

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, July 8, 2020

Place: Remotely via Zoom

Time: 7:00 p.m.

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

PB Members Absent: None

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

DE 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. **Reorganization**

GM nominated **DE** as Chairperson

JMD seconded.

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

DE nominated **JMD** as Vice Chairperson

LM seconded.

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

LM nominated **GM** as Clerk.

DR seconded.

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

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.**

Keith Martin (**KM**) stated that he and Thad Berry (**TB**), were representing the applicant Bruce Arakelian (**BA**). **KM** presented renderings and discussed phase 1 storage facility at the back of the lot and phase 2 storage facility and storefront toward the front of the lot and landscaping plans. **TB** showed an aerial view of the site as of this meeting and explained the improvements that were made since the old project was approved. **DE** asked the applicant to confirm that they were in front of the Board for site plan approval of the entire project for the storage facility. **KM** confirmed. **JMD** asked about the vehicle circulation on the

site. **KM** explained the flow of the traffic flow and stated that the restaurant and cinema mostly draw in traffic later in the day and the majority of the storage facilities traffic would be during the day. **DR** asked if the applicant submitted a lighting plan. **BA** stated that it is on the original application. **Thad** stated that the lights are Dark Sky compliant and will be motion activated. **DE** asked if they had a luminaire plan. **TB** stated that they would get one.

GM motioned to close the public hearing.

JMD seconded.

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

LM motioned to approve the site plan subject to completion of an approved landscape plan, luminaire plan and successful closing out of the previous project along with the standard conditions for site plan review.

GM seconded.

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

b) 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.

Eric Botterman (**EB**) from Millennium Engineering stated that he was representing the applicant. **DE** stated that he was taking advantage of the Mullin Rule for the previous meeting. **EB** updated the Board about the project. **EB** stated that they added another parking sign, reduced the entrances from 3 to 2, agreed to extend fence along the Zinck property and they filed a MassDOT access permit. **JMD** asked how many trees need to be removed to build the fence. **EB** replied 5-6 dead trees. **LM** asked if the triangular piece of land that connects and allows a walkway from the parking lot to the building is an easement or lease. Neel Patel (**NP**) stated that they are working on a multi-year lease. **LM** asked what the duration of the lease will be. **NP** stated that their lawyers are working this out and will need to get back to the Board with the information once settled. **EB** stated that if the applicant was to lose access to the leased land it would make the site plan approval null and void. Anand Patel (**AP**) stated that they are looking to get a 15-year lease and the agreement that they are working on would give them right of first refusal if the land owner was to sell the property. **DE** asked if bollards would be installed in the front of the building. **EB** stated no plan to install them at this time. **EB** stated that there is no parking along the front of the building. **DE** asked if bollards would be installed along the building where the handicapped parking is. **EB** stated that they would look into this and get back to the Board. **DE** asked what size the parking spaces are. **EB** replied 9'X18' which is allowed in the Lafayette and Main Zoning District. **EB** stated that the applicant would like their hours of operation to be 7am to 10pm. **DE** asked what ATG's hours of operation were. **LP** replied 9am to 6:45pm. **GM** asked if there were any school bus stops in this area. Stephanie Maynard (**SM**), 14 Brooks Road, stated that she lives directly behind the Ganesh Wellness proposed location. **SM** stated that there are two bus stops one is directly across from where Ganesh Wellness will be and the other is Brooks Road. **DE** asked what time students are picked up. **SM** replied between 6:30am and 8am. **SM** asked about the tree line and if the parking lot would be visible from their home. **EB** stated that she would be able to view the 6' fence and they will work with the Planning Department on preserving trees along the property line. **DE** stated that the outstanding issues are hours of operation and trees along property line. **DE** asked if traffic was an issue. **EB** stated that a traffic study by Vanasse was provided and will also be provided to MassDOT. **LP** stated that she would like to see signage that directs customers to the parking lot not to the store. **LP** suggested doing a traffic study after they opened before MassDOT does the roadway work on Lafayette in case a turning lane needs to be added. **EB** agreed. There was a discussion about hours of operation and **DE**

suggested 8:30am to 9pm. **GM** agreed with these hours. **LP** suggested crafting a decision with no hours like the Board did for ATG and then have the applicant come back with their requested hours of operation. **JMD** agreed. **EB** asked the applicant if they could work with the operating hours of 8:30am to 9pm. **AP** replied that these hours would be acceptable. **DE** stated that they could start with those hours and come back to the Board to request a change if necessary. **LP** stated that she believes the Selectmen do this under the licensing. **EB** suggested that the Board approve the hours of 8:30am to 9pm subject to the Board of Selectmen's approval. **LP** stated that if you put that wording in there they would need to go in front of the Board of Selectmen. **DE** suggested that the Board send a letter to the Board of Selectmen recommending the hours of 8:30am to 9pm. **EB** and members of the Board agreed with this suggestion. **NP** asked if the Board would consider having extended hours of 8:00am to 10pm on the weekends. **JMD** stated that he would feel more comfortable with 8:30am to 9pm. **DR** stated that she does not think a 10pm close would not be acceptable to the abutters. **LM**, **GM** and **JS** agreed with a 9pm close time.

GM motioned to close the public hearing.

LM seconded.

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

JMD motioned to approve the **site plan** as presented subject to the Town of Salisbury's standard terms and conditions and the following special conditions.

- Sighting and route of the fence
- The applicant shall work with the Planning Department regarding tree preservation
- Bollards to be installed in front of building by the handicapped spaces
- A letter from the Planning Board is to be submitted to the Board of Selectmen recommending the hours of 8:30am to 9:00pm
- If the applicant should lose their lease that connects walkway from the parking lot to the building they will need to come back in front of the Planning Board to discuss a solution.
- 2 traffic counts to be provided to the Planning Board and MassDOT to incorporate into their plans after the business has been open between six months and a year and the applicant will work with the Planning Department to determine the dates to do the counts.

LM seconded.

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

LM motioned to approve the **special permit** as presented subject to the Town of Salisbury's standard terms and conditions and the following special conditions.

- Sighting and route of the fence
- The applicant shall work with the Planning Department regarding tree preservation
- Bollards to be installed in front of building by the handicapped spaces
- A letter from the Planning Board is to be submitted to the Board of Selectmen recommending the hours of 8:30am to 9:00pm
- If the applicant should lose their lease that connects walkway from the parking lot to the building they will need to come back in front of the Planning Board to discuss a solution.
- 2 traffic counts to be provided to the Planning Board and MassDOT to incorporate into their plans after the business has been open between six months and a year and the applicant will work with the Planning Department to determine the dates to do the counts.

GM seconded.

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

3. **Other Business**

4. **Correspondence**

5. **Adjournment**

LM motioned to adjourn at 8:40 pm.

DR seconded.

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

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

Minutes approved by: _____

Date: _____