

MERRIMAC PLANNING BOARD, AUGUST 7, 2018

APPROVED MINUTES

CALL TO ORDER: Chairperson Sandra Venner called the meeting to order at 7:00 PM.

ATTENDANCE: The Chair, Vice Chair Karol Flannery and Member Arthur Amirault attending. Members Dennis Brodie and Keith Pollman absent.

APPROVAL OF Minutes: 1. July 10, 2018 minutes will be held for a quorum of members attending that meeting.

OLD BUSINESS:

1. **POPLAR HILL/AS-BUILTS & STREET ACCEPTANCE PLAN:** The memo received from Janet Bernardo contained several items that were different from the As-Built Plan, Janet was not sure if changes were made and approved during construction or exactly why they appear. While this is not a large concern for either Ms. Bernardo or Commissioner Sinibaldi, the board would like to have these items clarified and and/or resolved. The Memo will be forwarded to Dennis Page asking to have Janet and Doug Lee work together to resolve this issue.

2. **HW CONTRACT:** Announced that the Bd. of Selectmen have approved the Horsley Witten contract renewal.

3. PROJECCT UPDATES:

A. **Abbey Road:** Commissioner Sinibaldi is concerned that none of the improvements Promised for the release of Lots requested at the meeting of July 10th have been started. He is also seeking a clarification for the reason the Conservation Commission is also holding a lot within the development. Ms. True will contact Jay Smith, Conservation for a clarification.

B. **Lily Village:** The Commissioner reported that he has spoken with Jim Castellano and a revised construction schedule will be forth coming.

C. **Poplar Hill:** See above and HW report #33, dealing with erosion controls following a heavy rain event on July 17th.

D. **Quail Ridge:** The Commissioner reported that the observation to be completed by HW will be completed shortly as the bounds have now been located, a necessary first step. Also the structures are scheduled to be raised this week and the sidewalks to be completed shortly thereafter. All is currently on track.

E. **Regency Village:** HW report #12, dealt with erosion problems following the heavy rain, the issues have been resolved by the developer and Jay Smith, Conservation.

F. **Regency Village Commercial:** No update at this time, waiting for the completion of the Appeal Period from the Town Clerk.

NEW BUSINESS:

1. **BeWell/ SPECIAL PERMIT/ 17 BROAD STREET/MEDICAL MARIJUANA.** BeWelll Organic Medicine, Inc. came to the board to discuss the necessary documents and applications to begin the process of filing for a Special Permit and Site Plan Review for approval of a Medical Marijuana Dispensary to be located at 17 Broad Street. (This is the same site that Alterative Therapies Group withdrew an application for the same use last year) Attending for BeWell were Charles Saba, GEO, Glen Saba, Developer & Builder and James Bowers Esq. Attorney for the applicant and Philip Christiansen, P.E., Christiansen&Sergi. Attorney Bower informed the board that the corporation had purchased the

site on July 18, 2018 in a Real Estate holding Company and also owned the prior approved Site Plan and Stormwater plan that had been reviewed for ATG. The building they are proposing is similar, a two story building, but slightly smaller with a modifications to the entrance. The Stormwater plans are the same and there are no changes in the calculations. The Chair gave the group a short history of prior application, reminding them that neither the SPR nor Special Permit were approved by the board, but had been withdrawn by the applicant prior to approval, meaning they would be required to start the process anew. She did, however note that if the plans and calculations were the same for Site Plan Review, then Janet Bernardo Board, Horsley Witten would only be required to confirm that these are the same, which would greatly expedite the process. The group also would be okay with a leasing agreement for the adjoining municipal property for employee parking and adding a new and more secure hand rail to the Mill Street Bridge. They will submit the necessary applications and documents to begin the permitting process and hearing

2. JOHN THOMAS APPOINTMENT AS ALTERNATE: The Board of Selectmen had approved the submitted nomination for John Thomas, as MVPC Rep. and the nomination of Ronald Barnes as Alternate for Special Permits. However this position has been declined by Ron at this time. Due to the impending submittal of a Special Permit it is necessary to have someone in place for this very important position. John has agreed to sit in this position for the upcoming BeWell Medical Marijuana Special Permit, but stressed that he was not interested in the position for the long term. **MOTION:** To nominate John Thomas as Alternate for Special Permits and submit his name for appointment to that position by the Board of Selectmen. **VOTE: 3 Yes/ 0 No Motion Approved.**

CORRESPONDENCE:

1. WARRANTS:

a. **MOTION:** To approve a bi-weekly payroll warrant in the amount of \$237.48 for Admin. Assist. Pat True. **VOTE 3 Yes / 0 No Motion Approved.**

b. **MOTION:** To approve a warrant in the amount of \$39,196.30 for JMC Construction for Road Work at Quail Ridge, including Installation of sloped granite curbing- island/ cul-de-sac entry, sidewalk from station 2+7 to 10+70, driveway culverts, the loaming and seeding of roadside grass swales, the planting of street trees, and installation of handicap access ramp, invoice submitted by the DPW as part of the completion of the sub-division of which the town now has control to be paid from the Quail Ridge Infrastructure Surety Account set up for this purpose. **VOTE 3 yes / 0 No Motion Approved.**

2. APPEALS BOARD

a. **Petitions:** Peter Thistlewood, 2 West Shore Rd, Addition of in-law Apartment

b. **Decisions:** None filed at posting.

3. COMMUNIATIONS, NOTICES & ANNOUNCEMENTS:

a. **Surrounding Towns:** 1.) Amesbury, to amend the Zoning By-law and Map to establish a Marijuana Cultivation Overlay District (MCO) Hearing August 13, 2018.

b. It was decided by the Board to omit the second meeting in August and schedule the next board meeting for September 11, 2018. At this time, if possible the board would like to open the hearing for the BeWell group. **Motion:** To open the Public Hearing for the Bewell Special Permit and SPR contingent upon the group being able to submit all necessary documents in time to meet all Legal Requirements necessary to open such a hearing. **VOTE: 3 yes / 0 No Motion Approved.** Ms. True will notify the applicant of this possibly.

c. The Ramshead hearing will resume of 9/17/2018 @7: 00 PM at Town Hall

ADJOURNMENT: 8:05 PM