



Merrimac Planning Board Meeting

Meeting Date: 08/19/26

Present: David Cressman, Bill McGowan, Thomas Abisalih, Bronwyn Crocker, Robert Sinibaldi

I. CALL TO ORDER

Call to Order: 7:00pm

4-0

Wayne Adams, Select Board Member, in attendance.

Approve

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

II. MINUTES APPROVAL

Approve minutes of July 15, 2026 meeting.

Minutes approval with the addition of Wayne Adams, Select Board member, in attendance. Approved 4-0

Approve

RESULT:	
MOVER:	Thomas Abisalih
SECONDER:	Robert Sinibaldi
AYES:	David Cressman, Thomas Abisalih, Bronwyn Crocker, Robert Sinibaldi
ABSENT:	Bill McGowan

July 15, 2026 Minutes

III. OLD BUSINESS

51 E Main Street, industrial site that we extended the special permit for, the site work is happening right now. They are moving along with their special permit and their site plans so there will be no need to extend the permit any further. They have been in contact to get their foundation started.

Village Way, they are framing three of the units so they are moving along at a great pace. **Abbey Road** - there was a meeting with the DPW director and the developer. The roadway pavement is not up to par where it would be an accepted roadway. The developer will be providing

Bethany Ordnung, DPW Director, with a document that will cover their plan on how they will address the issues to get the work done. It is expected that if the work is completed they will come to the spring town meeting.

1 Bear Hill Road - The walls are up, the windows are in and the trusses will be delivered on August 26th.

8-10 Church Street - They are still working to fix some electrical issues and working on the interior finishes.

IV. NEW BUSINESS

Approve Motion to approve the building of an ADU at 14 Lane Ten Acres Road

Approved 4-0

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

A.

Accessory Dwelling Unit – 14 Lanes Ten Acres Road – Applicant proposes to build out the existing second floor of a garage structure to construct an ADU.

B.

40Y Starter Home District - Merrimack Valley Planning Commission (MVPC) will provide an introductory presentation to the Planning Board pertaining to the elements of the Commonwealth's voluntary zoning law that allows cities and towns to create a local "Starter Home Zoning District". The Town is working with MVPC to investigate the possibility of creating a Starter Home Zoning District in Town.

Kayla Rennie, Community and Economic Development Planner, with the Merrimack Valley Planning Commission gave a presentation introducing 40Y Starter Home Zoning. Any questions or follow up you can reach out to her. 978-374-0519 ext. 28
KRennie@mvpc.org

C. Escrow Account Release: Be Well Organic Medicine

Motion to return \$7001.20 as the project is complete and there are no outstanding issues.

Approved 4-0

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

D. Escrow Account Release: Merrimac Crossing

Motion to return \$7948.78 as the project is complete and there are no outstanding issues.

Approved 4-0

RESULT: **APPROVED**
MOVER: Thomas Abisalih
SECONDER: Bronwyn Crocker
AYES: David Cressman, Thomas Abisalih, Bronwyn Crocker, Robert Sinibaldi
ABSENT: Bill McGowan

V. **CORRESPONDENCE**

Warrants to Approve

Motion to approve a warrant for office products from Amazon.

Approved 4-0

RESULT:
MOVER: Robert Sinibaldi
SECONDER: Thomas Abisalih
AYES: David Cressman, Thomas Abisalih, Bronwyn Crocker, Robert Sinibaldi
ABSENT: Bill McGowan

VI. **COMMUNICATION, NOTICES, ANNOUNCEMENTS:**

City of Haverhill Notices

Town of West Newbury Notices

VII. **ADJOURN:**

Motion to Adjourn

8:4pm

Next meeting: September 16, 2026

RESULT: **APPROVED**
MOVER: Robert Sinibaldi
SECONDER: Thomas Abisalih
AYES: David Cressman, Thomas Abisalih, Bronwyn Crocker, Robert Sinibaldi
ABSENT: Bill McGowan

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