

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

COMMITTEE: ZBA

MEETING DATE: April 12, 2022

Meeting Location: Merrimac Town Hall and (REMOTE) via ZOOM
School Street, Merrimac, Ma 01860

Members present: Matthew Passeri, Josh Jackson, Mitch Kostoulakos,
Ben Beaulieu, Ken Nobrega, Joanne Rodrigues

Amy Kwsell, Ray Cormier, Bob Sinibaldi, Joe Peznola, Mark Bobrowski, Michelle Greene, Carol
McLeod, Alyssa Sexton, Sandy Venner, Jerome Mathieu, Mike Roy, George Chadwick, Chief
Larry Fisher, Greg MacLeon

7:00PM

Matt Passeri continued the hearing....

The Zoning Board of Appeals will hold a public hearing on February 3, 2022 at 7:05PM remotely. The hearing is on the application of AA @ Merrimac Square, LLC concerning the premises located at 0 West Main Street, Merrimac, Massachusetts. This public hearing will be conducted under the "Executive Order suspending certain provisions of the Open Meeting Law GL c 30A Section 20." This property is located in the Rural Highway Zone. The Petitioner seeks a Comprehensive Permit to construct 180 rental apartment units in two structures on land containing approximately 19.97 acres. The property owner is Kenoza Vending , Michael DerBogosian. The application is pursuant to Merrimac Zoning Bylaw and in accordance with Massachusetts General Law ("G.L.") Chapter 40B, 20-23 (the "Act") and 760 CMR 56.

7:01PM

29 Grove Street

Bob Sinibaldi provided an update, possibly move building to rear toward the existing house, use could be yoga studio. Garage is non-conforming, increase to the footprint add 2nd story. If there are no issues relating to total lot coverage, it is possible to move forward working on design.

Josh Jackson made a motion to approve the March 8 and March 16 meeting minutes, Mitch Kostoulakos 2nd the motion, roll call vote 4:0.

Josh Jackson will be part of the 40B but will step back from his role on traditional ZBA business.

7:40

Mike Roy reported that step 1 has been completed. (Water)

Mark Bobrowski refers to Hilltop Reserve-He suggests that there be a separate meeting to discuss the water/sewer issues. One member can attend and there is to be no deliberation.

Joe Penzola agrees. It is stated that the current capacity is at 80%. One member can report back relating to the meeting.

Attorney Bobrowski will send a public record request if needed.

Bob Sinibaldi has requested information from SEI-will circulate when it is received.

It is noted that the chat room should not be used during zoom meeting.

Ben Beaulieu made a motion to have Matt attend the working session, Josh Jackson 2nd the motion. Roll call vote 4:0.

It is noted that the applicant should pay for overage relating to this issue.

8:09PM

Fire Chief Larry Fisher had concerns for safety, water flow, sustainability of life in the building and town if there were issues. Waiting on information relating to the turning radius. He would like to be part of this process as it moved forward. The size of the building is a concern.

The notice of intent is pending with Conservation. Horsley Whitten can advise the board on Wetlands

8:30PM

Ben Beulieu made a amotion to continue the hearing (remote) to 5-12-22 Mitch Kostoulakos 2nd the motion, roll call vote 4:0

Matthew Passeri Board Chair
