

MERRIMAC PLANNING BOARD, NOVEMBER 17, 2020

DRAFT MINUTES

CALL TO ORDER: Chair Sandra Venner opened the meeting at 7: 16PM.

ATTENDANCE: The Chair, Vice Chair Karol Flannery and Member Tom Abisalih attending via ZOOM. Members Keith Pollman and Dennis Brodie absent.

APPROVAL OF MINUTES:

1. September 2, 2020 will be held for a quorum of members attending that meeting.
2. October 6, 2020: MOTION: to amend under New Business by striking “as the former permit has lapsed” and replace with “as the use has changed.” VOTE 3 YES / 0 NO MOTION APPROVED.

NEW BUSINESS: 2 Prospect Hill/ Proposed Condos: Attending Missy DeMille and Michael Cameron, Property Owners and Attorney Paul Magliocchetti are proposing to change a two-family residence to a multi-family 3-unit residence. The applicant stated that when he purchased the property, he was told it was a two family with an in-law accessory apartment. This was not the case. Currently there is gutted unused space on the second and third floor of the building. They are not adding floor space only to make each a condo unit. There is some question as to whether this would be a conversion under Merrimac Zoning By-law ARTICLE 17.4 or new construction ARTICLE 4.13. Neither would require affordable units due to the number of units. Commissioner Sinibaldi will have to make a ruling as to which applies to determine if it goes to us or to ZBA for Special Permitting.

OLD BUSINESS:

1. **Registry Signatures:** Members will come to the office to sign as needed.
2. **Project Updates:** Updates not available at this time.
3. **MVPV Representative:** John Thomas, currently the Alternate for Special Permit, wishes to resign from his appointment as the MVPC Representative. He will forward a letter of resignation to the Board of Selectmen and us with this request and then the opening can be made public so a new Representative can be appointed. It does not have to be a Planning Board Member.
4. **LTA Hours:** The board has received a request from the Open Space Committee to use 28 hours of our yearly LTA Hours provided by MVPC. **MOTION:** To approve the request of the Open Space Committee to use 28 of the Town of Merrimac MVPC LTA Hours. **VOTE: 3 YES / 0 NO Motion approved.**

CORRESPONDENCE:

1. **Warrants:**
 - a. **Motion:** To approve Horsley Witten Invoice # 47295 in the amount of \$580.00 for site visit at 114 East Main Street on 2/26/2020. **Vote: 3 Yes / 0 No Motion approved.**
 - b. **Motion:** To approve Horsley Witten Invoice # 47843 in the amount of \$ 68.15 site visit on May 4th 2020 114 East Main Street. **Vote: 3 Yes / 0 No Motion Approved.**
 - c. **Motion:** To approve Horsley Witten invoice in the amount of \$352.07 for site visit at 114 East Main Street on March 11, 2020. **Vote 3 Yes / 0 No Motion approved.**
2. **Appeals Board:**
 - a. **Petitions:** None filed at Posting.
 - b. **Decisions:** Variance for front yard setbacks Vale Street: Denied.

COMMUNICATIONS NOTICES & ANNOUNCEMENTS

1. Surrounding Towns: None filed at Posting.
2. Cease & Desist Order: Zoning & Building Code Violations
3. Confirm future board meeting dates. December 15th and January 19th

ADJOURNMENT : 8:35 PM