

MERRIMAC PLANNING BOARD, AUGUST 12, 2020

DRAFT MINUTES

ZOOM MEETING

CALL: Chair person Sandra Venner called the meeting to order at 7:20 PM

ATTENDANCE: The Chair, Vice Chair Karol Flannery and Member Keith Poleman in attendance. Also attending Commissioner Robert Sinibaldi.

APPROVAL OF MINUTES:

MOTION: To amend the minutes of June 2, 2020 meeting as follows: Under NEW BUSINESS, By-law amendments for fall Town Meeting item #2 Striking the wording “for some qualifying friendly 40 B’s” and replace with the wording “for affordable housing.” **VOTE: 3 YES/ 0 NO MOTION APPROVED.**

OLD BUSINESS:

1. Project Updates:

a. Abby Road: Suggested that Horsley Witten do in section in the near future. Engineer Janet Bernardo will be contacted.

b. 114 East Main Street:

c. Police Station:

d. Regency Village

e. Regency Office Park:

Field reports for all projects forwarded to Members prior to meeting and are on file at Planning Office. No discussion needed at this time.

NEW BUSINESS:

1. Board Reorganization: The board reorganized,(1st meeting following Annual Town Election) as follows: **Chair: Sandra Venner, Vice Chair Karol Flannery, Representative to MVPC John Thomas, Representative to affordable Housing Trust Sandra Venner and Alternate for Special Permits Thomas Abisalih. Motion of above made by Keith Pollman, second by Karol Flannery. VOTE: 3 YES/ 0 NO MOTION APPROVED.**

2. RESIGNATION: The board accepted the resignation of Member Arthur Amirault, he has relocated to another town. Notice will be put out for any interested persons to contact the Board of Selectmen and the Planning Board for appointment to serve until the next Town Election.

3. APPROVEAL OF BILLS & PAYROLL SIGNATURES. MOTION: To designate Chair Sandra Venner to sign approval of Bills and Payroll and Vice Chair Karol Flannery as the alternate to approve and sign. (Motion by Member Pollman, 2nd Chair Sandra Venner.) **VOTE: 3 YES / 0 NO MOTION APPROVED**

4. ZONING AMENDMENT: Draft language for the proposal to amend the By-law with the addition of ARTICLE 17A:REUSE OF MUNICIPAL BUILDING or REMEDIATED HAZARDOUS MATERIAL SITE, was discussed. This proposal would allow the town to provide a range of multi-family affordable housing types in the Town through reuse of existing municipal buildings or redevelopment of former hazardous material sites .The board set the Public Hearing Date for the Amendment for Tuesday October 6, 2020 tentatively located at Town Hall, Sargent Auditorium at 7:15PM.

The board will request a place holder on the warrant for the amendment proposal and submit the finished by-law wording on or before the deadline for the October meeting. In order to be precise and correct in the language, Motion by Vice Chair Flannery Member Polman the 2nd) the following: **MOTION:** To contact Attorney Pam Brown and request the draft language be reviewed and altered as needed. **VOTE: 3 YES/0 NO MOTION APPROVED.** Prior to the vote this proposed article was discussed in detail concerning the advantages, the need and the future options for the town that would be created regarding the town housing stock.

5. RETURN OF ESCROW: BeWell Organic Medicine: MOTION: To approve the return of the balance of \$21,789.62 and the closing of the escrow account #91-175-2550-913650 **BeWell Organic Medicine. VOTE 3 YES / 0 NO/ 0/ABSTAIN.MOTION APPROVED.**

CORRESPONDENCE:

1. APPEALS BOARD:

a. Petitions: (1) Variance Tara & Ryan Conway, 44 Bear Hill Rd., Fence Height and (2) Variance Kevin & Meghan Reiter, 5 Pine Bluff Ave, construction of a deck on a pre-existing non-conforming residence.

b. Decisions: None filed at posting.

Copies of the petitions were provided to the board for review. Members felt discussion or comment not needed on these petitions.

2. COMMUNICATIONS, NOTICES & ANNOUNCEMENTS:

a. **Cease & Desist Orders from Zoning Enforcement Officer Sinibaldi,** were reviewed by the board.

b. **Surrounding Towns:** None filed at posting.

c. **Next Meeting Date:** Due to the State Primary Election, it was voted to alter our regular 1st & 3rd Tuesdays to meet on Wednesday September 2nd at 7:00 PM. This will be a virtual Go To Meeting session unless the Building has been opened to the public prior to the date of the meeting.

ADJOURNMENT: 9:11 PM