



# 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 15, 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 15, 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. **Chris Tofte & S.C. Development, LLC (applicant/owner)** – Review for acceptance and consideration of a site plan to construct a sixty-unit elderly (55+) housing development with associated site improvements. The parcel is located at 29 Bedford Road in the R-4 (Residential, by soils), Aquifer Conservation Districts, and Wellhead Protection Area. Tax Map 6D Lot 241. Case # PB 2025-14. ***This item is continued from the May 20, 2025 meeting.***
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. ***This item is continued from the June 17, 2025 meeting.***
5. **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 Housing Overlay Districts. Tax Map 4D-3 Lot 2. Case # PB 2025-19. ***This item is rescheduled from the July 1, 2025 meeting due to a legal noticing error.***
6. **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 Housing 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. ***This item is rescheduled from the July 1, 2025 meeting due to a legal noticing error.***
7. **Mast Road, LLC (applicant/owner)** – Review for acceptance and consideration of a site plan to construct a 19,200 +/- square foot contractor's building along with associated site

improvements. The parcel is located at 8 Crow's Nest Circle in the Industrial (I-1) and Aquifer Conservation Districts. Tax Map 2D Lot 21-2. Case # PB 2025-22.

**8. 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.

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

**10. Approval of Minutes — July 1, 2025**

**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 August 5, 2025.***

**Posted (July 3, 2025)**