

MERRIMAC PLANNING BOARD, SEPTEMBER 2, 2020

GO TO MEETING

DRAFT MINUTES

**CALL TO ORDER:** Chair Sandra Venner called the meeting to order at 8:15 PM

**ATTENDANCE:** The Chair, Vice Chair Karol Flannery and Member Keith Pollman. Also, in attendance Commissioner Robert Sinibaldi and Attorney Philip Parry. Member Dennis Brodie absent.

**APPROVAL OF MINUTES: MOTION:** To waive the reading of the minutes of August 12, 2020 and approve as presented. **VOTE:** 3 YES / 0 NO **MOTION APPROVED.**

**NEW BUSINESS TAKEN OUT OF ORDER**

**1. ANR PLAN: 8-10 Pleasant Street & 3 Vale Street:** Attorney Philip Parry presented the plan for the applicant Mary Cormier, Inc. 64 School Street, Merrimac, MA. The property is owned by Kelli Vance et al, Trustees of the Francis J. Noone Irrevocable Trust. The purpose of the plan is to divide a parcel of land from each of the above referenced properties and reconfigure both parcels to create a third lot. The properties are located in the Village Residential District. Three new single-family homes will be built on Vale St. All the parcels created on the plan maintain excess of the required minimums of frontage and area. Plans meet all criteria for ANR Lots. Vice Chair Flannery: **MOTION:** To endorse the Form A Plan for 8-10 Pleasant St and 3 Vale Street. (2<sup>nd</sup> Member Pollman) **VOTE 3 YES/ 0 NO MOTION APPROVED.**

**2. ANR PLAN: 18 Nichols Street.** Attorney Philip Parry presented the plan for the applicant Arnold Boucher et al. The purpose of the plan is to divide a parcel of land from it and combine with the rear of a parcel located at 11 Abbott Street, making a contiguous parcel. Property is located in the Village Residential District and both parcels maintain in excess of required minimums of frontage and area and conform to all ANR criteria. Vice Chair Karol Flannery: **MOTION:** To endorse the Form A Plan for 18 Nichols Street (2<sup>ND</sup> Member Pollman) **VOTE: 3 YES/ 0 NO MOTION APPROVED.**

**OLD BUSINESS:**

**1. BY-LAW LANGUAGE:** After consulting with Attorney Pam Brown, the Chair reported that this by-law change will have no affect upon the timing of the P & S for the former Coastal Metal property Littles Ct. or the old Fire Station on School Street. The P & S action will only apply to the property purchases and not the Special Permit. If the by-law is adopted at Town Meeting in October then the new permitting process would be used. If the amendment does not pass, then the project will become a 40 B handled by the ZBA. She also reported that nothing on file would prohibit multi-family housing in that zone. The discussion of the approved language and the need for the amendment centered around the benefit to the town regarding local control and flexibility over these projects not allowed by Chapter 40B. Vice Chair Flannery made the motion to adopt the language, second by Chair Venner. **MOTION:** To adopt the language as drafted in Attorney Pam Brown's email for the Zoning By-law Amendment to add ARTICLE 17A to the Merrimac Zoning By-law and to forward to the Board of Selectmen for the Warrant for the Special Town Meeting scheduled for October 19, 2020. **VOTE: 3 YES/ 0 NO MOTION APPROVED**

**2. VACANCY RECCOMENDATION:** Special Permit Alternate Thomas Abisaliha has agreed to be recommend to the Board of Selectmen to fill the vacancy created by the resignation of Arthur Amirault. He had previously informed the BOS of his interest in this appointment.

The appointment would run to the date of the next Town Election to be held in May 2021. Mr. Abisaliha has been the Alternate for the past year and has been a great asset to the board. Vice Chair Flannery made the motion second by Member Keith Pollman. **MOTION:** To forward to the Board of Selectmen the recommendation of the appointment of Thomas Abisaliha to fill the current board vacancy, with the request that appointment be made prior to October 6<sup>th</sup>, the date of the Public Hearing for the Proposed By-law Amendment of ARTICLE 17A. **VOTE 3 YES/0 NO MOTION APPROVED**

**3. PROJECT UPDATES:**

**A. Abby Road:** Commissioner Sinibaldi reported that it appears the Abby Road Development will be foreclosed this week. No official notification has been received and he feels all parties are working together to find an alterative solution to the problem and allow the project to continue forward. The town has surety in the form of 2 Lots held for the competition of the development.

**CORRESPONDENCE:**

**1. APPEALS BOARD**

- A. Petitions:** None filed at posting
- B. Decisions:** None filed at posting

**2. WARRANTS**

**1. MOTION:** To approve Horsley Witten Invoice # 48179 in the amount of \$731.70 for construction observation at 106 West Main Street, Regency Village. **VOTE:3 YES/ 0 NO MOTION APPROVED.**

**COMMUNICATIONS NOTICES & ANNOUNCEMENTS:**

- A.** Surrounding Towns: None filed at posting.
- B.** Next Meeting, October 6, 2020. Public Hearing ARTICLE 17A By-law Amendment.

**ADJOURNMENT:** 9:07 PM