

MERRIMAC PLANNING BOARD

Wednesday, February 24, 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, Member Dennis Brodie and Town Consultant Denise McClure

Absent: n/a

Motion made by Chairperson David Cressman to approve the minutes for January 21, 2026, 2nd by Member Bill McGowan. All in favor 4-0.

OLD BUSINESS:

None

APPROVED PROJECT UPDATES:

96 East Main, old Skips business, is moving forward.

Abbey Road Subdivision will be brought to the Spring town meeting for the roadway, that has not happened yet.

51 East Main Street has been given an extension and they will not be doing much until Spring.

NEW BUSINESS:

Stormwater Management and Land Disturbance Permit – 1 High Street: The applicant undertook clearing, grading and excavation activities in an area of excess of 20,000 square feet. The permit will address such activities. To be treated like a public vote.

? motioned to create a public hearing, Dennis Brodie seconded the motion. All in favor 4-0.

TJ Melvin, of Millenium Engineering, presented on behalf of the applicant. The firm went out to the site to determine the limit of the grading and clearing that had been done previously on the site. Some wetlands were flagged by West Environmental. They are proposing to limit as much further disturbance as possible. The proposed plan is to go into the disturbed areas, knock down any ruts or any depressions that would impede flow or cause any ponding, bring in any loam as needed and spread a New England conservation seed mixed planted in all of the disturbed areas. A small detention basin is proposed to have some stormwater mitigation to comply with the Massachusetts storm water standards.

Questions/comments:

Denise: Janet at Horsley Whitten commented on the stormwater management plan and had some questions. The questions had been sent over to his firm and he will address them.

Tom Abisalih asked for clarification on the seed mix asking if it was native. TJ answered that it was.

David Cressman noted that it is an unusual project as some work was done without a permit from the previous owners. Tom also asked about the trailers that sit on the property. TJ answered that board can require that they be removed. David asked if they stump dump and materials dump would be removed. TJ answered that all materials will be removed in accordance with local regulations.

David asked that the firm put more values on the contours around the stormwater detention basin and where the stump dump and materials dump are. TJ answered that he will add more contour labels to the plans.

Abutter, Dave Winn at six Colonial Drive, asked how close any disturbances would be to his property line. TJ answered “nothing that had not been there before” and they are proposing to restore what had previously been disturbed and plant it with vegetation.

David Cressman asked for a motioned to continue the public hearing to March 18th, and to give the engineer time to respond to the town engineer’s comments and come in with revised plans for the next meeting. Tom Abisalih motioned to continue the public hearing to March 18th, Bill McGowen seconded the motion. All in favor 4-0.

Accessory Dwelling Unit – 12 Attitash Avenue: Applicant proposes to rehab the existing structure that has a garage on the first floor and add accessory dwelling on the upper floor.

Steve and Justin Kravchuck, Justin being the owner, introduced that they are looking to put an ADU on the second floor of the existing garage building. It will be 720 square feet.

Questions/comments:

Denise added that the construction would all be interior work and no additional construction outside of the existing footprint. With the driveway that is shown on the plans there is more than enough room to park two cars. There will be an exterior door and an exterior set of stairs. David asked if they are on sewer or septic. They are on sewer.

Bill McGowen motioned to approve the ADU plans, Bronwyn Crocker seconded the motion. All in favor 4-0.

Continued Public Hearing for 9 West Main Street: Phil Parry let Denise know that they are still working on the issues from the last set of comments that they got from the peer review. They requested a continuance.

Tom Abisalih motioned to continue the public hearing for 9 West Main Street, Bill McGowen seconded the motion. All in favor 4-0.

CORRESPONDENCE: None

WARRANTS/FINANCIAL: None

COMMUNICATIONS, NOTICES & ANNOUNCEMENTS: Next meeting, Wednesday, March 18. Meetings for the remainder of 2026 will be held on Wednesdays.

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 Bronwyn Crocker, all in favor 4-0.

Respectfully Submitted,
Denise McClure