

## **Merrimac Planning Board**

**Meeting of Tuesday, November 1, 2022**

**Merrimac Town Hall | 2 School Street, Merrimac, MA**

Board members present: Sandy Venner, Chair, Karol Flannery, Co-chair, Keith Pollman and Dennis Brodie.

Also present: Denise McClure, Consultant and Town Planner and Ashley Boudreau, Administrative Assistant to the Planning Board.

### **Welcome/Announcements**

Ms. Sandra Venner called the meeting to order at 7:12 PM.

### **Approval of Minutes**

Unable to approve minutes from 4/19/22. Quorum had not been met.

### **Development at 51 E Main Street**

Ms. Venner moved to open the public hearing for the application of a special permit for 51 East Main Street and Ms. Flannery seconded.

Jason Pano, Attorney at Panos Law Group, Anthony Capachietto, PE of Hayes Engineering, Inc. and Nicholas Osgood of NSD 2 Real Estate, LLC were present.

Sept 6, 2022 the application filed.

Applicant is planning long term improvements to the site that include the creation of an industrial park with up to 4 new buildings that will create more than 175,000 sq. ft. of additional commercial space and employment of up to 250 people.

The master plan is proposed in 4 phases:

1. Improvements to the existing James F. Mullen facilities
2. Construction of 101,600 sq. ft manufacturing building
3. Construction of 63,000 sq ft. Cold storage facility
4. Construction of 30,000 sq ft. Light industrial facility

Anytime a lot is split to create multiple lots is referred to ANR.

Site Plan, Lot A:

Relocated Driveway provides increased site distance and a larger buffer to the adjacent residential parcel.

Additional parking

The proposed underground stormwater management system is designed to be on site and handle all new pavement of lots A and B. Water will connect from East Main Street. Sanitary sewer will run cross country to Federal Way.

DPW comments received:

Highway Department has no objections to the relocation of the driveway or with any on site construction.

Wastewater Dept. has no objections, as submitted has it will have little impact to the plant. However, may reevaluate decision once final drawings and uses are known.

Water Dept. has no objections to the project. Water mains within the development will have to be upgraded as there is only one 6 in main servicing the current building.

The applicant will install a new 8 in main through the site for use by the industrial park. The existing main will be swapped to the new one upon completion.

The Municipal Light Department met on 10/25/22. MLD will be providing load letter(s) to assist in evaluation. Aware of long lead times for new transformers. Power is to be relocated underground.

Peer review recommendations include:

Pedestrian access to open space, Building appearance, Landscaping and Screening for adjacent residential properties.

Ms. Karol Flannery asked how this will affect residents and their lifestyle?

Mr. Anthony Capachiette stated that there is no expected change and should run similarly to the existing James Mullen facilities.

Ms. Janet Bernardo, Engineer at Hoarsley and Witten stated a letter was sent 10/25/22 Many requirements have been met but there has been a need for clarification of some. The largest concern is the parking location close to the wetlands.

Ms. Bernardo asked for clarification of the potential 4 buildings. Will Lot A have building 1 and 2 and lot B with building 3 and 4?

Mr. Pano clarified that this is correct. Plan modifications would be brought to the Planning Board.

Ms. Bernardo stated that the applicant is required to meet and comply with all 10 standards in the MA handbook because this is a mix of new and redevelopment. Must prove there will be no erosion to wetlands, that there will be no increase of storm water run off and provide calculations to show the requirements will be met.

Mr. Bob Sinabaldi DPW Director and building commissioner stated that the initial review does not show any issues besides updating the water main.

Mr. Eric Shears, Chief of Merrimac Police Department. Reviewed the plan and had concerns of traffic volume and safety. Would like to be sure that the volume can be maintained on that road. Believes traffic will run similarly to the way things are at the current facility.

Ms. Karol Flannery asked if the driveway will be larger.

Mr. Capachiette stated that it would be more defined with sidewalks in place.

Larry Fisher, Fire Chief shared concerns of fire department access, suggested to make fire hydrants easily accessible and shared the department does not know of the safety hazards yet.

Paula Hamel of the MLD would like to know what the load factor will be. Assumes the usage will be the same but wanted clarification on what exactly the buildings usages will be. It is mportant to find out lead

time for transformers, as there is a long wait time. Believes that this development will lower rates for residents and questioned for plans of solar use, and EB chargers for employees.

Ms. Karol Flannery asked what are the anticipated locations of the other 2 buildings?

Mr. Capachiette stated it will be off of the existing parking and Federal Street.

Jon Pearson of the Conservation Commission shared concerns with being close to wet lands

Mr. Capachiette stated that there are areas where the wetlands do not connect to the area. Provide walking trails. Believes there is ability to adjust parking plans to other space farther away from the wetlands.

Jerry Lishki (37 East Main Street) Asked how is the traffic plan presented use of traffic on the property. The official notice stated this would be an 81,000 sq. ft. building. How has this changed?

Mr. Capachiette responded that it reflected footprint area vs gross foot area.

Mr. Lishki asked if this facility will be used for manufacturing or shipping purposes and stated that it would be a large investment for seafood company.

Mr. Osgood stated that he has previously purchased a struggling seafood facility in Gloucester, MA and greatly transformed it.

Mr. Capachiette stated that 4 phases have been presented to show transparency of long-term goals and reiterated that this is a process.

Kevin Desjardin (17 E Main Street) Shared traffic and noise concerns and asked how this is going to be compared to the Mullins Facility.

Mr. Osgood stated that the volume should be contained and does not expect much noise or change from the previous Mullins Facility.

Mr. Desjardin inquired on the hours of operation expected.

Mr. Osgood stated that it would be dependent on whatever zoning allows. Monday through Friday with potential for Saturday.

Mr. Desjardins stated that he has not seen renderings of the existing buildings. He shared concerns about how it will look from behind his property and how it will impact his property.

Mr. Capachiette stated there will be discussion on how the plan can be adjusted.

Mr. Osgood stated he prefers to keep trees and greenery in place and to add buffers.

James Howie (43 East Main Street,) Reiterated concerns on traffic, and water concerns. Asked what the intentions are for the 4<sup>th</sup> building. His wife had concerns of property value and privacy due to parking plan.

Mr. Capachiette stated that it has not been confirmed yet and dependent on the town. Vegetation will be reduced and there will be improvement of property line buffers.

Joanne Vien (44 East Main Street) Raised concerns regarding traffic. Changed speed from 25 to 30 mph. Stated that she currently has issues leaving driveway and does not support moving the driveway. Brought up noise concerns.

Patrick Noonan (45 E Main Street) Had a question regarding right of way. Asked if it would be possible to make a second driveway?

Mr. Capachiette responded that it would be better to have one driveway, as to not disturb the residents nearby. However, would be willing to revisit based on neighbors' opinion.

Ms. Sandra Venner shared that the Planning Board will be meeting again on November 15, 2022.

Ms. Venner asked when will it be productive to return for the next meeting?

Mr. Cappachiette stated that the first meeting in December would be ideal.

The Planning Board agreed that the Public Hearing at 51 E Main Street would be continued and scheduled for December 6, 2022 at 7:00 PM.

A Site visit at 51 E Main Street was proposed for November 14, 2022 at 12 pm.

Ms. Venner moved to continue the public hearing until December 6, 2022 at 7:00 pm and Mr. Pollman seconded. Motion passed unanimously.

### **Adjourn**

Ms. Venner moved to adjourn at 9:15pm and Ms. Flannery seconded. Motion passed unanimously.