

**SALISBURY PLANNING BOARD
MEETING AGENDA**

Date: Wednesday June 24, 2020

Place: Remotely via Zoom

Time: 7:00 pm

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

PB Members Absent: Chairperson, Don Egan (**DE**)

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

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

1. New Business – 7:00 pm

a. Signing of plans and permits

Nothing to be signed.

b. ANR – 15 Forest Road (Assessor Map 20, Lot 5) - Request made by SPL Development Corp.

Eric Botterman (**EB**) from Millennium Engineering stated that he was representing the applicant and explained that the four lots all have frontage on Forest Road and meet the Town Zoning.

GM motioned to endorse the ANR plan.

DR seconded.

Vote: DR-Yes, LM-Yes, GM-Yes and JMD-Yes (4-0)

2. Public Hearings—7:10 pm

a) Major site plan filing – 195 (Assessor Map 9, Lot 67) & 201 (Assessor Map 9, Lot 46) Elm Street – Request made by Arakelian Family, LLC.

Applicant requested a continuance until July 8, 2020 at 7:10pm.

LM motioned to continue until July 8, 2020 at 7:10pm.

DR seconded.

Vote: DR-Yes, LM-Yes, GM-Yes, JS-Yes and JMD-Yes – Motion passed (5-0)

b) Cont. minor site plan review – 139 Elm Street (Assessor Map 9, Lot 18) – Request made by Li Realty Trust Continued special permit and major site plan review – 238 Lafayette Road (Assessor Map 23, Lot 17) – Request made by Ganesh Wellness, LLC.

Applicant requested a continuance until July 22, 2020 at 7:10pm.

GM motioned to continue until July 22, 2020 at 7:10pm.

LM seconded.

Vote: DR-Yes, LM-Yes, GM-Yes, JS-Yes and JMD-Yes – Motion passed (5-0)

- c) **Cont. special permit and major site plan review – 238 Lafayette Road (Assessor Map 23, Lot 17) – Request made by Ganesh Wellness, LLC.**

EB from Millennium Engineering stated that they would like to withdraw the application.

- d) **Special permit and major site plan 232 & 238 Lafayette Road (Assessor's Map 23, Lot 17 and Map 23, Lot 18), and 16 Brooks Road (Assessor's Map 23, Lot 81) - Request made by Ganesh Wellness, LLC.**

EB from Millennium Engineering stated that he was representing the applicant. **EB** requested that all of the material from 238 Lafayette be entered into this record for the history of the project. **EB** stated that the applicant is in the process of purchasing 232 Lafayette to accommodate parking for 238 Lafayette (Root & Bloom). **EB** stated that the total number of parking spaces is 93; 4 handicapped on southern side of the proposed building at 238 Lafayette and 89 at 232 Lafayette. **EB** stated that there will be a driveway with sidewalk connecting both lots. **EB** displayed and discussed the landscaping plans. Sarah Connolly (**SC**) displayed and discussed the architectural renderings provided to the Board. **JMD** asked about the traffic circulation and if cars heading south from New Hampshire could enter from both entrances. **EB** replied yes. **DR** suggested adding signage directing vehicles to the parking lot. **LM** asked if MassDOT approved the two entrances. **EB** stated that they still need to apply for the permit. **LM** suggested having one entrance into the southern parking lot for vehicles and the northern entrance for deliveries and handicap parking. **EB** stated that he believes over time that customers will realize that it is easier to find parking if they enter into the parking lot using the southern entrance. **JMD** asked if there would be signage along Lafayette Road. **EB** replied that there would be signage by the northern entrance and southern entrance. **LP** asked **EB** if they thought about making the driveway between the store and the parking lot one way. **EB** stated that he would discuss with the applicant about making it one way. **LP** read notes submitted by **DE** regarding the projects progress. David Zinck (**DZ**) stated that he owns the property at 16 Brooks Road stated that he thinks that the design is great and Salisbury would benefit from this project. **Stephanie and Rob Maynard** of 14 Brooks Road stated that they have requested that the applicant put a sign at the entrance to Brooks Road stating that it is not a through way. **Rob** asked if there was going to be a perimeter fence? **EB** replied yes along the back side of the property. **Candace Romano** of 20 Brooks Road asked if the fence could be extended to block off what once was a thruway. **EB** replied that they would be willing to extend the fence. **LP** reminded **EB** that this is a wooded area and trees may need to be removed. **EB** stated that he would visit the area to check to see if trees would need to be removed.

LM motioned to continue the meeting until 7/8/2020 at 7:10pm.

DR seconded.

Vote: DR-Yes, LM-Yes, GM-Yes, JS-Yes and JMD-Yes – Motion passed (5-0)

3. Other Business

4. Correspondence

a) Minutes: November 13, 2019

DR motioned to approve.

LM seconded.

Vote: DR-Yes, LM-Yes, GM-Yes, JS-Yes and JMD-Yes – Motion passed (5-0)

b) Minutes: December 11, 2019

DR motioned to approve.

LM seconded.

Vote: DR-Yes, LM-Yes, GM-Yes, JS-Yes and JMD-Yes – Motion passed (5-0)

5. Executive Session

6. Adjournment

JS motioned to adjourn at 8:15pm.

LM seconded.

Vote: DR-Yes, LM-Yes, GM-Yes, JS-Yes and JMD-Yes – Motion passed (5-0)

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

Minutes approved by: _____

Date: _____