

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, July 14, 2021

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

Time: 7:00 p.m.

PB Members Present: Chairperson, Don Egan (**DE**), Clerk, Gil Medeiros (**GM**) , Louis Masiello (**LM**) and Deb Rider (**DR**)

PB Members participating via Zoom: None

PB Members Absent: Vice Chairperson, John “Marty” Doggett (**JMD**) & Alternate, John Schillizzi (**JS**)

Also Present: Director of Planning Lisa Pearson (**LP**), Assistant Planner.

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

1. New Business – 7:00 pm

a. Planning Board Reorganization

DE suggested postponing the reorganization until the 8/11/2021 meeting when JMD returns.

GM motioned to postpone until 8/11/21.

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

b. ANR – Request by applicant for an approval not required land plan endorsement to create three (3) new lots from two (2) existing lots along 50 Beach Road and Gravel Way (Map 4, Lots 121 & 136), a 1.6+/- acre site, located in the Commercial (C) zoning district and Medical Marijuana overlay district. Applicants: Downeast Building & Development, 18 Maple Lane, Northborough, MA 01532.

Eric Botterman (EB) discussed the ANR and explained how it met the requirements. There was discussion about Gravel Way not being a public way and that the road would need to be improved to meet Town specs before a building permit could be issued. EB was not sure that the applicant knew about the roadway needing to be improved.

GM motioned to table the ANR request.

LM seconded.

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

- c. **Request for Certificate of Completion for Site Plan Approval at 139 Elm Street (Map 9, Lot 18) for Li Realty Trust. Applicant's agent: Christopher York, P.E., Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952 (Cont. 06-23-2021).**

Chris York (CY) from Millennium Engineering stated that he was representing the applicant and addressed the comments received from Joe Serwatka (JS) dated 7/12/21 *below*.

1. *The concrete dumpster pad was never installed. It should be installed, and added to a revised as-built plan.*

CY discussed the new dumpster location and stated that the concrete pad has not been installed yet. CY went on to state that it will be installed and added to the plan.

2. *Parking spaces, about 13' deep, have been added at the original dumpster location. Two parallel parking spaces appear opposite these spaces. None of these spaces were depicted on the engineer's mark-up plan emailed on 4/29/21. The board may want the engineer to address these parking spaces.*

CY stated that the applicant painted 4 parking spaces at the original dumpster location and 2 parallel spaces behind the building near the mechanical room. CY stated that the spaces created are smaller than what is allowed. DE stated that the smaller spaces should be designated for compact vehicles. CY stated that he would ask the applicant to put up signage at these spaces indicating compact cars only.

3. *Traffic signage, per the approved plans, should be shown on the as-built plan.*

CY replied that there are arrows on the pavement indicating the one-way traffic flow along with enter, exit signs at the entrance and exit and one-way signs posted in the lot. LP stated that she would look into the approved signage requirements.

4. *The constructed wetland has been an issue since it was original installed, and it was supposed to be corrected with the latest site work. The engineer should verify, by way of volume calculations, elevations, inverts, etc., that the current constructed wetland conforms strictly to the approved plans and calculations. The bottom contour of 35 feet, and the spillway elevation of 35.6 feet, for instance, may be an indication that the approved volume is not there.*

CY stated that he would provide JS with the information that he is requesting.

5. *The engineer should comment on whether a certificate of compliance has been requested from the conservation commission. The board may want compliance to be sought concurrently to ensure that the commission is satisfied with the work/replication.*

CY stated that they will apply for a certificate of compliance with the Conservation Commission.

DR motioned to continue the hearing until 7/28/21 at 7:10pm.

GM seconded.

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

2. Public Hearing - 7:10 pm

- a. **Request by applicant, G & G Main Street, LLC, for a Special Permit for the storage of construction materials and equipment at 45 Main Street (Map 19, Lot 164), a 0.538 +/- acre parcel, located in the Commercial (C) zoning district and Water Resource District Overlay. Applicant's agent: Atty. Lisa Mead, Mead, Talerman & Costa, LLC, 30 Green Street, Newburyport, MA 01950 (Cont 06-23-2021).**

The applicant requested a continuance until 7/28/21 at 7:10pm.

LM motioned to continue the hearing until 7/28/21 at 7:10pm.

DR seconded.

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

- b. **Request by applicant for Major Site Plan Approval for a proposed fourteen (14) unit residential development, consisting of six (6) duplexes and two (2) single family dwellings, located at 207 Beach Road [Map 28, Lot 10], on a 1.22-acre site in the Beach Commercial zoning district. Applicant: Tom Patenaude, P.O. Box 5, North Andover, MA 01845.**

EB stated that he was representing the applicant. EB presented an overview of the project. Explaining that they want to build 6 duplexes and 2 single family homes. The approximately 300ft. driveway would run from Old County Rd to Beach Rd. The homes would tie into Town sewer and water. EB stated that the stormwater exits the site through a culvert that the state owns which crosses under Beach Road which they are in the process of getting a permit for. EB explained that each unit has 2 parking spaces underneath and 1 in the driveway. DR discussed the lighting plan and asked that the lighting on the units be included in the plan. LM had questions about building in a flood zone and asked if the buildings need to be put on pilings. EB replied no and stated that the applicant would need to meet all of the building code requirements including flood venting. LM asked if these homes would be in a condominium development. EB replied yes there will be a condominium association. LM asked if the properties could be rented. Tom Patenaude (TP) stated that they would be able to rent out the units for a minimum of 6 months. LM asked where the snow storage would be. Chris York (CY) said on the side of the road. DE noted that the size of the trees and shrubs were listed at their maturity and asked the applicant to provide the size of the trees and shrubs at time of planting.

3. Other Business

- a. **Preliminary discussion of modifications to the Planning Board Rules and Regulations.**
- b. **Discussion of adoption of hybrid meeting format**

The board discussed this at length.

DR motioned to go to hybrid model with one representative from each applicant present with the Board members and Board members are encouraged to attend in person.

LM seconded.

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

4. **Old Business** -

5. **Correspondence**

a. **Minutes: No Minutes for Review**

6. **Adjournment** – 8:23pm

GM motioned to adjourn.

LM seconded.

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

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

Minutes approved by: J. M. Daggett

Date: 11/16/21