

MERRIMAC PLANNING BOARD, JANUARY 7, 2020
APPROVED MINUTES

CALL TO ORDER: Chairperson Sandra Venner called the meeting to order at 7:02 PM.

ATTENDANCE: The Chair, Vice Chair Karol Flannery and Members Keith Pollman and Arthur Amirault present at Call, Member Dennis Brodie arrived at 7: 22 PM

APPROVAL OF MINUTES:

1 **Motion:** To waive the reading of the minutes of November 5, 2019 and approve as presented. **Vote: 3 YES/ 0 NO/1 Abstain Motion approved.**

2 **Motion:** To waive the reading of the minutes of December 3, 2019 and approve as presented. **Vote: 3 Yes/ 0 NO/ 1 Abstain Motion approved.**

OLD BUSINESS:

1 **PROJECT UPDATES:**

a **BeWell:** Unknown why the announced opening date of mid-December has been pushed back to late January. The original 5 spaces for employees is now impossible with the closure of the Mill street bridge; however, the spaces leased from OSAKA re still available. The repair and re-opening of the small bridge is unknown, and the estimated cost of the repair will be in excess of 150 thousand. The closure has had an enormous impact of the town, as access for plow trucks and equipment is difficult using the East Main Street access to the SPW Yard.

b **Police Station:** Work is progressing, a bit behind schedule due to weather.

c **Regency Office Park:** The Management Building is very close to occupancy; some water tests are still needed.

d **114 East Main Street:** Some site work is in progress and a Construction Meeting will be scheduled shortly.

NEW BUSINESS:

1. **ANR LOTS (4) 1 HIGH ST & UNNUMBERED SCHOOL STREET:** John Cormier, 2 Fern Ave Realty Trust, Applicant. The plan involves 4 Lots with frontage on an unused, but not abandoned road created with the construction of Route 495. The roadway narrows, considerable from High Street as it passes these lots. The plan as designed, while conforming to the By-law uses a very creative use of boundaries, make for a most unusual configuration of lots, including the now nicknamed Bar Bell Lot. The lots do however meet the ANR Criteria in every way, except lot 4, the largest and final lot in the string. The frontage for the lot, is not on an accessible way. (Note narrowing of the unused road way above. After much discussion it was determined that the plan would be endorsed with a restriction. **Motion:** The plan would be endorsed with the following restriction: " Lot 4 is not to be construed as a buildable Lot until such time as it has sufficient frontage on a qualified way" **Vote 5 YES/ 0 NO Motion approved.**

2. **Submittal of FY 21 Budget:** **Motion:** To approve the FY21 Planning Board Budget, as submitted by the Chairman. (The budget was level funded in all areas.) **Vote: 5 Yes / 0 No Motion approved.**

CORRESPONDENCE:

1. **WARRANTS:**

a **Motion:** To approve a biweekly payroll in the amount of \$ 302.85 for Administrative Assistant Pt True. **Vote 5 Yes/ 0 NO Motion approved.**

b **Motion:** To approve Horsley Witten Invoice # 46390 in the amount of \$161.60

for construction observation and report on October 14, 2019 at Regency Village 106 West Main Street. **Vote: 5 Yes / 0 No Motion PPROVED.**

c Motion: To approve Horsley Witten invoice # 46389 in the amount of \$247.85 for construction observation and report on October 4, 2019 at Abby Road. **Vote 5 Yes / 0 No Motion approved.**

d Motion: To approve Horsley Witten Invoice # 46440 in the amount of \$2,733.75 to conduct a 2nd review, participation at Board Hearing, 10/15/19 and preparation of draft decision for 114 East Main Street Elderly Housing. **Vote: 5 Yes / 0 No Motion approved.**

e Motion: To approve Horsley Witten Invoice # 46439 in the amount of \$ 139.10 for construction observation and report for Oct. 14, 2019 at Lot 3 Regency Village Office Park. **Vote 5 Yes / 0 No Motion approved.**

f Motion: To approve Horsley Witten Invoice # 46676 in the amount of \$1,595.00 to conduct 3rd review, participation at Planning Board Hearing on 11/5/2019 and revision of draft decision for 114 East Main St., Elderly Housing. **Vote 5 Yes / 0 No Motion approved.**

g Motion: To approve an Invoice from Cartridge World (Joseph G Danial Inc.) in the amount of \$299.98 for the lease of a Canon printer and purchase of 2 cartridges for the Planning office. (A printer, copier, scanner & fax) To be paid from Board Expense. **Vote: 5 Yes / 0 No Motion approved.**

h Motion: To approve re-imbursement to Assistant Pat True for payment of a certified mailing in the amount of 6.85 on 10/01/19 to Kevin Groden for an approved correspondence from the board. To be paid from Board Expense. **Vote: 5 Yes / 0 No Motion approved.**

i Motion: To approve re-imbursement to Assistant Pat True for the purchase of a name plate for Alternate Thomas Abisalih from Staples. **Vote 5 Yes / 0 No Motion approved.**

2. APPEALS BOARD:

a. Petitions: None filed at Posting

b. Decisions: None filed at Posting

2 COMMUNICATIONS NOTICES AND ANNOUNCEMENTS:

a Surrounding Towns: 3 Haverhill: Provided to Members prior to meeting no discussion requested.

b Confirm Next Meeting Date: The next regular Board meeting will be Tuesday February 4, 2020. NOTE: Time will be 7:20 PM for the Call and the location will be the Selectmen's Meeting Room on the first floor. (Changes due to attendance of the Chair & Assistant at the Finance Committee Budget Meeting at 7:00 PM
ADOURMENT: 8:06 PM