



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

603 424-3531
Fax 603 424-1408
www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

**MERRIMACK ZONING BOARD OF ADJUSTMENT
AGENDA FOR WEDNESDAY, FEBRUARY 25, 2026
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, February 25, 2026 at 6:30 P.M. to consider the petitions described in the agenda below.

1. Call to Order

2. Conote, LLC (petitioner/owner) – Variances under Section 3.02 of the Zoning Ordinance to permit a five-lot subdivision consisting of five single-family house lots. Three proposed lots will have less than the required 250 feet of frontage and three proposed lots will have 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 2026-01. *This item is continued from the January 28, 2026 meeting.*

3. Brooke Lacasse (petitioner/owner) – Variance under Section 2.02.1.A.2 (d) of the Zoning Ordinance to permit a dog kennel business as a Home Occupation in the Residential District where such use is expressly prohibited. The parcel is located at 5 Wallace Drive in the R-4 (Residential, by soils) & Aquifer Conservation Districts. Tax Map 4C Lot 206. Case # ZBA 2026-02.

4. Innovation Acquisition, LLC (petitioner) and Innovation Acquisition, LLC and Solon Properties, LLC (owners) – Variance under Section 3.02 of the Zoning Ordinance to permit 60 additional multi-family residential units on a lot where 90 units already exist (total density is proposed to be 150 units on the 11.52 acre lot). The parcel is located at 1 Innovation Way in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D Lot 41-15. Case # ZBA 2026-03.

5. Kevin R Munroe (petitioner) and Ron and Dawn Priervo (owners) – Variance under Section 3.02 of the Zoning Ordinance to permit the construction of a barn-style garage 24 feet from the side property line whereas 30 feet is required. The parcel is located at 132 Wilson Hill Road in the R-1 (Residential, by map) and Aquifer Conservation Districts. Tax Map 4A Lot 22-2. Case # ZBA 2026-04.

6. Chandler Street, LLC (petitioner) and Merrimack Premium Outlets, LLC (owner) – Rehearing of a 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.

7. Jaclyn McIver (petitioner) and McIver Family Trust of 2021 (owners) – Variance under Section 3.05 to permit the construction of a garage 12 feet from the front property line whereas

30 feet is required. The property is located at 14 Woodland Drive in the R-4 (Residential, by soils) and Aquifer Conservation Districts. Tax Map 5C Lot 374. Case # ZBA 2026-06.

8. Discussion/possible action regarding other items of concern

9. Approval of Minutes – January 28, 2026

10. 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 March 25, 2026.***

Posted (February 13, 2026)