

The Office of the Zoning Board of Appeals
THE TOWN OF MERRIMAC
Massachusetts, 01860

COMMITTEE: ZBA

MEETING DATE: February 9, 2021

Meeting Location: Merrimac Town Hall (REMOTE)

School Street, Merrimac, Ma 01860

Members present: Ed Mills, Matthew Passeri, Josh Jackson, Mitch Kostoulakos
Bob Sinibaldi

Attorney Phillip Parry, Attorney Ryan Prohett

Abutters

Jen Mapleton

Jamie McMahan

Patrick Dacey

7:00PM

Ed Mills, Chairman opened the meeting.

Josh Jackson made a motion to approve the Jan 2021 meeting minutes, Matt Passeri 2nd the motion. Roll call vote 4:0

7:03PM

Matt Passeri made a motion to approve the cell phone warrant for the Board Admin, Josh 2nd the motion. Roll call vote: 4:0.

7:05PM

The Zoning Board of Appeals will hold a public hearing on February 9, 2021 at 7:05PM at the Merrimac Town Hall, School Street Street, Merrimac, Massachusetts, under General Laws, Chapter 40A concerning the premises located at Mapleton Road, Merrimac Ma, Assessor map 61-3-120. as amended on the application of Mapleton Rd, Azalea Reality, LLC, 64 School Street concerning the premises located at Mapleton Rd, Merrimac, Massachusetts. Property is located in the AR Zone. The applicant is seeking an administrative appeal of the Merrimac's Building Commissioner and Zoning Enforcement Officer's denial of a building permit for the building of a 2 family dwelling. The owner/applicant seeks a determination that the premises is entitled to the issuance of a building permit for a 2 family residence. It is possible that this public hearing will be conducted under the "Executive Order suspending certain provisions of the Open Meeting Law GL c 30A Section 20." The public can access the meeting via computer, tablet or smartphone.

Attorney Parry is representing the applicant. He requested that Town Counsel review this application. The Building Commissioner stated this his position has not changed. The court of law is the next step. Attorney Parry offered to pay for KP Law to review.

The Building Commissioner agrees that the lot is grandfathered but not the use

At the hearing, Attorney Parry requests a 5 member board. At this meeting, there are 4 members. This request needs to be made ahead of the meeting. Therefore this hearing was continued. The board admin will request BOS representation at the next scheduled ZBA meeting.

7:15PM

Josh Jackson made a motion to continue the hearing until 3/9/21, Matt Passeri 2nd the motion. Roll call vote: 4:0.

Attorney Parry requests that he and Bob Sinibaldi, Building Commissioner will continue to work on this issue.

7:18PM

Mitch Kostoulakos made a motion to adjourn the meeting, Matt Passeri 2nd the motion. Roll call vote 4:0.

Ed Mills

Chairman Ed Mills