



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, AUGUST 19, 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, August 19, 2025 at 6:30 P.M. to consider the items described in the agenda below.

1. Call to Order

2. Consent Agenda

- Conditional Approval Extension Requests
- Regional Impact Determinations

3. 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 and July 15, 2025 meetings.*

4. 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. *This item is continued from the July 15, 2025 meeting.*

5. Dick Wallace (applicant) and St. James United Methodist Church (owner) – Review for acceptance and consideration of a 2-lot subdivision. The parcel is located at 646 DW Highway in the C-1 (Limited Commercial), C-2 (General Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts and the Wellhead Protection Area. Tax Map 6E-2 Lot 8. Case # PB 2025-24.

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

7. Approval of Minutes — August 5, 2025

8. 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 September 2, 2025.***

Posted (August 7, 2025)