

MERRIMAC PLANNING BOARD, MARCH 21, 2017

APPROVED AS AMENDED

CALL TO ORDER: Chairperson Sandra Venner called the meeting to order at 7:36 PM

ATTENDANCE: The Chair, Vice Chair Ronald Barnes, Member John Thomas and Alternate Keith Pollman in attendance. Members Dennis Brodie and Karol Flannery absent.

APPROVAL OF MINUTES:

- A. The minutes of March 7, 2017 will be held for quorum of members that attended that meeting.

OLD BUSINESS:

- A. **PUBLIC HEARING: Lily Plaza:** The applicant has forwarded a request for extension of the hearing. **Motion:** To approve the request of Engineer Robert Blanchette, Cammett Engineering on behalf of his client for an extension of determination and continuance of the Public Hearing for Lily Plaza, 118 East Main Street to April 5, 2017 or the next available board date. **Motion:** To approve the request of extension to April 5, 2017 at 8:15PM in the second floor meeting room of Town Hall. Vote: **6 Yes / 0 No Motion approved.***
- B. **PUBLIC HEARING: Alternative Therapies:** Attorney Philip Parry represented his client at this session and reported that Christopher Edwards, has met with the Board of Selectmen regarding the use of municipal land for staff parking. While that board has no objection to this type of use on the property, there would be many issues to iron out prior to the lease or purchase of the property. (See Planning Bd. Meeting of March 7 regarding this details of the parking issue.) Agreement on the details and arrangements regarding this property use will be between the BOS and the Applicant outside of board business, however the board continues to feel that a solution to the parking problem is necessary for approval of the project. Attorney Parry was also reminded by the board that they must file for an extension of the Order of Conditions with the Conservation Commission, as the prior Order has expired. The board also wishes to view renderings of the building exterior and the signage that will be proposed. **Motion:** To resume the hearing for Alternatives Therapies for a medical marijuana dispensary at 17 Broad Street to 7:35 PM on April 26, 2017 in the second floor meeting room of Town Hall. **Vote: 6 Yes / 0 No Motion approved.***
- C. **PROJECT UPDATES:**
 - 1. **Abby Road:** Commissioner Sinibaldi reported that a pre-construction meeting for the off site infrastructure is scheduled for Wednesday, March 23rd. The developer is to hire a competent company to do the deep cut required for the offsite infrastructure, as some issues developed regarding the current construction company. This type of cut is very difficult and needs expertise in the procedure. He will report back to the board.
 - 2. **FREEDOM WAY:** Commissioner Sinibaldi reported that only 2 condos are left to be sold at the project, and interior works is being completed at the remaining vacant but sold units. Still to be completed is the landscaping and roadway infrastructure. All seems to be going well within the development.

3. **Quail Ridge:** The Chair reported that unless there is a response from the owner, email notifications and certified letters have gone out, regarding the agreed upon time table for the spring, then she is prepared to declare the project in default, and move for the town to take over the completion of the project using the surety funds held by the town.
4. **Poplar Hill:** The Commissioner reported that all homes completed are sold. The developer has reported that the hill will be stabilized by the first of May.
5. **Regency Village:** The pre-construction meeting has been scheduled for April 6 at 9:00AM at Town Hall. The clerk was instructed to post a meeting as a quorum of the board will be attending.

NEW BUSINESS:

None to come before the board.

CORRESPONDENCE:

1. WARRANTS:

- A. **Motion:** To approve a payroll warrant in the amount of \$169.38 for Clerk Pat True.
Vote: 3 Yes / 0 No Motion approved.
- B. **Motion:** To approve a warrant in the amount of \$2,075.00 for Brown & Brown PC for zoning consulting regarding the Rural Highway District, to be paid from the Special Article Account set up this purpose. **Vote 3 Yes/ 0 No Motion approved.**

2. APPEALS BOARD: No petitions or Decisions pending

3. COMMUNICATIONS, NOTICES & ANNOUNCEMENTS

- A. West Newbury: Amendments to their Zoning By-law No board action necessary.
- B. Next Meeting Dates: April 5, 2017 and April 26, 2017

ADJOURNMENT: 8:42 pm

*Additional Voting Totals shown includes the Site Plan Review Committee Members