



Town of Merrimack, New Hampshire

Community Development Department
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Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

MERRIMACK ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, OCTOBER 29, 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, October 29, 2025 at 6:30 P.M. to consider the petitions described in the agenda below.

1. Call to Order

2. Nicole McCarthy (petitioner) and Hotel at Daniel Webster, LLC (owner) – Special Exception under Section 2.02.4(F) of the Zoning Ordinance to permit a personal service use (hair salon) as an accessory use in the I-1 (Industrial) District. The parcel is located at 248 Daniel Webster Highway in the I-1 (Industrial), and Aquifer Conservation Districts. Tax Map 3D-2 Lot 5-1. Case # ZBA 2025-33.

3. Sean Demers (petitioner/owner) – Variances under Section 3.05 of the Zoning Ordinance to permit the demolition of a cottage and construction of a new home 9.5 feet from the front property line whereas 30 feet is required and 26.7 feet from the rear property line whereas 40 feet is required. The parcel is located at 2 North Jebb Road in the R-2 (Residential, by soils). Tax Map 6A-2 Lot 172. Case # ZBA 2025-34.

4. The Line Golf Simulators, LLC (petitioner) and Pennichuck Square, LLC (owner) – Special Exception under Section 2.02.3(C)(1)(e) of the Zoning Ordinance to permit a commercial recreation & entertainment use (golf simulator venue) in the C-2 (General Commercial) District. The parcel is located at 707 Milford Road in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 2B Lot 360. Case # ZBA 2025-35.

5. Marissa Griffith (petitioner) and John McCarthy (owner) – Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a detached two-car garage 11 feet from the side property line whereas 15 feet is required. The parcel is located at 20 Belmont Drive in the R-1 (Residential, by soils) & Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 6D Lot 259. Case # ZBA 2025-36.

6. Mike Hanning (petitioner) and Dynamite Real Estate Holdings, LLC (owner) – Variance under Section 17.10.4.b of the Zoning Ordinance to permit a 182.25 square foot wall sign whereas only 80 square feet is allowed on the side of the building on which the sign is to be located. The parcel is located at 702 DW Highway in the C-2 (General Commercial) District. Tax Map 7E, Lot 23-1. Case # ZBA 2025-37.

7. Adam Narkunas (petitioner) and Sheryl Jean (owner) – Variances under Section 3.05 of the Zoning Ordinance to permit an attached two-car garage 29 feet from the front property line along Hilton Drive whereas 30 feet is required and 10.5 feet from the front property line along Pinewood Drive whereas 30 feet is required. The parcel is located at 5 Hilton Drive in the R-4 (Residential, by soils) & the Elderly Housing Overlay Districts and the Wellhead Protection Area. Tax Map 6E-2 Lot 74. Case # ZBA 2025-39.

8. **Kevin R Munroe (petitioner) and Deepak R Vatti (owner)** – Variance under Section 3.05 of the Zoning Ordinance to permit the construction of a garage 6 feet from the side property line whereas 15 feet is required. The parcel is located at 8 Queens Way in the R-1 (Residential, by soils) District. Tax Map 3B Lot 178. Case # ZBA 2025-41.
9. **Conote, LLC (petitioner/owner)** – Variances under Section 3.02 of the Zoning Ordinance to permit a seven lot subdivision consisting of six single-family house lots and one lot to be held in conservation, 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 2025-38.
10. **117 Camp Sargent (owner), LLC & Fieldstone Land Consultants, PLLC (petitioner)**- Rehearing of a Variance under Section 2.01.7 to permit an elderly housing development beyond the required radius from the intersection of Daniel Webster Highway and Baboosic Lake Road. The parcel is located at 117 Camp Sargent Road in the R-4 (Residential, by soils) & Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lot 37. Case # ZBA 2025-08.
11. **Chandler Street, LLC (petitioner) and Merrimack Premium Outlets, LLC (owner)** – Variance under Section 2.02.4.E.9 of the Zoning Ordinance to permit up to 192 multi-family residential housing units as a permitted use by Conditional Use Permit in the I-2 (Industrial) District under the definition of Outlet Village Shops. The parcel is located at 80-1 Premium Outlets Boulevard in the I-2 (Industrial) & Aquifer Conservation Districts and the Wellhead Protection Area. Tax Map 3C Lot 191-1. Case # ZBA 2025-40.

12. Discussion/possible action regarding other items of concern

13. Approval of Minutes – September 24, 2025

14. 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 November 19, 2025.*

Posted (October 17, 2025)