



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, NOVEMBER 4, 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, November 4, 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. Keith Anastasy (applicant) and 8 Depot Street, LLC & Merrimack School District (owners) - Review for acceptance and consideration of a lot line adjustment between two lots. The parcels are located at 8 & 10 Depot Street in the R-4 (Residential, by soils) Aquifer Conservation, & Elderly Housing Overlay Districts and the Wellhead Protection Area. Tax Map 6E-1 Lots 58 & 59. Case # PB 2025-29.

4. Peter McClintick (applicant) and APMK Ventures, LLC (owner) – Review for acceptance and consideration of a waiver of full site plan review to convert a portion of an existing two-family home into a three-unit multifamily building. The parcel is located at 332 DW Highway in the C-1 (Limited Commercial), Aquifer Conservation, & Elderly Housing Overlay Districts. Tax Map 4D-4 Lot 32. Case # PB 2025-30.

5. Zaremba Program Development, LLC (applicant) and GTONH, LLC (owner) – Review and consideration of an amendment to a Planned Unit Development to propose a 1-story +/- 7,000 square foot retail store. The parcel is located at 515 DW Highway in the R-4 (Residential, by soils), Aquifer Conservation, Planned Residential Development, Town Center Overlay, & Elderly Housing Overlay Districts and the Wellhead Protection Area. Tax Map 5D-2 Lot C002. Case # PB 2025-31.

6. Zaremba Program Development, LLC (applicant) and GTONH, LLC (owner) – Review for acceptance and consideration of a site plan to construct a 1-story +/- 7,000 square foot retail store along with associated site improvements. The parcel is located at 515 DW Highway in the R-4 (Residential, by soils), Aquifer Conservation, Planned Residential Development, Town Center Overlay, & Elderly Housing Overlay Districts and the Wellhead Protection Area. Tax Map 5D-2 Lot C002. Case # PB 2025-31.

7. Site Plan Regulations Public Hearing - Pursuant to RSA 675:6 & 7, the Planning Board will hold a public hearing on Tuesday November 4, 2025 at 6:30 p.m. in the Matthew Thornton Room to consider proposed amendments to, and the subsequent adoption of, the Site Plan Review Regulations. A complete copy of the proposed amendments is on file with the

Community Development Department, and is available for review during regular business hours.

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

9. Approval of Minutes — October 21, 2025

10. 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 18, 2025.***

Posted (October 24, 2025)