

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

COMMITTEE: ZBA

MEETING DATE: August 8, 2023

Meeting Location: (REMOTE) via ZOOM

School Street, Merrimac, Ma 01860

Members present: Matthew Passeri, Josh Jackson, Ken Nobrega, Joann Rodrigues, Bob Sinibaldi, Sandra Chute, Victor Qurtrini, Veonne Bedialz, Sarah Guilmette, Robert Reynold, Joan HillBurger, Kevin O Keefe, Cassie Valvaro, Bonnie Kitsakos, Doug Lees, Attorney Harold Beede, Brett Satikus, Christ Gaudet, Lori Matthews, Alex Wright, Christ Marine, Kelly Moynihan, Maria Pollard

7:02PM

Matt Passeri opened the meeting

Board votes to approve legal invoices

Flats meetings will remain remote.

7:10PM

The Zoning Board of Appeals will hold a public hearing on August 8, 2023 at 7:05PM remotely as amended on the application concerning the premises located at 92 94 and 96 East Main Street, Merrimac, Massachusetts. This public hearing will be conducted under the "Executive Order suspending certain provisions of the Open Meeting Law GL c 30A Section 20." This property is located in the Rural Highway Zone. The Applicant seeks a Special Permit from the Merrimac Zoning Board of Appeals under Article 14 of the Merrimac Zoning Bylaw and in accordance with Massachusetts General Law ("G.L.") Chapter 40A, 10, The project will require variance relief from Articles 3, 6 and of the Merrimac Zoning Bylaw whereby the petitioner seeks to demolish a preexisting non-conforming structure and the construction of a mixed-use development with 22 duplex units, commercial offices and 8 rental units. Applicant is requesting any other permit relief as may be required by the Town of Merrimac Zoning Bylaw to allow the proposed use/project.

Doug Lees is the Engineer/Surveyor

There is discussion about the private road way, with a 50 ft set back all the way around. 24 Ft wide, sidewalk needed, cape cod style curbing

There is input needed from the Fire Dept related to building separation and roadway

Attorney Beede objects,

Abutter 3 Spencer Way has issues with the rear of their property abutting the rear of the development (37FT) from the property line

Hardship issues are discussed.

4 Spencer Way abutters-concerned with the water resources issue, trees don't offer much coverage

3 Bear Hill way-voiced the same concerns

Traffic, mixed use, property values, and increase in noise was discussed

Children, quality of life, construction disruption, impact on water -all were presented as concerns.

32 Veterans way-abutters-concerned with police, public safety, selling prices, wildlife disruption, taxes, infrastructure.

2 Spencer way abutter-discussed concerns with tenants and retail space

6 Bear Hill Rd abutters-Environmental impact study?, water study and traffic study concerns

40 Winter Street-concerns related to paving, infrastructure.

Michelle Gustaston- concerns with water issues and retail space

There is a need to seek assistance in the areas of legal, Water and Fire

There will be an impact on the Senior center

The variances are discussed (8)

his hearing will be continued to 9/12/23 in Person

8:30PM

Joanne made the motion to continue the hearing, Mitch 2nd the motion. Roll call vote 4:0

Matthew Passeri Board Chair
