

MERRIMAC PLANNING BOARD

JUNE 1, 2021

DRAFT MINUTES

CALL TO ORDER: Chair Sandra Venner called the meeting to order at 7:06 PM

ATTENDANCE: The Chair, Vice Chair Karol Flannery, Members Keith Pollman, Thomas Abisalih and John Thomas, Alternate for Special Permits, sitting for Member Dennis Brodie. Also in attendance were Robert Sinibaldi, Building Commissioner and Jon Pearson, Conservation, Janet Bernardo, Horsley Witten, Board Engineer

APPROVAL OF MINUTES:

1. Motion: To waive the reading of the minutes of May 4, 2021 and approve as presented.

VOTE: Unanimous: **Motion approved.**

OLD BUSINESS:

1. MERRIMAC CROSSING, 118 East Main Street. Approval of Special Permit: Motion by Karol Flannery 2nd by Member Tom Abisalih. VOTE: Unanimous: **Motion approved.**

_MOTION: Jon Pearson 2nd Robert Sinibaldi: To approve Site Plan Review. VOTE: Unanimous: **Motion approved.**

2. MERRIMAC CROSSING: The draft decision prepared by Engineer Bernardo was reviewed and amended as necessary, including the listing of the ZBA approved variances needed for the project to be built and compliance with all other municipal department conditions, and conservation.

3. Decision Sign Off. The sign off sheet for the decision will be left at the office of the Building Commissioner for individual members to come in and sign as require.

4. PROJECT UPDATES:

- a. Abby Road. Engineer Bernardo has revised the cost to complete the project and it has been determined that the amount in the Lender Agreement will not be sufficient to complete all outstanding work. The Chair is moving forward with all requests from the bank and Town Counsel KP Law to resolve the problem.

- b. OLDE GLORY WAY: East Main Street: Moving forward, near competition.

- c. REGENCY OFFICE PARK: Will present a conceptual plan to modify the plan to a mixed use . Attorney Parry will present under New Business.

NEW BUSINESS:

1. Board Signatures for the Registry of Deeds.
2. Board Re-organization following Town Election. The board offices will remain the same. Chair: Sandra Venner, Vice Chair: Karol Flannery, Members Dennis Brodie, Keith Pollman and Thomas Abisalih, Alternate for Special Permits: John Thomas.

CORRESPONDENCE:

1. Warrants: None available for signature
2. APPEALS BOARD: Petitions: none received at Posting.

3. Decisions: Approval of Variances for 118 East Main Street

COMMUNICATONS, NOTICES & ANNOUNCEMENTS:

1. Surrounding Towns: Haverhill, No action needed
2. Confirm next board meeting date of July 13, 2021

ADJOURNMENT: 9:45 PM