



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

603 424-3531
Fax 603 424-1408
www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, JULY 30, 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, July 30, 2025 at 6:30 P.M. to consider the petitions described in the agenda below.

- 1. Call to Order**
- 2. Annual Meeting – Election of Officers & Review of Rules of Procedure**
- 3. Pamela M Gelette & Pamela M. Gelette Revocable Trust (petitioner/owner) –** Variance under Section 2.02.1.A.3.a of the Zoning Ordinance to permit the construction of a second attached Accessory Dwelling Unit (ADU) where a maximum of one ADU per property is permitted. The parcel is located at 2 Courtland Drive in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 5C Lot 189. Case # ZBA 2025-23.
- 4. Trevor Prezlock (petitioner) and Trevor Prezlock and Shannon Peabody (owners) –** Variances under Sections 2.02.1.C.2 (b) & (d) of the Zoning Ordinance to permit the construction of a Detached Accessory Dwelling Unit (ADU) located in the front yard of the property whereas only the side or rear yards are permitted for the construction of a Detached ADU; and on a lot having 51,836 square feet of land area whereas 100,000 square feet is required. The parcel is located at 12 Peaslee Road in the R-2 (Residential, by soils) District and the Wellhead Protection Area. Tax Map 3B Lot 33. Case # ZBA 2025-20.
- 5. Trevor Prezlock (petitioner) and Trevor Prezlock and Shannon Peabody (owners) –** Variance under Section 3.05.1 of the Zoning Ordinance to permit the construction of a detached garage and Accessory Dwelling Unit (ADU) 13.5 feet from the front property line whereas 30 feet is required. The parcel is located at 12 Peaslee Road in the R-2 (Residential, by soils) District and the Wellhead Protection Area. Tax Map 3B Lot 33. Case # ZBA 2025-22.
- 6. Conor Beote (petitioner) and Conote, LLC (owner) –** Variance under Section 3.02 of the Zoning Ordinance to permit a seven lot subdivision with each lot having less than the required 250 feet of frontage and with each lot having less than the required 100,000 square foot minimum lot area. The parcels are located at 20 Fuller Mill Road and 18 Farmer Road in the R-1 (Residential, by map) District. Tax Map 4B Lots 154 and 180. Case # ZBA 2025-21.
- 7. Clifford Petron (petitioner) and Mike Papagno (owner) –** Special Exception under Section 3.09 of the Zoning Ordinance to permit the addition of a 12x12 covered porch to the front of a home built before 1953, which does not conform to minimum setback requirements. The parcel is located at 2 Thornton Road West in the R-1 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 2C Lot 79. Case # ZBA 2025-24.
- 8. Samantha Chebook (petitioner) and Talon Properties (owner) –** Variance under Section 15.05.A of the Zoning Ordinance to permit a daycare use in a Planned Unit Development (PUD).

The parcel is located at 729 DW Highway in the C-2 (General Commercial), R-4 (Residential, by soils) & Planned Residential Overlay Districts and Wellhead Protection Area. Tax Map 7E Lot 48-3. Case # ZBA 2025-25.

9. Discussion/possible action regarding other items of concern

- **John J. Flatley Company (petitioner) and John J. Flatley & Gilbert Crossing, LLC (owner)** – Request for rehearing of Case #ZBA 2025-18, in which the Board denied a variance under Section 2.02.4 (B) Zoning Ordinance to permit a mixed-use residential and commercial development (consisting of 304 residential units, 41,000 square feet of commercial and restaurant space, a hotel and common clubhouse facility) in the I-1 (Industrial) District. The parcel is located at 645 DW Highway in I-1 (Industrial), Aquifer Conservation, and Elderly Overlay Districts. Tax Map 6E-3 Lot 1.
- **D Kern II, LLC (petitioner/owner)** – Request for Re-hearing of Case # ZBA 2025-17 in which the Board denied a special exception under Section 2.02.3 (C) (1) (d) of the Zoning Ordinance to permit a new and used auto sales use in the C-2 (General Commercial) District. The parcel is located at 386 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts. Tax Map 4D-3 Lot 28.

10. Approval of Minutes – June 25, 2025

11. 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 August 27, 2025.***

**Posted
(July 15, 2025)**