

MERRIMAC PLANNING BOARD

July 16, 2024

MINUTES

CALL TO ORDER: Chair David Cressman called the meeting to order at 7:02 PM

ATTENDANCE: Chairperson David Cressman, Member Bill McGowan, Member Thomas Abisalih, Alternate Sandra Venner

ABSENT: Vice Chair Karol Flannery, Member Dennis Brodie

Quorum was at the meeting to approve the minutes for 05/21/2024. A motion was made by Member Thomas Abisalih to approve the minutes of 06/18/2024, 2nd by Member Bill McGowan, all in favor 4-0.

OLD BUSINESS:

1. Stormwater Management for 1 High Street – Discussion regarding the lack of progress on the site. Planning Board will require an application by the August 30, 2024 Planning Board meeting or consider bringing in legal counsel to address the Stormwater violation.
2. In response to the Merrimac Planning Board, the applicant at 1 High Street made spoke with Building Commissioner Bob Sinibaldi by phone to provide an update. The Planning Board will continue the discussion at their next meeting.

PROJECT UPDATES:

1. **Abbey Road** – No new updates.
2. **51 E. Main** – Some clearing has taken place at the site but no building permits have been issued yet.

NEW BUSINESS:

1. **Public Hearing – 92, 94, 96 East Main Street** – Special Permit/Site Plan Review/ Stormwater Management. Chair David Cressman made motion to open the public hearing – 2nd Thomas Abisalih, all in favor 4-0. The board was made aware that a decision had been drafted and is open to comment. Alternate Sandra Venner brought an addition regarding illicit discharge on p.6, Section 10 of comments made by Horsely Witten. The board agreed to the addition. Chairman David Cressman opened the floor to public comments. No public comments were made. A motion was made to close the public hearing by Member Thomas Abisalih, Member Bill McGowan 2nd, all in favor 4-0. A motion was made by Chairman David Cressman to approve the applicants site plan permit, Thomas Abisalih 2nd, all in favor 6-0. A motion was made by Chairman David Cressman to approve the application for special permit submitted by the applicant, 2nd Bill McGowan, all in favor 4-0. A motion was made by Member Thomas Abisalih to approve the applicant’s stormwater management plan, 2nd Bill McGowan, all in favor 4-0.
2. **Public Hearing – 8 Church Street – Site Plan Review** – A motion was made by Chairperson David Cressman to open the public hearing for 8 Church Street, 2nd Thomas Abisalih, all in favor 4-0. The applicant, Tes Mercedat, 3 Walker Ave., introduced themselves and the project. Project aims to convert the top floors of 8 Church Street to residential units while keeping the first floor commercial. There are currently 2 residential units located on the upper floors and the applicants will develop 6 additional units of residential space on the upper floors. Currently, the property hosts 2 businesses in the commercial basement space, a video game store and an office space.
3. Member David Cressman asks the applicants how they will fulfill the parking space requirement (26 parking spots needed, but applicants only have 25). Denise McClure responds that there is a request to waive the required number of parking spaces on the site. The Town’s Zoning Bylaw requires onsite parking for both the commercial and the residential use, but there is ample public parking to meet the need for the commercial uses. The applicant is providing the required parking on site for the residential uses. Jerome, Conservation Commissioner, adds that because there is no interference to the wetlands and the applicant is not adding non permeable surfaces to the property that the applicant meets the requirements to waive.
4. Chairperson David Cressman opens the floor to public comment. Sandra Venner, 55 School Street, asks if this project fits into the 30% commercial requirement for mixed use. Denise McClure, Town Planner, responds that the applicant has determined that the percentages have been calculated and this property meets the requirements for mixed use.
5. A motion to continue the meeting until August 20th, 2024 was made by Member Bill McGowan, Thomas Abisalih 2nd, all in favor 5-0.

CORRESPONDENCE:

1. **None.**

WARRANTS/FINANCIAL:

1. Warrant – 8 Church Street – Certified mail out to abutters - \$289.45.
 - a. A motion was made by Member Bill McGowen to approve the warrant for 8 Church Streets certified mailing in the amount of 289.45, Thomas Abisalih 2nd, all in favor 3-0.
2. Warrant – 92, 93, 94 E Main – peer review by Horsely Witten - \$1,267.50.
 - a. A motion was made by Member Bill McGowen to approve the warrant for peer review by Horsley Witten in the amount of \$1,267.50, Thomas Abisalih 2nd, all in favor 3-0.

OTHER BUSINESS:

No other business.

COMMUNICATIONS, NOTICES & ANNOUNCEMENTS:

Surrounding Towns:

1. Haverhill – Hearing July 23, 2024 special permit major modification to residential development at 7-12 Kenoza.
2. Haverhill – Hearing Aug. 6 , 2024 special permit construction 2 story dwelling at 94 Portland.
3. Haverhill – Hearing July 9, 2024 approval for a Repetitive Petition for 0 Stanley Drive.
4. Haverhill – Hearing July 9, 2024 build single family home at 0 Stanley Drive.
5. Amesbury – Legal Notice – Zoning Amendment 2024-065 and 2024-066.

CONFIRM NEXT MEETING: The next meeting of the Planning Board will be on August 20, 2024.

ADJOURNMENT: There being no further business to come before the Board, and upon a motion by Thomas Abisalih, second by Bill McGowan, all in favor 3-0, it was voted to adjourn at 8:05 PM.

Respectfully Submitted,
Shayla Wells