

MERRIMAC PLANNING BOARD

DECEMBER 15, 2020

DRAFT MINUTES

CALL TO ORDER: Chairperson Sandra Venner called the meeting to order at 7:10 PM

ATTENDANCE: The Chair, Vice Chair Karol Flannery and Members Keith Pollman and Thomas Abisalih in attendance. Member Dennis Brodie absent. Building Commissioner Robert Sinibaldi and Attorney Philip Parry representing Mary M. Pyche , 7 Annette Rd. for an approval of a Form A Lot. Also Michael Cameron owner of 2 Prospect Hill for Special Permit for condo development.

APPROVAL OF MINUTES:

1. **MOTION:** To waive the reading of the minutes of September 2, 2020 and approve as presented. **VOTE:** 3 Yes / 0 No/ 1 Abstain **Motion approved.**

2. **MOTION:** To waive the reading of the minutes of October 6, 2020 and approve as presented. **VOTE:** 3 Yes / 0 No/ 1 Abstain **Motion approved.**

3. **MOTION:** To waive the reading of the minutes of November 17, 2020 and approve as amend as follows: under NEW BUSINESS: 2 Prospect Hill striking the entire last sentence of that item. **VOTE 3 YES / 0 NO /1 ABSTAIN Motion approved.**

OLD BUSINESS:

1. PROJECT UPDATES:

a. Regency Village: Commissioner Sinibaldi reported that the As Built Plans for the apartment complex was not acceptable as presented. The acceptance of Jana Way as a town street will be approved until complete As Built Plans have been filed and approved. Sandy suggested that Horsley Witten contact Regency regarding the items that need to be completed for the roadway to be accepted.

2. MVPC Representative.

a. The board of Selectmen had set a deadline of December 11, 2020 for applicants for the position of MVPC Representative. Our Board has not received and word from the Selectmen regarding any candidates. If no letters of interest have come in then the board will put forward Robert Bender for the position. If any other candidates are available the board will recommend one of these would be appointed. Pat True will check with Selectmen's Assistant on Monday regarding the status of the appointment and contact the Chair.

NEW BUSINESS:

1. ANR 7 Alnette Rd.: Attorney Parry presented the plan for endorsement for this property abutting the Back River Area of lake Attitash. The rear portion of the parcel currently runs behind 2 neighboring properties. This strip of land area land would be divided into 2 unbuildable parcels one to each of these properties as. The parcels are unbuildable, but would allow these lots to become less non-conforming and give them lake frontage while leaving the original Lot B1 on the plan #7 Alnette Rd as a confirming lot in that zone. **MOTION:** To endorse the ANR Plan for 7 Alnette Rd. **VOTE: 4 YES/ 0 NO Motion approved.** The mylar will be left at the Inspectional Services Department for board members to phone and make arrangement with Mr. Sinibaldi to enter the building and sign during the coming week. Attorney Parry will pick them up from the Inspectional Services Office.

2. Electronic Plans: The submittal of the above plans fostered a discussion regarding the difficulty of paper plans. The Alnette Rd. plan was only available in the large size, Virtual meetings make viewing and understanding complex plans difficult. The idea of requiring all further submittal of plans and maps would require the plans be submitted electronically as well as the required paper copy. The following procedure” Plans and maps submitted to the board for consideration must now include at least one complete set electronically transmitted along with any paper maps and plans for the project or maps considered for ANR endorsement. The Administrative Assistant will confirm that such a procedure can be legally taken and report back to the board.

3. 2 Prospect Hill: The date for the Public Hearing necessary for the Special Permit with SPR for construction of 2 Condo units within the existing structure at 2 Prospect Hill under Article 4.13 was set for the January 19, 2020. Because the project is thought to require little engineering the escrow deposit, at the request of the Chair was set at \$2,500. MOTION: To set the escrow funding at \$2,500. for the condo project at 2 Prospect Hill. VOTE 4 Yes / 0 No **Motion approved.** If more unexpected engineering is encountered the applicant understands that additional funds would need to be deposited. Any funds not required would be returned at the completion of the project. The applicant has applied for the certified abutters list from the Assessor for the notices to be mailed.

CORRESPONDENCE:

1. APPEALS BOARD: No petitions or decisions received at posting
2. WARRANTS:
 - a. Payroll

COMMUNICATIONS,NOTICES & ANNOUNCEMENTS:

- b. Surrounding Towns: None filed at posting
- c. Next Meeting Date January 19, 2020;Public Hearing with SPR for 2 Prospect Hill.

ADNOURNMENT: 8:05pm