

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, February 10, 2021

Place: Remotely via Zoom

Time: 7:00 p.m.

PB Members Present: Chairperson, Don Egan (**DE**), Vice Chairperson, John “Marty” Doggett (**JMD**), Clerk, Gil Medeiros (**GM**), Louis Masiello (**LM**) and Deb Rider (**DR**).

PB Members Absent: Alternate, John Schillizzi (**JS**).

Also Present: Director of Planning Lisa Pearson (**LP**), Assistant Planner, Connie Brawders (**CB**) and Planning Board Secretary Sue Johnson (**SJ**).

DE brought the meeting to order at 7:06 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. **New Business – 7:00 pm** - None
2. **Public Hearings—7:10 pm**
 - a. **Minor Site Plan Review & Special Permit - 10 Fanaras (Map 18, Lot 211) – Request made by Coastal Infusions LLC - Proposed Use: Marijuana Cultivation and Product Manufacturing Facility (Continued from 01/27/2021)**

The applicant has requested to withdraw application for Tier 3 Marijuana Cultivation. **DE** questioned how this amended application could affect the Host Agreement. It was determined that **LP** would confer with Town Manager and seek clarification on potential impact to Host Agreement. The product manufacturing process was described by Mr. Dan Thayer (Life Spring Microclimates). Five or six interested parties expressed concerns during Public Hearing (i.e., neighborhood safety, intrusion by others via the path connecting the neighboring subdivision at Linda Lane with the Fanaras property, air quality impact). The Planning Board will take under advisement contracting for Peer Review for an air quality impact assessment. The Board determined the applicant shall return to the hearing (continued to February 24, 2021) to discuss revised interior floor plans, revised site plan showing parking specific to satisfy marijuana production, a stormwater management analysis, opinion on Host Agreement modification, comments from Town’s Consulting Engineer, Police Chief comments, and other department comments. The Planning Board will consider the request to modify the application after reviewing revised submittals.

GM motioned to continue until 2/24/21 at 7:10pm

JMD seconded.

Vote: JMD-Yes, DR-Yes, LM-Yes, GM-Yes & DE-Yes

3. **Other Business**
 - a. **Recommendation by the Planning Board to the Board of Selectmen for street acceptance by the Town of Salisbury for Jak-Len Drive.**

Planning Board unanimously approved to recommend Jak-Len Drive for road acceptance.

LM motioned to approve.

DR seconded.

Vote: JMD-Yes, DR-Yes, LM-Yes, GM-Yes & DE-Yes

b. Request for Site Plan Modification - 232-238 Lafayette (Map 23 Lots 17 & 18) – Request made by Ganesh Wellness, LLC

Applicant intends to change exterior architectural details by eliminating one decorative, gable window previously approved by the Planning Board for the north elevation of structure, and substitute vinyl siding for Hardy Board as the exterior finish material. The applicant also desires to reduce the amount of pavement and, thereby, reduce the number of parking spaces. Project Engineer Christopher York (Millennium Engineering) assured the Planning Board that stormwater drainage would remain the same as had been previously reviewed for the approved site plan. Applicant was instructed to provide a revised site plan showing parking modification to the Planning Department. It was determined the request before the Planning Board was for a Minor Site Plan Modification. It was determined that natural vegetation was to remain in place, where parking spaces were shown on the previously approved site plan. The site and vegetation are to be inspected by the Planning Board, or its designee, in the spring months.

GM motioned that the modification presented by the applicant is determined to be a Minor Site Plan Modification.

LM seconded.

Vote: JMD-Yes, DR-Yes, LM-Yes, GM-Yes & DE-Yes

LM motioned to accept the proposed modification including the architectural changes, reduction in paved parking from 89 spaces to 60 spaces and that the balance (29 spaces) of the prior approved parking remain unpaved and come back after a 1-year time period (unless the Town gets reports of unsafe traffic backup onto Route 1) to determine if the remainder of parking lot needs to be paved.

DR seconded.

Vote: JMD-Yes, DR-Yes, LM-Yes, GM-Yes & DE-Yes

4. Old Business

a. Request for Certificate of Completion – 82 Lafayette Road (Map 22, Lot 15) – Request made by Brenden Doherty (Continued from 1/22/2020, 2/26/2020, 12/9/2020, 1/13/2021, 1/27/2021)

Request by applicant's attorney for continuance to February 24, 2021.

b. Review of the Comprehensive Permit Application (40B), Meadowview Condominiums (76 Units) at 6 Forest Road & Meadowview Lane (Map 20, Lots 43, 44, 45 & 91) – Applicant is 6 Forest Road, LLC.

The Planning Board had no further comments or recommendations for the ZBA's consideration at this time.

5. Correspondence

a. Minutes:

1/22/20

LM motioned to approve.

DR seconded.

Vote: JMD-Yes, DR-Yes, LM-Yes, GM-Yes & DE-Yes

5/13/20

JMD motioned to approve.

LM seconded.

Vote: JMD-Yes, DR-Yes, LM-Yes, GM-Yes & DE-Yes

1/13/21

DR motioned to approve.

GM seconded.

Vote: JMD-Yes, DR-Yes, LM-Yes, GM-Yes & DE-Yes

- b. **Reminder to the Planning Board to complete the Massachusetts State Ethics Exam and submit Conflict of Interest Form [www.muniprog.eth.state.ma.us]**

6. **Adjournment – 9:31pm**

GM motioned to adjourn.

LM seconded.

Vote: JMD-Yes, DR-Yes, LM-Yes, GM-Yes & DE-Yes

*** Documents provided at the meeting are on file in the Planning Office**

Minutes approved by:

Date:

10/21/21

JMD