



Town of Merrimack, New Hampshire

Community Development Department

6 Baboosic Lake Road

Town Hall - Lower level - East Wing

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Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA

TUESDAY, DECEMBER 16, 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, December 16, 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 Request: 54 Parkhurst Road Subdivision Case # PB 2024-21.
- Regional Impact Determinations

3. Discussion of Capital Improvements Program for the Town of Merrimack

4. Discussion of Capital Improvements Program for the Merrimack Village District

5. 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 & October 21 meetings, and rescheduled from the December 2, 2025 meeting.***

6. Integra Biosciences (applicant/owner) - Review for acceptance and consideration of a site plan to construct a 349,395 square foot manufacturing and warehouse facility with office space and integrated parking garage along with associated site improvements. The parcel is located at Daniel Webster Highway and Mast Road in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D Lots 22, 23, and 24. Case # PB 2025-33. ***This item is continued from the November 18, 2025 meeting.***

7. 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. ***This item is continued from the November 4, 2025 meeting and rescheduled from the December 2, 2025 meeting.***

8. **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. *This item is continued from the November 4, 2025 meeting and rescheduled from the December 2, 2025 meeting.*
9. **Mark E. Twardoski (applicant) and Three Palms, LLC (owner)** - Review for acceptance and consideration of a condominium conversion. The parcel is located at 5 Jennifer Drive in the I-1 (Industrial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 4D-1 Lot 1. Case # PB 2025-34. *This item is rescheduled from the December 2, 2025 meeting.*
10. **John O'Neil & Tinker Road, LLC (applicant/owner)** - Consideration of an amendment to a conditionally approved subdivision to change the proposed private road to access the subdivision to a public road. 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 2025-35. *This item is rescheduled from the December 2, 2025 meeting.*
11. **Planning & Zoning Administrator's Report/Discussion/possible action regarding other items of concern**
12. **Approval of Minutes — November 18, 2025**

13. 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 January 6, 2026.*

Posted (December 5, 2025)