

**MERRIMAC PLANNING BOARD APRIL 3, 2018**  
**APPROVED MINUTES AS AMENDED**

**CALL TO ORDER:** Chairperson Sandra Venner called the meeting to order at 7:32 PM.

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

**APPROVAL OF MINUTES:**

**1 Motion:** To waive the reading of the minutes of March 6, 2018 and approve as presented. **Vote 4 Yes / 0 No Motion approved.**

**PUBLIC HEARING: By-Law Amendments for Green Communities:** The Chair opened the Public Hearing at 7:37 PM, for the proposed amendments to the Zoning By-law, that will be presented to the town for voter approval at the April 30, 2018 Annual Town Meeting. She opened the hearing with a statement that hearing had been properly advertised in a newspaper of general circulation within the town and that all surrounding towns and planning agencies had been notified as required by law. She explained to those in attendance that these amendments were being put forth as part of an effort to enable the town to qualify for the state sponsored Green Community Program, allowing the town to apply for grants in the field of energy conservation, greenhouse gas reduction and alternative energy. The Zoning By-law Articles to be amended are Article 2 Definitions, with the addition of definitions of Research & Development Facilities and Manufacturing Facilities; and Article 11 Office Light Industrial District, (OI) to specify uses for these types of facilities allowed by right with Site Plan Review in that zone, no special permitting needed. These facilities will deal with various types of alternative energies, regarding development and manufacturing only, not installation. Copies of the Town Meeting articles were available to the public at the hearing.

The Chair also recognized Building Commissioner Robert Sinibaldi and his Administrative Assistant Alyssa Makes for their efforts in moving the Green Community program forward. Both were in attendance. The Commissioner noted that not only would the town qualify for these grants, but that the town has a responsibility regarding energy conservation and alternatives for cleaner energy. He also stressed that these by-law changes did not affect current homeowners or remodelers, but only new construction. The Chair closed the hearing at 7:42 PM.

**OLD BUSINESS:**

**1 Project Updates:**

- a Abby Road: The erosion has not been as bad as anticipated given the difficult winter.
- b Poplar Hill: The site is nearing completion, leaving the as- builts, sidewalks and landscaping to be done. The project appears to on track for acceptance at the Special Town Meeting in October.
- c Quail Ridge: nothing to report.
- d Regency Village: Construction has begun on the foundation footings on the north side of the 600 x 1,000 foot first building. Also from the start of the cul de sac forward the property is very muddy at present.

(These updates were given by Vice Chair Barnes and Commissioner Sinibaldi, both having visited the sites within the past week. All sites are engaged in cleaning up tree damage from the past storm.)

2 MVPC Report: Chairman Venner shared with the Board information regarding the Governor's Housing Choice Initiative, it is possible that the town might be able to qualify for this program.

CORRESPONDENCE:

1. Warrants:

a. Motion: To approve two biweekly payroll warrants for administrative Assistant Pat True one in the amount of \$194.00 for the period 3/10-3/23 and for \$252.20 period 3/24-4/06. **Vote: 4 Yes /0 No Motion approved.**

2. Appeals Board:

a Petitions: None filed.

b Decisions: Approval of a variance for 45 Each Main St., the Noone family to improve handicap access.

3 Communications, Notices & Announcements:

a. Surrounding Town Zoning Notices: 1. West Newbury amending By-lay by the Increase of 20 acres to Section 5G. "Large -Scale Ground Mounted Solar Photovoltaic Installations Overlay District. 2. Haverhill a Special Permit Hearing for multi-family dwelling units at 108 Harrison Street. No board action needed on either notices.

b. Communications from Attorneys representing Colonial Drive Residents regarding the proposed Ramshead 40B for abutting property and the attorneys representing the developer. No board action needed, informational purpose only.

c. Regency Village Street, public street portion from West Main St into the property to the junction of the common drives off this roadway to be Jana Way.

d. Next Meeting April 17, 2018.

ADJOURNMENT: 8:40 PM.