

MERRIMAC PLANNING BOARD, MAY 1, 2018

APPROVED MINUTES

CALL TO ORDER: Chairperson Sandra Venner called the meeting to order at 7:37 PM

ATTENDANCE: Present at the call; The Chair, Vice Chair Ronald Barnes, Members Keith Pollman and Dennis Brodie.

APPROVAL OF MINUTES

1. Motion: To approve the minutes of April 3, 2018 with the following amendment: Under PUBLIC HEARING: LINE 11 to change "to change uses of" to now read "to specify uses for (and continue into line 12) facilities allowed by right ". **Vote 4 Yes / 0 No Motion approved.**

OLD BUSINESS:

1. PROJECT UPDATES:

A. Abby Road: Mainly housekeeping issues, for example cleaning debris in catch basins, water levels in pocket wetland basin #1 sweeping Abby Road. However the board has not heard from Mr. Groden regarding the need to bring his escrow account into compliance. He has been contacted by email and in person regarding the state of the account. The board decided to direct Building Inspector Sinibaldi to not grant occupancy permits or lot releases until the escrow is brought into compliance. The board will notify Mr. Groden of this action, both by email and certified mail.

B. Poplar Hill: Final grading, and repair of erosion controls is ongoing and the large earth pile in the cul de sac is shrinking. Some clean-up is still necessary. Recommended action items include the repair of a portion of sidewalk and repair of FES in south pond

C. Quail Ridge: Nearing completion.

D. Regency Village: Construction of proposed building #2 has begun, roadway has been sweep and is in good condition. Wing wall gaps need repair. No recommended action items noted at this time.

(Complete inspection reports by Jesse Bean, Horsley Witten on are on file.)

E. Stevens Field Playground: While the project seems to be built in compliance with Federal ADA regulations, it is not in compliance with AAB regulations in Massachusetts. The Board of Selectmen has notified the Playground Committee that they must seek an extension of time to complete the work needed to comply with the MA. Code. In order to do this, they will also have to show a plan for the work and a way to raise the funding necessary to do the job. The board has little power to remedy the situation of the approved SPR but will continue to monitor the project as the Board of Selectmen deal with the liability issues involved with the non-compliance.

NEW BUSINESS:

1. SPR APPLICATION, REGENCY VILLAGE, 108 WEST MAIN STREET: Regency Village LLC is proposing the construction of a two-story 24,000 square foot building to house a medical office/grocery/pharmacy, a use permitted under zoning in the Rural Highway District. The lot is entirely located that that district. This initial meeting was to discuss the filing fees and set a date for the required SPR Public Meeting. The plan will not be considered formally submitted until the fees are paid to the Town Clerk. The Public Meeting was tentatively scheduled for May 15, 2018 and a \$10,000 (ten thousand) escrow deposit was determined.

2. 3A CENTRAL STREET/ DIACUSSION FOR SPECIAL PERMIT FOR MULTIFAMILY HOUSING

PROJECT: Attorney Philip Parry presented the proposal as a single structure with family 5 units, which would fit the by-law, however he also presented the project as 5 single unit town house style of single family homes clustered, which is the favored choice of the developer. The board believes is not allowed in the by-law. A ruing will have to be presented prior to such a permit hearing to go forward.

CORRESPONDENCE:

1. Warrants:

A. Motion To approve two biweekly payroll warrants for Administrative Assistant Pat True, one covering the period April 7- April 20, 2018 and one from April 21-May 5, 2018 totaling \$485.00. **Vote: 4 YES / 0 NO MOTION APPROVED.**

B. Motion: To approve Horsley Witten invoice # 42555 in the amount of \$285.00 for Regency Village. For construction inspection. VOTE: 4 YES / 0 NO **MOTION APPROVED.**

C. Motion: To approve Horsley Witten invoice #42554 in the amount of \$695.04 for Freedom Way final inspection. VOTE 4 YES / 0 NO **MOTION APPROVED.**

D. Motion: To approve an invoice #3468013 from North of Boston Media in the amount of \$361.88 for the cost of the 2 required publications for the Public Hearing for the Green Communities By-law Amendments to be paid from Board Expense. **VOTE 4 YES / 0 NO MOTION APPROVED.**

2. APPEALS BOARD:

A. Petitions: Meghan Taylor, 17 Bear Hill Rd. Special Permit.

B. Decisions: Approved 36 Hansom Drive for an accessory Use, In-law Apartment for Chris Elwell.

3. COMMUNICATIONS, NOTICES & ANNOUNCEMENTS:

A. Surrounding Towns, none received at Posting.

B. Ramshead 40B informational only regarding legality of covenant.

C. Regency Village: Jana Way approved for public portion of street and Regency Way for common Drive portion of the project.

D. Notice of application of Dock maintenance for John Stewart, no action taken.

E. Confirm the Housing Production Plan will be discussed at the next meeting May 15, 2018. Board approval for the plan necessary.

ADJOURNMENT: 9:36 PM