

MERRIMAC PLANNING BOARD

June 21, 2022

MINUTES

CALL TO ORDER: Chair Sandra Venner called the meeting to order at 7:09 PM

ATTENDANCE: Chair Sandy Venner, Vice Chair Karol Flannery, Member Thomas Abisalih,

Absent: Members Keith Pollman and Dennis Brodie

Motion to approve minutes of May 10, 2022. 1st Thomas Abisalih, 2nd Karol Flannery, All in favor 3-0

APPROVAL OF MINUTES for 4/19/2022: Minutes from meeting on 4/19/2022 moved to next Planning Board meeting for a quorum of those members that were present.

OLD BUSINESS:

Project Updates:

1. **118 East Main Street/Merrimac Crossing:** Received report from Horsely Witten.
2. **Abbey Road:** Received report from Horsely Witten
3. **Regency Mixed Use:** Received report from Horsely Witten

Motion to accept the reports from Horsely Witten for 118 East Main Street/Merrimac Crossing, Abbey Road, and the Regency Mixed Use. 1st Thomas Abisalih, 2nd Karol Flannery, All in favor 3-0

4. **Storm Water Management For 1 High Street.**

Sandy Venner gave an overview that Horsely Witten conducted an initial review of the status of the property and based on her review of the report, there did not appear to be any significant concerns with the management of stormwater at the site.

Phil Parry presented a status report for any developments at the site that took place since the last meeting. The property owner has secured an engineer to develop a plan for the site.

Sandy Venner – based on the information provided can we trust that the delay is due to circumstances that are happening everywhere and not the owner's hindering to move forward

Phil Parry – I spoke with the engineer and it is my understanding that he is working on it.

Sandy Venner – I understand that when the owner visited the site and spoke to the Town's engineer that his intention is to develop two housing lots on the site with the remaining land being donated to the Town for the cemetery.

Phil Parry – I believe that his intent is to do that

Thomas Abisalih commented that as he stated in the last meeting, he doesn't want the current economic conditions to affect the land owner's progress. I want to make sure that he is acting in good faith to address the issues at the site.

Phil Parry – That is not an issue with the surveyor and engineer that he has working on this plan.

Sandy Venner – We will place this item on our next meeting agenda. Hopefully by the next meeting, the owner will have submitted a Stormwater application for the review by both Horsely Witten and the Planning Board.

NEW BUSINESS:

1. **Registry of Deeds Signatures:** The Board was presented with the signature page for the Registry of Deeds. This process of providing signatures must be completed annually so that when the Board signs plans the Registry can compare signatures.
2. **New Town Counsel, Mead, Talerman and Costa:** An announcement was made at the last Department Head's meeting that the Town has hired a new Town Council. The Town previously worked with KP Law and will now be contracting with Mead, Talerman, and Costa to provide legal counsel to the Town.
3. **Storm Water Management 121 West Main Street:** Abutters to 121 West Main Street contacted the Town to express concerns pertaining to the clearing of trees at the property. The Town sent a letter to the property owner expressing concern for the tree removal at the site and whether the operation taking place at the site warranted a Land Disturbance Permit. At this point in time, it has been determined that they are not disturbing the land as they are not removing the stumps on the site. This site was historically an open field and that has over time been overgrown with trees. The letter sent to the property owner has made them aware that if they disturb more than 20,000 square feet of land, they are required to file a Land Disturbance Permit application. We understand that their intention is to simply clean the site of the overgrowth. If they plan to develop, they will likely require a special permit and/or site plan review. There are wetlands located in the rear of the site and the Conservation Commission is reviewing that issue.
4. **Set Hearing Date for Special Permit application for recreational marijuana establishment, BEWELL:** A special permit application was submitted to the Town Clerk for a special permit for a recreational marijuana establishment at the site. There was only a special permit application and none of the other required materials. The applicant was informed that the special permit application was not complete and they would need to provide all of the required information prior to scheduling a public hearing. In addition, the Attorney General has not approved the by-law as of yet, so the application could not be heard until the Attorney General has provided approval.

NEXT MEETING DATE

If necessary, tentatively the next meeting of the Planning Board will be July, 19, 2022. If there are no agenda items for that meeting date, the Board will look to holding a meeting on August 2, 2022.

CORRESPONDENCE:

BE WELL Community Outreach Meeting June 30, 2022 @the COA 6 PM

WARRANTS

1. KP Law Abbey Road Groden Account balance to be paid through PB account 01-175-5300-000000 \$900.00
2. Horsley Witten 118 East Main Street, Construction Administration \$742.50. The Board requested that the property owner be contacted to deposit additional funds into the account.

COMMUNICATIONS, NOTICES & ANNOUNCEMENTS

Surrounding Towns

1. Haverhill- May 12 ,2022, Request from Noel Ortega to expand his car business Welcome Motors at 25 Welcome St and Pecker St.
2. May 27, 2022, Request for Special Permit CCSP 21-15 to build a 2-story garage at 177 Millvale Rd, 500' from the Millvale reservoir.

NEXT MEETING: July 19, 2022

ADJOURNMENT: 7:51 PM. Motion to approve adjournment, 1st Tom Abisalih, 2nd Karol Flannery. All in favor 3-0