



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, OCTOBER 21, 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, October 21, 2025 at 6:30 P.M. to consider the items described in the agenda below.

1. Call to Order

2. Consent Agenda

- None

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, July 15, August 19, & October 7, 2025 meetings.*

4. N&M Realty, LLC (applicant) and DW Development & Land Services, LLC (Owner) - Review for acceptance and consideration of a PUD amendment to subdivide Tax Map 7E Lot 48-2 into two parcels to accommodate the existing residential use on one parcel and a proposed fast food restaurant with drive-thru on the other. The parcel is located at 725 DW Highway in the C-2 (General Commercial) and the Planned Residential Overlay District. Tax Map 7E Lot 48-2. Case # PB 2025-28.

5. N&M Realty, LLC (applicant) and DW Development & Land Services, LLC (Owner) - Review for acceptance and consideration of a 2-lot subdivision. The parcel is located at 725 DW Highway in the C-2 (General Commercial) and the Planned Residential Overlay District. Tax Map 7E Lot 48-2. Case # PB 2025-25. *This item is continued from the September 16, 2025 meeting.*

6. N&M Realty, LLC (applicant) and DW Development & Land Services, LLC (Owner) - Review for acceptance and consideration of a site plan to construct a standalone fast food restaurant building with drive-thru, parking and associated site improvements. The parcel is located at 725 DW Highway in the C-2 (General Commercial) and the Planned Residential Overlay District. Tax Map 7E Lot 48-2. Case # PB 2025-26. *This item is continued from the September 16, 2025 meeting.*

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

8. Approval of Minutes — October 7, 2025

9. 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 November 4, 2025.***

Posted (October 10, 2025)