

MERRIMAC PLANNING BOARD

Wednesday, January 21, 2026

MINUTES

CALL TO ORDER: Chairperson David Cressman called the meeting to order at 7:00 PM

ATTENDANCE: Chairperson David Cressman, Member Bill McGowan, Member Thomas Abisalih, Member Bronwyn Crocker, and Town Consultant Denise McClure

Absent: Member Dennis Brodie

Motion made by Member Bill McGowan to approve the minutes for December 16, 2025, 2nd by Member Thomas Abisalih. All in favor 4-0.

OLD BUSINESS:

Stormwater Management 1 High Street: Ms. McClure explained to the Board that the Stormwater Management Plan and other documents were submitted to the peer review engineer for review and comment. Those comments have been received and forwarded to the applicant. Ms. McClure recommended that the Planning Board conduct a hearing on the matter at their next meeting. This will allow for the issuance of a Stormwater Management and Land Disturbance permit to be issued and bring the property owner into compliance. The Board agreed.

APPROVED PROJECT UPDATES:

There are not any major updates on the remaining approved projects. All moving along with no issues.

NEW BUSINESS:

1. **Accessory Dwelling Unit – 3 Union Street:** The applicant provided a brief presentation pertaining to the project. The applicant stated that there were 2 plans submitted, one showing 2 driveways and one showing a shared driveway. Ms. McClure explained that she requested the applicant provide a plan showing a shared driveway as there were safety concerns pertaining to the 2 curb cuts. Thomas Abisalih stated that based on the bylaw, 2 curb cuts were not permitted. Mr. Abisalih further questioned whether the new structure was to the rear of the primary structure and if the proposed square footage was permitted. Ms. McClure stated that the location and square footage of the proposed structure meets the requirements of the bylaw.

Having no further comments, Bill McGowan made a motion to approve the ADU as per the draft decision and in keeping with the site plan showing the shared driveway, Thomas Abisalih seconded the motion. All in favor 4-0

2. **Public Hearing (Cont.) 9 West Main Street:** The applicant requested in writing to continue the public hearing.

Bronwyn Crocker made a motion to continue the public hearing to February 24, 2026, Tom Abisalih seconded the motion. All in favor 4-0

CORRESPONDENCE:

ADU Discussion: A resident requested to be placed on the Board’s agenda to discuss the newly adopted ADU bylaw. The resident expressed concern with the bylaw, particularly the requirement that the Planning Board hold an administrative discussion for each ADU request prior to a property owner obtaining a building permit. Ms. McClure explained that the administrative review by the Planning Board for ADU’s is permitted under the new state regulations and was included in the ADU bylaw reviewed by the Attorney General. The administrative review was not flagged by the Attorney General in their review. The Board explained to the resident that they feel the process has been beneficial and expedient, only providing positive benefits to the applicant. The Board further expressed that they feel the process provides transparency for both the neighbors and the Town.

WARRANTS/FINANCIAL: None

COMMUNICATIONS, NOTICES & ANNOUNCEMENTS: None

OTHER BUSINESS: None

ADJOURNMENT: There was no further business to come before the Board, a motion was made by Thomas Abisalih to adjourn the meeting at 8:01 PM, second by Bill McGowan, all in favor 4-0.

Respectfully Submitted,
Denise McClure