

MERRIMAC PLANNING BOARD

August 24, 2021

FINAL MINUTES

CALL TO ORDER: Chair Sandra Venner called the meeting to order at 7:03 PM

ATTENDANCE: The Chair, Vice Chair Karol Flannery, Members Thomas Abisalih and Keith Pollman, Denis Brodie. John Thomas, Absent. Also attending Commissioner Sinibaldi.

APPROVAL OF MINUTES for 8/3/21, 2021: MOTION by Tom, 2nd by Karol: To approve the minutes of July 13, 2021 as amended. VOTE: 3 YES/ 1 Abstain **MOTION APPROVED.**

PUBLIC HEARING: 7:15 PM, 108 West Main Street, LOT 4, 1 JANA WAY

Sandy Venner gave full review of the projected public hearing process. Discussion centered around the 2 Zoning By-Laws the project falls under, 9.3.8.1 OVER 55 FACILITY which requires a special permit with commercial site review. Second, 9.3.8.2, MULTI_FAMILY MIXED USE.

1. Janet Bernardo from Horsely Whitten Engineering firm reviewed the By-Laws. MULTI-FAMILY mixed use could include a deed restriction for over 55.
2. Board wants landscaping plan as one was not indicated on previous plan and would make the property more residential in feel.
3. Karol Flannery voiced proposition to review the proposed original commercial lot with 3 commercial buildings. Board preference is 9.3.8.1

Presentation and full discussion by attorney Phil Parry and Nick Palmisano were heard as well as opinions of residents attending, Ed Davis, Keith Cote, The Handersons. Amended site plans to be updated prior to next meeting 9/21/21. Plans to include Landscaping and lighting and all other discussed updates.

Motion to continue Public Hearing on 9/21/21 at 7:15: APPROVED all in favor. 1st Motion to Continue 1st by Tom, 2nd by Keith.

OLD BUSINESS:

A. PROJECT UPDATES:

1. **Status of Abbey Way:** Renew order of conditions from conservation commission. Phil Parry, Attorney for the buyer, stated the sale may occur Friday 8/27/21. Four lots being conveyed with roadway. Needs from Kevin Groden- Homeowners Association to discuss what needs to occur prior to sale. Attorney Phil Parry to submit request a hearing relevant to a bond being filed once property is closed on. Phil spoke to the bank in reference to the logistics of releasing the tripartite and move forward with a bond. KP Law to review tripartite release. Attorney Phill Parry to use standard forms to release to the board for the release of the tripartite. Commissioner Bob Sinabladi states there may be an extension needed from conservation commission. With closing on 8/27/21, Bob work with the board with intent to

lower the bond and releasing 1 lot for foundation work for spring of 2022. Attorney Phil Parry to move forward with all after review.

2. **Old Glory Way:** Granite cutting still needs to be completed.
3. **118 East Main Street:** Mass Highway at 75% to plan. Once 100% complete, they will carve up East Main Street. There will be no construction meeting until the water is in to the developer.
4. **Regency Village:** Nothing to report

B. \$385.40 transferred from Planning Board salary budget to the Board of Health salary budget to adjust salary for admin in FY23.

C. Registry of Deeds signatures

NEW BUSINESS

1. **118 West Main Street:** Delay scheduling of Public Hearing. Home/Occupation in RURAL HIGHWAY DISTRICT requirements do not fit what's allowed by Special Permit. Need for change to by-laws to zoning for accommodation of such a project. Board requests that Gosselins to go to ZBA first and ask ZBA to make an exception to the requirements, then return to the Planning Board. Board to write recommendation letter to the ZBA for 118 West Main Street, **MOTION TO APPROVE: All Board members in favor.**
Discussion of a reduced filing fee for project of \$5500.00. Site Plan Review recommendations are to be submitted within 30 days of filing. Suggest Gosselins file a request for an extension of the 30 days for SPR.
2. **Zoning By-Law changes for Fall Town Meeting:** Articles for meeting due on 9/2/21 to Board of Selectman. 1. Acceptance of Jana Way. 2 Self-Storage Facility. 3 Detached Accessory Dwelling Units. 4. Accessory Dwelling Units and Conversion f Existing Single-Family Dwellings. **MOTION TO REQUEST PLACE HOLDERS FOR FALL TOWN MEETING: All Board Members in favor. 1st Motion Karol, 2nd Tom**

CORRESPONDENCE:

1. WARRANTS: None available for signature at this time.
2. Appeals Board 1. Petitions: None filed at Posting 2. Decisions: None filed at posting
3. Surrounding Towns. Non at time of posting

ADJOURNMENT: 9:38 PM. Next meeting will be September 21, 2021.

