

## PLANNING BOARD, JUNE 22, 2010

**CALL TO ORDER:** Chairman Venner called the meeting to order at 7:35 PM

**ATTENDANCE:** Chairman Sandra Venner, Vice Chairman Ronald Barnes and Members John Thomas & Robert Atwood in attendance, Member Dennis Brodie absent.

**APPROVAL OF MINUTES: Motion:** To waive the reading of the minutes of June 8, 2010 and approve as presented. **Vote 4 Yes / 0 No. Motion approved.**

### **OLD BUSINESS:**

**Cyprus Design/ 118 East Main St.** Attending Kevin, Fleming, Cyprus Design, Bobby Katsikis Applicant and Michael Newhouse, Legal Representative. Mr. Fleming presented the latest informal plan to the board incorporating board suggestions. (See June 8, 2010) The roadway is now slightly curved to give the appearance of meandering through the project and the first unit cluster has been turned so they do not face the rear of the second cluster thus improving the view. This shifting lowers the open space area by approximately 5% but the improvement to the occupants is felt worth the minor change. They have also moved the units in and out to break up the facades and help eliminate the block cube effect of the clusters. The board is pleased with the improved design and feels it is the best to date and basically will be the one used going forward. Trees will be located, over 8" in diameter with the goal to saving as many as the plan will allow. A conceptual plan will be filed as the next step in the process.

**Site Plan Review/ 17 Broad St:** Attending Philip Parry, Legal Representative, for Dr. Edward Curran, owner applicant. Attorney Parry attended the meeting to request an Extension of Determination. The Public Review Meeting scheduled will not be held as the engineers were not ready with the response to the initial review because the soil testing could not be done until June 24<sup>th</sup>; it was felt that it would be a waste of time and money to hold a session at this time. Member Barnes was concerned with the credibility of the applicant given they were not ready to proceed with a process they know would be necessary. Attorney Parry explained that most of the issues to be resolved were minor, but the Storm Water Management issues revolved around these soil samplings and that this was the first opportunity for all of the engineers to meet and do the necessary borings. The applicant hopes to have the soil report quickly, and unless the samples need some additional Lab work they should be ready to continue the review process at the July 27<sup>th</sup> scheduled meeting, so Site Plan Review Public Meeting was tentatively scheduled to continue on July 27<sup>th</sup>, however in order to prepare for the unexpected he would request the extension to the 30<sup>th</sup> of September. **Motion:** To accept a request for an Extension of Determination for the Site Plan Review for property located at 17 Broad Street, Merrimac, MA to September 30, 2010. **Vote: 4 Yes /0 No. Motion approved.**

**Article 23 Update:** Chairman Venner has again spoken Judi Barrett, Denis Nadeau and they feel that the project can go forward, this being the case it would be in everyone's best interest to put the board's energy into making it a good project. The Chairman will solicit ideas for correcting the article to amend at the Fall Town Meeting.

## **NEW BUSINESS**

**Board Computer** Funding for the scheduled purchase of a new laptop computer for the board was cut by the Finance Committee and it is hoped that some items necessary for the computer, for example necessary software could be purchased this fiscal year and the remainder of the new laptop expense could be purchased in the next fiscal year budget. Accountant Anne Jim is looking into this possibility; in order to act, if such a purchase could be made the board voted the following: **Motion:** To authorize Clerk Patricia True to be allowed to pursue necessary documentation to encumber remaining fiscal 2010 funds to be used for a computer and to authorize the Chairman or Vice Chairman to sign any necessary documents. **Vote: 4 Yes / 0 No. Motion approved.**

**Special Permit Alternate:** Special Permit Board Alternate Ricky Pinciario, currently Chairman of the Board of Selectmen, has asked Chairman Venner to seek a new person for the alternate position. He feels his current position does not allow the time necessary to fulfill the alternate obligation. Several names were put forth as possible candidates; the clerk will approach the former alternate Darryl King to see if he would again be interested in the position.

## **CORRESPONDENCE:**

**Warrants:** **Motion:** To approve a payroll warrant in the amount of \$200.25 for Clerk Patricia True. **Vote: 4 Yes / 0 No. Motion approved.**

**Motion:** To pay the remaining outstanding balance of \$250.47 for invoice # \$ 4893 to Cammett Engineering for work at the Bear Hill Subdivision (AKA Madison Way) and this amount to be paid from the escrow account set up for this purpose. **Vote 4 Yes / 0 No. Motion approved.**

**Appeals Board:** The board received applications the following:

1. Edward Warnock for property located at 10 Shore Rd. to reconstruct a pre-existing non-conforming single family home.
2. Larry Wolfe for property located at 17 West Shore Rd to construct an extension to a pre-existing non-conforming single family home.

The board took no action on the petitions.

## **Communications, Notices & Announcements**

**Records Request:** The Secretary, as keeper of the Planning Board records has been summoned to be disposed in a law suit regarding Quail Ridge Estates (Morrille vs Waterhouse) and is being asked to produce a large amount of documents to be delivered on or before July 19, 2010. Town Counsel has been notified and is trying to contact the Attorneys in the case to narrow the scope of the records request and to allow the deliverance of the documents without the appearance of Secretary True. He will get back to the board with further information as it becomes available.

**Summer Meeting Dates:** It was decided to post meetings for July 13<sup>th</sup> and 27<sup>th</sup> and August 10<sup>th</sup> and 24<sup>th</sup>. If no business is slated for the July 13<sup>th</sup> meeting it will be cancelled. All summer meetings will be held at the Merri Village Hall.

**ADJOURNED 9:30 PM**