Town of Merrimack, New Hampshire
Community Development Department 603 424-3531
6 Baboosic Lake Road Fax 603 424-1408
Town Hall - Lower level - East Wing www.merrimacknh.gov
Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA
TUESDAY, JULY 21, 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 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, July 21, 2026 at 6:30 P.M. to consider the items described in the agenda below.

1. **Call to Order**

2. **Annual Meeting – Election of Officers & Review of Rules of Procedure**

3. **Consent Agenda**
   - Extension Request: 5 Depot Street Waiver of Full Site Plan Review (Case # PB 2025-16)
   - Extension Request: 29 Bedford Road Site Plan (Case # PB 2025-14)
   - Extension Request: 29 Manchester Street Site Plan (Case # PB 2023-04)

4. **John Flatley Company (applicant) and John J Flatley (owner) –** Review for acceptance and consideration of a site plan to construct 46,648 s.f. of commercial & restaurant space and a 70-room hotel. The parcels are located at 645 and 673 DW Highway in the I-1 (Industrial), Aquifer Conservation and Elderly Housing Overlay Districts and the Wellhead Protection Area. Tax Map 6E-3 Lot 1 and Tax Map 6E-3 Lot 3. Case # PB 2026-13. ***This item is continued from the May 5, May 19 & June 16, 2026 meetings.***

5. **John Cyr (applicant) and 15 Loop Road, LLC, 19 Loop Road, LLC, 21 Loop Road, LLC, and 23 Loop Road, LLC (owners) –** Review for acceptance and consideration of a site plan to raze a barbershop and multiple dwelling units, then merge the four properties and construct a 20-unit elderly housing development with associated site improvements. The parcels are located at 15, 19, 21 & 23 Loop Road in the C-1 (Limited Commercial), R-4 (Residential), Aquifer Conservation, Elderly Housing Overlay and Town Center Overlay Districts. Tax Map 5D-4 Lots 60, 61, 62, and 64. Case # PB 2026-06. ***This item is continued from the March 17, May 5, June 2 & June 16, 2026 meetings.***

6. **John Cyr (applicant) and 15 Loop Road, LLC, 19 Loop Road, LLC, 21 Loop Road, LLC, and 23 Loop Road, LLC (owners) –** Review for acceptance and consideration of a 20-lot elderly condominium subdivision. The parcels are located at 15, 19, 21 & 23 Loop Road in the C-1 (Limited Commercial), R-4 (Residential), Aquifer Conservation, Elderly Housing Overlay and Town Center Overlay Districts. Tax Map 5D-4 Lots 60, 61, 62, and 64. Case # PB 2026-11. ***This item is continued from the May 5, June 2 & June 16, 2026 meetings.***

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

8. Approval of Minutes — June 16, 2026

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 August 4, 2026.***

Posted (July 7, 2026)