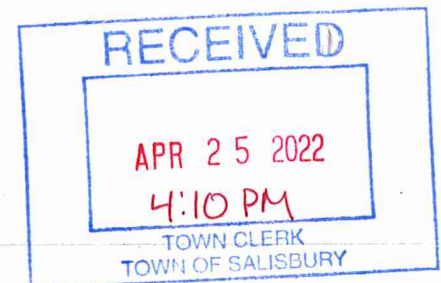


**SALISBURY PLANNING BOARD
MEETING AGENDA**



Date: Wednesday, April 27, 2022

Place: Salisbury Town Hall, 5 Beach Road & Remotely Via Zoom

Time: 7:00 pm

The public may participate in this hearing by joining the Zoom meeting on the internet at <https://us06web.zoom.us/j/89538428470?pwd=cTYvTm5kZ2FiTG4zUStFWGs2eXlIZz09>, via telephone at 1-929-205-6099 (long distance charges may apply), or in person at Salisbury Town Hall. The meeting ID is 895 3842 8470 and the password is 374725.

***see below for more information.**

1. New Business – 7:00 pm

- a. Review of the Maximum Housing Contribution Payment for the Inclusionary Zoning Bylaw (Cont. 3-9-22, 3-23-22, 4-13-22, 4-27-22)
- b. Request for Certificate of Completion for **10 Fanaras Drive** (Map 18, Lot 211). Applicant: Coastal Infusions, LLC c/o Christopher Edwards.

2. Public Hearing - 7:10 pm

- a. Request for Special Permit Approval at **41 Gardner Street** (Map 6, Lot 133). Proposed use: A residential duplex with driveway access via an easement through the adjacent property at 39 Gardner Street in the Village Residential Overlay District. Applicant: Brad Kutcher. (Cont. 2-9-22, 2-23-22, 3-9-22, 3-23-22, 4-13-22)
- b. Request for a Definitive Subdivision at **115 & 121 Lafayette Road** (Map 18, Lot 43 & 128) proposed to subdivide the two parcels into four (4) separate lots and a 50' wide Right of Way. Applicant: Rusnik, Inc.
- c. Request for Site Plan Approval for the construction of 2 additional dwellings plus 2 existing dwellings with access to three of the dwellings via a shared driveway at **46 Beach Rd/2 Gravel Way** (Map 4, Lots 122 & 136), on a 1.83 +/- acre site in the Beach Commercial & R-2 zoning districts. Applicant: 46 Beach Road, LLC c/o Benjamin Legare.
- d. Zoning Amendment Proposals for the Planning Board to consider recommending for Town Meeting:
 - a. Modifying the Salisbury Zoning Bylaw, Article XIII Inclusionary Housing Requirements, §300-79(B): Housing Contribution Payments In lieu of On-site Units, or take any other action relative thereto.
 - b. Modifying the Salisbury Zoning Bylaw, Article II Zoning Districts, §300-7 (300 Attachment 4), Zoning Map, expanding the Commercial District in the area of Elm Street as shown on the map entitled "Town of Salisbury Commercial 1" dated 3/29/2022, a copy of which is on file with the Town Clerk and is hereby declared to be part of the Zoning Bylaw; or take any other action relative thereto.

- c. Modifying the Salisbury Zoning Bylaw, Article XVIII Site Plan Review, §300-111.B(1)(b), Reviewing authority; major and minor projects; determination of applicability; or take any action relative thereto.

3. Other Business

- a. Minutes
- b. **158 Beach Rd. aka 1 Washington St.** – Bond Expires on April 29th, 2022
- c. Master Plan
- d. Lafayette & Main Zoning
- e. Rules & Regulations – Discuss updated Planning Board applications and updated fees
- f. Stormwater Regulation

4. Old Business

5. Correspondence

6. Adjournment

**Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be at the meeting location listed above, and it is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of the public. When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. Additionally, the meeting will be broadcast live, in real time, via Salisbury Community Television (SCTV) Channel 12 or via Facebook Live through SCTVMC.*

Applications and plans can be viewed at

<https://www.salisburyma.gov/planning-board/pages/projects-current-applications-plans>

