



Merrimac Planning Board Meeting

Meeting Date: 06/17/26

Present: David Cressman, Bill McGowan, Dennis Brodie, Thomas Abisalih, Bronwyn Crocker

I. CALL TO ORDER

Call to Order: 7:02pm

Dennis Brodie not present, term has expired.

Robert Sinibaldi is present, term has begun.

Robert Sinibaldi's votes appear in these minutes as Dennis Brodie.

RESULT:	PASSED
MOVER:	Dennis Brodie
SECONDER:	Bill McGowan
AYES:	David Cressman, Thomas Abisalih, Bronwyn Crocker

II. APPROVE MINUTES OF PRIOR MEETING

Approve

Approve April, 2026 Meeting Minutes: David Cressman Motioned to approve, Bill McGowan seconded the motion. 4-0 with one abstention

RESULT:	APPROVED
MOVER:	David Cressman
SECONDER:	Bill McGowan
AYES:	Thomas Abisalih, Bronwyn Crocker
ABSENT:	Dennis Brodie

April Meeting Minutes

III. OLD BUSINESS:

None

IV. NEW BUSINESS:

Brad Kucher presented as he is the property owner. Lots are lettered A, B, C & D. Both remaining lots will comply with frontage and lot size requirements.

Approve Bob Sinibaldi motioned to approve the ANR plan for 27 Union Street Extension

RESULT: **APPROVED**
MOVER: Dennis Brodie
SECONDER: Thomas Abisalih
AYES: David Cressman, Bill McGowan, Dennis Brodie, Thomas Abisalih, Bronwyn Crocker

- A. ANR Subdivision Plan – 27 Union Street Extension – ANR Plan to relocate a lot line at 27 Union Street Extension.
- B. Stormwater Management and Land Disturbance Permit (Cont.) – 1 High Street Extension - The applicant undertook clearing, grading, and excavation activities on the site in an area in excess of 20,000 sq. ft. and this permit will address such activities.

The applicant provided responses to the Town’s Peer Review comments pertaining to the project. The Chair asked the board if they would like to act on this permit with the several remaining issues being included in the decision as conditions or do we wait to provide a decision for another month or two until the remaining issues are resolved? Phil Parry joined the discussion. There is a loader on the site, a ground storage container and a screener.

The Board stated that they will require all storage containers, dumpsters and any other equipment located on the site to be removed from site within thirty days.

In addition, the Board stated that they will require that all work associated with this permit must be completed by September 30, 2026.

Approve

Tom Abisalih made a motion to close the public hearing; Bill McGowen seconded the motion. 4-0 with one abstention

Bronwyn Crocker made a motion to approve the Stormwater Management and Land Disturbance Permit for 1 High Street Extension with the conditions discussed, Bill McGowan seconded the motion. 4-0 with one abstention

RESULT: **APPROVED**
MOVER: Thomas Abisalih
SECONDER: Bill McGowan
AYES: David Cressman, Bill McGowan, Thomas Abisalih, Bronwyn Crocker
ABSTAINS: Dennis Brodie

- C. Public Hearing (Cont.) – 9 West Main Street – Site Plan Review – Applicant proposes to rehabilitate the existing building on site into commercial space on the first floor and three

units of multi-family housing on the upper floors with associated parking.

We received comments back from the peer review. We are still missing the landscaping plan, the lighting plan and the pavement on the plan is still being shown as porous (gravel).

The Board stated that the client and the engineer should come to the Board's July meeting with all of the comments from the peer review engineer addressed.

Approve

Tom Abisalih moved to continue the application to the July meeting, Bill McGowan seconded the motion. 5-0

RESULT:	APPROVED
MOVER:	Thomas Abisalih
SECONDER:	Bill McGowan
AYES:	David Cressman, Bill McGowan, Dennis Brodie, Thomas Abisalih, Bronwyn Crocker

V. CORRESPONDENCE:

WARRANTS/FINANCIAL:

Horsley Witten Group Invoice

Bronwyn Crocker motioned to approve the warrants, Bill McGowan seconded the motion. 5-0

Approve Horsley Witten Group Invoice

RESULT:	APPROVED
MOVER:	Bronwyn Crocker
SECONDER:	Bill McGowan
AYES:	David Cressman, Bill McGowan, Dennis Brodie, Thomas Abisalih, Bronwyn Crocker

VII. OTHER BUSINESS:

A. Planning Board Reorganization

PLANNING BOARD REORGANIZATION WAS HELD AFTER THE CALL TO ORDER.

Welcome to Robert Sinibaldi

Motion for Chair to the Planning Board:

Bob Sinibaldi nominated Dave Cressman, Bill McGowan seconded. Vote in favor: 4-0

Motion for Vice Chair to the Planning Board:

Bob Sinibaldi nominated Bill McGowan, Tom Abisalih seconded. Vote in favor: 4-0

Tom Abisalih is the Merrimack Valley Planning Commission Representative and will remain so. Bob Sinibaldi motioned to approve, Bill McGowan seconded the motion. 4-0

Sandra Venner is our alternate Planning Board member and will remain so.
Bronwyn Crocker motioned to approve, Tom Abisalih seconded the motion. 5-0

B. Meetings - Confirm next meeting date Next

meeting is scheduled for July 15, 2026

Motion for Chair to the Planning Board:

Approve

Bob Sinibaldi motioned to nominate Dave Cressman, Bill McGowan seconded. Vote in favor: 4-0

RESULT:	APPROVED
MOVER:	Dennis Brodie
SECONDER:	Bill McGowan
AYES:	Bill McGowan, Dennis Brodie, Thomas Abisalih, Bronwyn Crocker
ABSTAINS:	David Cressman

Motion for Vice Chair to the Planning Board:

Bob Sinibaldi motioned to nominate Bill McGowan, Tom Abisalih seconded. Vote in favor: 4-0

RESULT:	
MOVER:	Dennis Brodie
SECONDER:	Thomas Abisalih
AYES:	David Cressman, Dennis Brodie, Thomas Abisalih, Bronwyn Crocker
ABSTAINS:	Bill McGowan

Tom Absilah is the Merrimack Valley Planning Commission Representative and will remain so

Approve

Bob Sinibaldi motioned to approve, Bill McGowan seconded the motion. 4-0

RESULT: **APPROVED**
MOVER: Dennis Brodie
SECONDER: Bill McGowan
AYES: David Cressman, Bill McGowan, Dennis Brodie, Bronwyn Crocker
ABSTAINS: Thomas Abisalih

Sandra Venner is our alternate Planning Board member and will remain so.

Approve Bronwyn Crocker motioned to approve, Tom Absilah seconded the motion. 5-0

RESULT: **APPROVED**
MOVER: Bronwyn Crocker
SECONDER: Thomas Abisalih
AYES: David Cressman, Bill McGowan, Dennis Brodie, Thomas Abisalih, Bronwyn Crocker

B) Open Space Plan

Seems to be in line with the master plan and what was discussed at the public hearings.

Approve

Tom Absilah made a motion to authorize the chair to send a letter of support for adoption of the Open Space Plan, Bob Sinibaldi seconded the motion. 5-0

RESULT: **APPROVED**
MOVER: Thomas Abisalih
SECONDER: Dennis Brodie
AYES: David Cressman, Bill McGowan, Dennis Brodie, Thomas Abisalih, Bronwyn Crocker

VI. COMMUNICATIONS, NOTICES & ANNOUNCEMENTS:

A. City of Haverhill Notices

B. ZBA 116 East Main Street

ADJOURNMENT:

Bob Sinibaldi motioned to adjourn, Bill McGowan seconded the motion. 5-0

Adjourn: 7:54pm

Approve

Bob Sinibaldi motioned to adjourn, Bill McGowan seconded the motion. 5-0

RESULT:	APPROVED
MOVER:	Dennis Brodie
SECONDER:	Bill McGowan
AYES:	David Cressman, Bill McGowan, Dennis Brodie, Thomas Abisalih, Bronwyn Crocker

Open Space Plan:

The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities requiring assistance. If you need a reasonable accommodation, please contact the Town of Merrimac's ADA Coordinator, Robert Sinibaldi, at least two business day in advance of the meeting:

[emailto:commissioner@townofmerrimac.com](mailto:commissioner@townofmerrimac.com) or 978-346-0525