

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

COMMITTEE: ZBA

MEETING DATE: August 6, 2018

Meeting Place: Merrimac Town Hall 2 School Street Merrimac, Ma 01860.

Members present: Ed Mills, Earl Baumgardner (serving as chair), Arthur Amirault , Mitch Kostoulakos, Josh Jackson remote

Non-members present: Ray Cormier-applicant, Mark Bobrowski, Bob Collage (storm water design), Chris Alphen, Judy Barrett Consultant for Town, Amy Kwesell (KP Law) Community members, town employees

7:01PM

Approve minutes from May, 2018. Arthur Amirault made the motion, Ed Mills 2nd the motion. Vote 4:0

7:05PM

Presentation of evidence for Ramshead LLC

The Zoning Board of Appeals will hold a public hearing on August 6, 2018 at 7:00PM at the Merrimac Town Hall, School Street, Merrimac, Massachusetts, under General Laws, Chapter 40B, as amended on the application of Ramshead, LLC , for 189 units of rental housing of which not less than 48 of such units shall be restricted as affordable for low or moderate-income persons or families on property located at 0 High Street, P.I.D: 36- 1-2: 29-1-11.A includes (two easements) in Merrimac, Massachusetts. The property is located in the Residential Zoning District and consists of approximately 13.37 acres of land owned by 2 Fern Avenue Realty Trust. The Petitioner seeks a Comprehensive Permit pursuant to Massachusetts General Laws Chapter 40B.

Mark Bobrowski-attorney for Ray Cormier presented the project. Plans on file.

\$15,000 will be placed in Escrow account for the project. Peer Review consultants will be hired.

7:15PM

Residents were able speak.

Residents from the following areas were represented: Colonial Drive, South Pleasant Street, High Street, Birchmeadow Rd, Middle Rd, Hadley Rd, Veterans Way and River Rd, Waterhouse Realty.

The issues raised relate to the impact of this project on the schools, safety, services from the Town, Water concerns, street maintance, taxes, size of the project (too big). The residents of Colonial Drive have specific concerns about the legality of the access road to Colonial rd. and violations of the covenants that are in place. (2 letters submitted). The issue of not complying with Safe Harbor.

2 letters submitted from a resident of 30 South Pleasant St. The issues relate to the impact of traffic, water, traffic study may not be complete and an emergency easement.

8:00PM

Discussion about process and procedure relating to the project

Public comment is accepted as long as hearing is open. 180 days from 8/6/18 is when the hearing closes. Peer review consultants will be hired, they will present at future meetings, concerns should be addressed.

8:10PM

Amy Kwesell KP Law

Amy stated that the Project Eligibility letter is missing. There will need to be legal analysis of relating to the covenants.

The issue of spaces per unit was discussed 7 garages/42 bays.

It is suggested to have a meeting with the Police Department and the Fire Department regarding site layout. Mark Bobrowski will respond. All correspondence will be in writing.

8:35PM

Meeting Adjourned

Arthur Amirault made the motion, Ed Mills 2nd the motion. Vote: 4:0 Jackson no vote (remote)



10/29/18

Chairman