

PLANNING BOARD, MAY 4, 2010

CALL TO ORDER: Vice Chairman Sandra Venner called the meeting to order at 7:34 PM.

ATTENDANCE: Vice Chairman Venner, Members Ronald Barnes, John Thomas and newly elected Member Robert Atwood in attendance. Member Dennis Brodie arrived at 7:40 PM.

APPROVAL OF MINUTES: Motion: To waive the reading of the minutes of the April 20th meeting and approve as presented. **Vote: 3 Yes / 0 No/ 1 Abstain. Motion approved.**

BOARD REORGANIZATION: Following the Annual Town Election of May, 3, 2010 the board reorganized in the following manner:

Chairman: Sandra Venner

Vice Chair: Ronald Barnes

MVPC Rep: John Thomas

Newly elected Member Robert Atwood was welcomed

OLD BUSINESS:

A. Cyprus Design/ 118 East Main Street: The applicants presented the design forwarded to the Board for the April 23rd meeting. The plan calls for 21 units of over 55 residential housing, in clusters of 4 units, approximately 20 ft in height with garages and 2 parking spaces per unit. The units are 2 story townhouses with each unit containing living, dining, kitchens and master bedroom suites on the first floor with bedrooms and baths for guests on the second level. The dwellings are constructed on a slab without full basements. Approximately 35% of the parcel is shown as open space. The group presented sketches and elevations of similar projects they have completed. The board has a number of problems with the design as presented:

1. Density: Member Thomas finds the plan unpalatable as presented, he feels the units are jammed in to maximize the lot and it does not meet the purpose of the R/H District. All members agreed that the project is too dense for the lot and suggested 14 units as more suitable.

2. Open Space: The by-law calls for 50% and Chairman Venner finds the difference between the 50% called for and the 35% presented too great. Also noted was the lack of private outdoor space for residents, for example patios or decks at the rear of the units are not provided

3. Visitor Parking: The only space available for visitors is on street parking, a situation that could become dangerous, on holidays or peak visitor times, making it difficult for emergency vehicles to access the development

4. Feel and Character: The units are lined up along the roadway with each cluster containing 4 very similar units. It was suggested that a juxtaposition of the units and a mixing of the number in each cluster might give more of a "Rural Village" feel to the development, adding interest and character.

5. Mixed Use: The board would like to have had the parcel developed as a mixed use, but realize that the economy in general and commercial development in Merrimac in particular make this difficult and perhaps not financially feasible.

The applicant will return on May 18, 2010 for another working session with the board, prior to filing a definitive plan.

NEW BUSINESS:

A. Site Plan Review Application/ 17 Broad Street The board reviewed the Site Plan Review Application for Edward Curran for a Medical/Office building proposed for 17 Broad Street in the Office Light Industrial District. The plan has been made possible by a 34,000 sq ft variance granted by the Zoning Board of Appeals. The board must set a SPR public meeting within 30 days and reach a decision with 90 days. With the exception of façade renderings, the submission was deemed complete; the clerk will contact the applicant for these drawings. The board decided on Wednesday May 26th as the date for the meeting and all SPRC members and all town departments will be notified of that date.

B. Supplies: The clerk was given authority to purchase a name plate for Member Atwood, postage and to replace the no longer usable board date stamp. All items should cost less than \$150.00 total.

CORRESPONDENCE:

A. Warrants:

1. Payroll: Motion: To approve a payroll warrant in the amount of \$200.25 for Clerk Pat True. **Vote: 5 Yes / 0 No. Motion approved.**

2. Cammett Engineering: Motion: To approve a warrant in the amount of \$3,500. for Cammett Engineering to pay in full outstanding invoices from 2008 for work completed at Merrimac Commons, approval to pay invoices from a prior fiscal year approved at the April 26, 2010 Special Town Meeting. **Vote: 5 Yes /0 No. Motion approved.**

ADJOURNED: 9:23 PM