

MERRIMAC PLANNING BOARD

APRIL 6, 2021

DRAFT MINUTES

CALL TO ORDER: The Chair called the meeting to order at 7:08 PM

ATTENDANCE: The Chair and Members Keith Pollman and Thomas Abisalih attending. Member Dennis Brodie and Vice Chair Karol Flannery absent. Also, in attendance Attorney Philip Parry and Commissioner Robert Sinibaldi.

APPROVAL OF MINUTES: 1. February 16, 2012: Approved as amended.

The March minutes will be held to the April meeting for approval

OLD BUSINESS:

1. ANR 62-64 CHURCH STREET: This ANR was extended from the February 16, 2021 meeting by agreement with the applicant. The Plan conforms to all necessary criteria for ANR endorsement.

MOTION: To endorse the ANR plan for 62-64 Church Street as presented. VOTE 3 YES/ 0 NO Motion approved.

The mylar and paper copies will be left at the Building Department for individual members to go into and sign.

2. PROJECT UPDATES:

A. Abbey Way: Commissioner Sinibaldi is very concerned with the situation at the development, the existing financial problems have grown worse and the Town may have to take over the development to finish. He is very concerned that the cost to the town, regarding the infrastructure done on Bear Hill Rd. in the joint DPW and Developer part of the project, will exceed the amount that estimated to complete the project in 1999 will be greater than the outstanding note on the project. It is also unclear if the cost to complete estimate in the Performance By Lender Agreement of 2019 will be enough to complete the infrastructure outstanding within the development.

B. Old Glory Way, 114 East Main Street: The project is moving along, some issues have arisen regarding the entrance area of the private road and East Main Street.

NEW BUSINESS: REGENCY OFFICE PARK: Attorney Parry approached the board with an informal discussion regarding the modification of the Regency Village Office Park (LOT 4) He showed a conceptual plan for the changes the applicant would like to make to the area. They wish to modify the existing SPR to allow residential over-55 elderly units on the 7-acre lot. These townhouse units (a total of 4 units with individual garages; would be placed on the rear of the lot, and with the construction of a commercial unit on the front portion of the lot.

They will need Special Permit approval to modify the lot to a mixed use. The rear of this large lot would have the residences and the front holding what commercial use that could be attracted. The applicant feels this would be the best use currently for the lot. Commissioner Sinibaldi felt this was a bait and switch and money grab, as promises were made to both Planning & ZBA regarding the commercial use. He also wondered if perhaps the applicant had approached the state for a curb cut from Rte. 110 for better access to the site might have attracted more commercial interest. Mr. Palmisano stated that he

found that comment unfair and they had every intention from the start to have a viable commercial development on the lot, but after 3 years of trying they has been unable to attract commercial use. The applicant thanked the board for their time and comments and will return to the board with a proposal in the near future. Commissioner Sinibaldi was vey concerned with the less commercial and additional residential and he felt that this appeared to be a bait and switch. Ken Palmisano stated that this was not a bait & switch and resented that comment. The intent was to have a viable commercial development ; however, they have tried for 3 years with no success of finding commercial ventures they now feel this is now the best use of Lot 4.

3. 114 East Main Street: Old Glory Way: It was reported that some issues remain to be addressed at the entrance from the project roadway and East Main Street, but the project is moving along.

CORRESPONDENCE:

1. APPEALS BOARD: No new petitions or Decisions filed at posting.
2. WARRANTS: None available at Posting.

COMMUNICATIONS NOTICES ANNOUNCEMENTS:

1. SURROUNDING TOWNS: None filed at posting.'
2. Next Meeting Date: April 20, 2021.

ADJOURNMENT: