

**Salisbury Planning  
Board Meeting  
Minutes**

**Date: Wednesday, March 24, 2021**

**Place: Remotely via Zoom**

**Time: 7:00 p.m.**

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

**PB Members Absent: None.**

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

**DE brought the meeting to order at 7:00 p.m. remotely via zoom. Announced, per open meeting law, that the meeting was being recorded.**

**1. New Business – 7:00 pm**

- a. Request for Certificate for Completion for 57 Railroad Avenue [Map 32, Lot 86] on behalf of owner, The Mansards at Salisbury Beach c/o Railroad Avenue, LLC, by Atty. Lisa L. Mead [Mead, Talerman & Costa, 30 Green Street, Newburyport, MA 01950].**

Representing applicant was Atty. Lisa Mead. Mr. Daly and Jonathan Miller were also in attendance. Atty. The Planning Board raised the following issues of concern regarding the shortcomings of the project completion:

1. Space limitations on the project development site for adequate snow storage [due to plan modifications in the field to relocate gas lines and meters, electric meters, and installation of a beach access staircase over the dune];
2. Exposure of surface gas line pipe and gas meters between adjacent buildings because of modifications in the field [which may compromise safety for residents];
3. Incompletion of Landscaping Plan;
4. Lack of finish top coat of street [noted by DPW Director]; and
5. Lack of notice to the condominium residents/owners of this evening’s meeting [which would have allowed the residents/owners to bring any matters of concern regarding

issuance of a certificate of completion to the Planning Board].

The final issue led to a discussion between board members, owner, and attorney regarding the power of government and mechanisms and controls within the government's boundaries to require Notice to property owners, whenever the board considers final steps for acceptance of a project's completion. [The Planning Board and staff will review the current regs and gather data to see if requiring Notice is a practicable solution.]

LM motioned to grant the Partial Certificate of Completion and hold a bond in the amount of \$15,000.00 to insure completion of all outstanding items including the final review of the plans by the Town Engineer. Completion of the landscaping and any additional work that was identified on the 3/22/2021 letter received by the Town Engineer. Confirmation from the DPW that the ponding on Railroad Ave is addressed adequately.

DR seconded.

Vote – LM-Yes, DR-Yes, GM-Yes, JMD-Yes and DE-Yes – Motion passed.

## **1. 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, 02/10/2021, 02/24/2021, 03/10/2021).**

Chair Egan acknowledged that the petition to cultivate recreational marijuana is being withdrawn by the applicant as the BOS approved the modification to the Host Agreement.

The Planning Board found the revised Landscape Plan acceptable. Evergreen trees shown on the original plan, at the side lot buffer areas, are to be installed at the rear lot line buffer area between the Linda Lane subdivision and the Industrial Park. Public comment by 2-3 residents of the Linda Lane subdivision voiced concern that these additional plantings along the rear buffer would be insufficient to screen the facility for the residents' benefit. The applicant/owner may move to have further conversations with the Linda Lane residents to install plantings or give an allowance to the neighbors for plantings inside the private property bounds, but the Planning Board did not make this a condition for approval of the proposal. Odor control mitigation was also an expressed concern by abutters.

Additional public comment was made by Mr. Brian Kealey, who stated reasons he was not in support of this use at this site. DE thanked Mr. Kealey for expressing his opinion and noted issues Mr. Kealey raised [age and functionality of building adjacent to a residential zoning district], had been addressed during the previous public hearings.

GM motioned to close the public hearing.

LM seconded.

Vote: LM-Yes, GM-Yes, DR-Yes, JMD-Yes and DE-Yes – Motion passed.

GM motioned to approve the Minor Site Plan Review approval, with conditions stated

below.

Conditions:

1. That the applicant/owner clean up the lot and remove unsightly items such as the old picnic table(s) and trash;
2. That the existing landscaping shall be revitalized [pruned, trimmed, dying or unhealthy replaced, etc.] by the applicant/owner;
3. That the applicant/owner provide an Operation and Maintenance Plan for stormwater maintenance from his project engineer;

Furthermore, should the applicant/owner in the future tear up existing pavement, or repave, then a stormwater mitigation plan with improvements shall be performed.

JMD seconded.

Vote: LM-Yes, GM-Yes, DR-Yes, JMD-Yes and DE-Yes – Motion passed.

The Planning Board next considered the applicant's request to withdraw his petition for Marijuana Cultivation under Special Permit.

GM motioned to approve the request without prejudice.

DR seconded.

Vote: LM-Yes, GM-Yes, DR-Yes, JMD-Yes and DE-Yes – Motion passed.

LM motioned to approve the application for Special Permit for recreational marijuana manufacturing facility with the following conditions:

1. Prior to the issuance of a Certificate of Occupancy, an air leakage test shall be conducted by the Town's Consulting Engineer; and
2. Furthermore, this air leakage test shall be conducted on a day that coincides with the day of anticipated highest odor.

GM seconded.

Vote: LM-Yes, GM-Yes, DR-Yes, JMD-Yes and DE-Yes – Motion passed.

**2. Other Business**

**3. Old Business**

**4. Correspondence**

**a. Minutes:**

1/8/2020 – Executive Session

JMD motioned to approve.

DR seconded.

Vote: LM-Yes, GM-Yes, DR-Yes, JMD-Yes and DE-Yes – Motion passed.

GM motioned to release.

DR seconded.

Vote: LM-Yes, GM-Yes, DR-Yes, JMD-Yes and DE-Yes – Motion passed.

4/8/2020

DR motioned to approve.

JMD seconded.

Vote: LM-Yes, GM-Yes, DR-Yes, JMD-Yes and DE-Yes – Motion passed.

3/10/2021

JMD motioned to approve.

DR seconded.

Vote: LM-Yes, GM-Yes, DR-Yes, JMD-Yes and DE-Yes – Motion passed.

- b. Notice of Public Hearing for Zoning Amendments from the City of Amesbury Planning Board.** – Letter was in the Boards packets for review. There was no discussion

5. **Adjournment** – 10:20pm

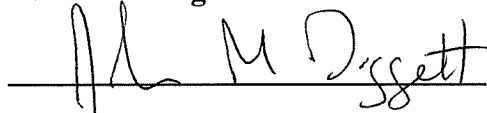
JMD motioned to adjourn.

DR seconded.

Vote: LM-Yes, GM-Yes, DR-Yes, JMD-Yes and DE-Yes – Motion passed.

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

Minutes approved by: \_\_\_\_\_



Date: \_\_\_\_\_

11/16/21