

## MERRIMAC PLANNING BOARD

April 19, 2022

### MINUTES

**CALL TO ORDER:** Chair Sandra Venner called the meeting to order at 7:05 PM

**ATTENDANCE:** Chair Sandy Venner, Members Thomas Abisalih, Keith Pollman. Absent: Member Vice Chair Karol Flannery, Member Dennis Brodie.

**APPROVAL OF MINUTES for 3/15/22:** Minutes not approved, withheld for a motion until next meeting so as to have a quorum with members that were in attendance at the meeting on 4/19/22.

#### Old Business:

#### Project Updates:

**118 East Main Street/Merrimac Crossing:** Horseley Whitten not inspecting as of yet. Chair Sandy Venner to get in touch with HW to resume inspections.

**Abbey Road:** Nothing new to report. New owner contacted for deposit of ESCROW monies.

**1 Jana Way:** No new business to report.

#### OTHER OLD BUSINESS

**MBTA Communities update:** All towns are wrestling with parameters. At the last Board of Selectman's meeting, MVPC and planning consultant, Denise McClure paired up to write a letter from the Board of Selectman directed to the DHCD as far as comments of what, in fact, is being impacted in Merrimac. With a minimum of 50 acres devoted, we do not have enough water, sewer to service. In Merrimac, with the new zoning, the minimum is 750 units, 27% of housing could be built. The application and the letter have been signed and sent by the Board of Selectman.

#### NEW BUSINESS:

1. Purchase of a new computer monitor with special article money for IT purposes. Motion to approve, 1<sup>st</sup> Keith Pollman, 2<sup>nd</sup>, Tom Abisalih. All in favor 3-0
2. **Storm Water Management For 1 High Street.** It is Planning Board jurisdiction for storm water. 99% is Special Permit and peer review by Horsely Witten. In this situation no building project has been approved. Lot 4 is determined unbuildable. Lot 3 no building but is approved for one. There have been major disturbances in more than 20K square feet. No application for land disturbance has been submitted. We will require the application be submitted and \$800.00 fee to accompany for engineering purposes, etc. Denise McClure advises the PB send a letter and ask him to come to the next planning board meeting. PB can start issuing fines of \$250.00 each day not in compliance or he can explain how he will remedy. Failure to respond and to take immediate action can and will result in fines. Motion to send letter regular mail and certified mail to 1 High St, legal counsel and Commissioner Sinabladi and the letter to state there will be fines if all are not complied with according to the enforcement regulations. 1<sup>st</sup>, Tom Abisalih, 2<sup>nd</sup>, Keith Pollman. All in favor 3-0.
3. **Little Pond Road discussion:** ANR not filed currently, property has a sewer easement and is currently zoned as 1 lot. Recommended resident work with assessor to get updated info.

#### WARRANTS:

1. NT Legals for 2<sup>nd</sup> Marijuana By-Law public Hearing publication. 145.75. Motion to approve. 1<sup>st</sup> Keith Pollman, 2<sup>nd</sup>, Tom Abisalih. All in favor 3-0.

#### CORRESPONDENCE:

1. No ZBA to report  
The Flats; brief discussion on frontage and storm water management

## **COMMUNICATIONS, NOTICES & ANNOUNCEMENTS**

### **A. Surrounding Towns**

1. Haverhill- Public Hearing 4/13/22 Frontage waiver for 815 Hilldale Ave (land on Oliver St). And, Zoning Amendment Accessory keeping of birds or animals.
2. Haverhill- Hybrid hearing 5/3 date change for #1.
3. Haverhill- hearing on 4/12/22 Special Permit to add a 2-story 3-bedroom town house apartment with new 4-car garage to create 8 total parking spaces at 43/45 Grenough St.
4. West Newbury-. Public Hearing 4/5/22 to amend Section 5F "Inclusionary Housing Requirements" of West Newbury Zoning Bylaw
5. Haverhill- Public Hearing 5/10/22 Board of Health regarding ordinance- Zoning Accessory Uses-Keeping of birds or animals: requesting to revise the Code by deleting the words "Not to exceed 4 in total" from Table 1.
6. Haverhill- Hybrid meeting 4/26/22, second for Special Permit regarding same as #3.

**NEXT MEETING:** May 10, 2022

**ADJOURNMENT:** 7:58 PM. Motion to approve adjournment, 1<sup>st</sup> Tom Abisalih, 2<sup>nd</sup> Keith Pollman. All in favor 3-0