Site Walk

6. ADJOURNMENT

(Posted June 17, 2025)