



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, JULY 1, 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 Wednesday, July 1, 2025 at 6:30 P.M. to consider the items described in the agenda below.

1. **Call to Order**
2. **Annual Meeting – Election of Officers & Review of Rules of Procedure**
3. **Consent Agenda**
 - Regional Impact Determinations
4. **Mary Ann Picard & Rachel Cecile Picard Revocable Trust (applicant/owner)** – Review for acceptance and consideration of a site plan to raze an existing single-family dwelling and construct a 3-unit multi-family building. 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 # PB 2025-10. ***This item is continued from the May 6, 2025 and June 3, 2025 meetings.***
5. **Ferris Enterprises, LLC (applicant/owner)** – Review for acceptance and consideration of a site plan to construct a two-story 9,870 square foot office/warehouse building with associated site improvements. The parcel is located at 101 Herrick Street in the C-2 (General Commercial), I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 3D-2 Lot 20. Case # PB 2025-12. ***This item is continued from the May 6, 2025 and June 3, 2025 meetings.***
6. **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. ***This item is continued from the June 17, 2025 meeting.***
7. **376 DW Car Wash, LLC (applicant) and Starten Realty, LLC (owner)** – Review for acceptance and consideration of 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. Case # PB 2025-19.

- 8. 8 Depot Street, LLC (applicant/owner)** – Review for acceptance and consideration of 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.
- 9. Integra Biosciences Corp. (applicant/owner)** – Conceptual discussion regarding a proposal to construct a medical device manufacturing facility. The parcel is located at Daniel Webster Highway and Mast Road in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D Lot 22. Case # PB 2025-18.
- 10. Merrimack Premium Outlets, LLC (applicant/owner)** – Conceptual discussion regarding a proposal to develop a portion of a property for multi-family residential units. The parcel is located at 80-1 Premium Outlets Boulevard in the I-2 (Industrial) and Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 3C Lot 191-1. Case # PB 2025-20.
- 11. Planning & Zoning Administrator's Report/Discussion/possible action regarding other items of concern**
- 12. Approval of Minutes — June 17, 2025 and June 21, 2025**
- 13. 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 15, 2025.***

Posted (June 19, 2025)