

MERRIMAC PLANNING BOARD

JULY 13, 2021

APPROVED AS AMENDED

CALL: Chair Sandra Venner called the meeting to order at 7:05 PM

ATTENDANCE: The Chair, Vice Chair Karol Flannery, by phone on Zoom, Members Thomas Abisalih and John Thomas, Alternate sitting for absent Member Denis Brodie. Also attending Commissioner Sinibaldi and Attorney Philip Parry.

APPROVAL OF MINUTES: 1. June 1, 2021: MOTION: To waive the reading of the minutes of June 1, 2021 and approve as presented. VOTE: 3 YES/ 0 NO **MOTION APPROVED.**

OLD BUSINESS: PROJECT UPDATES:

1. **Status of Abby Way**: Attorney reported to the board that the 2 of his clients offered bids on the bankrupt Development, at auction. One being successful, he did not name his client. While there is a need to close quickly, the bank has given a period of time for title material and insurance to be completed. At the time of foreclosure Mr. Grodon was sold 4 LOTS in the development and 2 Lots in the dedicated Open Space and a fee in the roadway. The purchasing client was sold 4 LOTS and the right to pass and repass, but no fee in the roadway. The purchasers are aware that the Conservation Commission Order of Conditions has expired and also has been informed of the problems surrounding the project and is committed to finishing the project.
 - a. The Board will probably need legal counsel funding as Kopel and Page will be needed to finalize matters surrounding the project.
2. **Regency Village Completion for Acceptance**: Commissioner Sinibaldi has contacted the Developer regarding several items which need to be addressed prior to his placing Jana Way on the Fall Town Meeting Warrant at this time. He has noted some broken curbing and a catch basin on the roadway that needs relocating as it is currently draining onto town property. Also, the sewer testing has been done but it will need to be repeated again within 20 days. He would have no problem with acceptance as long as the testing is acceptable and all outstanding conditions have been met. Engineer Janet Bruno is satisfied with the project and acceptance.
3. **Conditions at 128 West Main Street**: In June, the board determined that in order to approve the Special Permit for this property, the outstanding condition that the appearance of the residence on the property must be made neat and repaired where needed. An inspection team made up of the Commissioner, the Chair, and Board Members will inspect the premises and when this condition is met by 8/1/2021 then the permit would be considered approved, which would allow Mr. DiGiacomo to approach the Board of Selectman for a license to sell used cars. Mr. DiGiacomo also stated that he would be moving into the residence in the fall. The conditions being met, the following motion was made. Commissioner Sinibaldi stated that all was in compliance. **MOTION:** to approve the special permit for 128 West Main Street. VOTE: Unanimous. **MOTION APPROVED.**

4. **OLDE GLORY WAY**: This project is nearing completion. The handicap ramps at the sidewalks to East Main Street have been completed and once the necessary paper work has been submitted to MASS DOT the acceptance of the egress from the project to Route 110 will be approved.

2. **PART TIME PLANNER**: Denise McClure joined the meeting by phone on Zoom to discuss the possibility of working with the Planning Department on a part time as needed basis. She has worked with Commissioner Sinibaldi for several years writing a number of grants that have benefited the town bringing in funding for several DPW projects. Since Merrimac is the only smalltown Member of the MVPC to not have a Professional Planner on staff, this arrangement would allow the town to receive expertise needed for the town to compete and to save the town money which the Board has been spending on legal advice for writing zoning amendments for example. The Board agreed that it would be a good opportunity and funding for zoning consulting is a normal line-item expense of the Boards budget.

NEW BUSINESS:

1. **REGENCY VILLAGE OFFICE PARK**: Attorney Parry came to the Board requesting a hearing date to modify the Regency Village Office Park (LOT 4) as a mixed use and to set the escrow fee amount. There is monies still available in the office park account. This current funding and new deposit would need to be referred to Accountant Anne Jim to combine the existing and the additional funding by establishing a new escrow account number. The date for the Public Hearing is set for 8/24/21. Date is agreeable to all parties.
2. **TRANSITION TO NEW ADMINSTRATIVE ASSISTANT**: Long time Admin Assistant, Pat True, announced her intent to retire from the position effective July 31, 2021. She stated she would be available to help by working with the new Admin Assistant by familiarizing that person with the current projects and duties of the position for as long as the Board felt necessary.

CORRESPONDENCE:

1. Warrants:
 - a. N/A at this time.
2. Appeals Board :
 - a. Petitions: None filed at posting
 - b. Decisions: None filed at posting
 - c. Surrounding Towns: None filed at posting

ADJOURN: 8:05 PM