

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, September 23, 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.

New Business – 7:00 pm

- a. Signing of plans and permits – Nothing to be signed
- b. Request for Reduction of the Filing Fee for a Definitive Subdivision at 14 1st Street (Map 7, Lots 18A & 18B) – Request made by Mark Audette c/o Lisa Mead, Mead Talerman & Costa, LLC

Lisa Mead (**LM**) explained that they are looking to have the filing fee reduced explaining that this is like an ANR. **LM** stated that the property currently consists of a two-family house which will be on its own lot and the marina which a mixed use building with a residence above it and a cottage on it. **LM** stated that the subdivision filing fee (including the lot fees) for this project would be \$2,750.00 and an ANR fee would be \$200.00. **LM** went on to stated that they are not planning to do anything to the land, create a new road or add any buildings and stated that they are just changing lot lines. **LM** stated that the applicant is requesting to pay the ANR fee of \$200.00 vs. the subdivision fee of \$2,750.00. **DE** referred to a similar filing in 2011 where the applicant paid the filing fee but not the lot fee.

Lou motioned to accept the filing fee of \$1,500.00.

JMD seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

- c. Continued Request for Certificate of Completion for Site Plan Review - 28 Rabbit Road (Map 10, Lot(s) 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 105, 106, 107, 108, 111, 112, 113, 114, 115, 116, 117, 123,124, 126, 127, 128, 129, 130, 131, &132 - Request made by ZAP Development, LLC

GM motioned to continue until 10/14/20 at 7:10pm.

DR seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

- d. Request for Certificate of Completion for Site Plan Review – 211 Beach Road (Map 28, Lot 32)
– Request made by Cobalt Development

Mike Lahan (**ML**) of the Morin Cameron Group stated that he is the engineer for the applicant Kevin Neville (**KN**). **ML** stated that the top course of pavement and the as-built still need to be completed and the Town Engineer (**TE**) suggested a bond amount of \$20,000.00. **ML** stated that a partial as-built has been submitted. **JMD** asked when the hot topping would be done. **KN** replied that the top coat would be completed this Friday and the final as-built would be submitted next week.

GM motioned to grant a partial certificate of completion subject to receipt of a \$20,000.00 bond and to ensure the top coat of the driveway be done and the submission and approval of the final as-built plans.

JMD seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

2. Public Hearings—7:10 pm

- a. **Continued Flexible Residential Development Special Permit and Definitive Subdivision Filing - 9 Gerrish Road (Map 22, Lot 19) - Request made by DeStefano Development LLC c/o Lisa Mead, Mead Talerma & Costa, LLC**

LM stated that she was representing the applicant and that Eric Botterman (**EB**) of Millennium Engineering was the engineer for the project. **LM** recapped the open issues from the last meeting regarding connectivity to walking paths or public spaces, sidewalks along the width of the property on a public way and the last item was to locate trees over 20” on the plan. **EB** showed the plan and explained that a trail would be added between lots 3 & 4 to connect to the Rail Trail. **EB** stated that the plan now shows a sidewalk along the front of their property (approximately 360’). **EB** stated that their client has not yet decided if they will construct the sidewalk or pay the appropriate fee to the Town Sidewalk Fund for Gerrish Road. **LM** stated that the trees that are 20” or more have been marked on the plan. **EB** stated that some of the trees over 20” will come down. **EB** went on to stated that approximately 1 dozen will need to come down because they are in the roadway or where house will be built. **EB** stated that they had received the DPW Director’s comments and can submit a plan tomorrow which will address them. **Lou** asked if comments were received from the fire department. **EB** replied no. **LP** stated that she would follow up with the Fire Department. **LM** briefly read through the requested waivers.

GM motioned to approve the requested waivers.

DR seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

JMD motioned to accept the rail trail connection and the construction or cash in lieu of construction for the sidewalk.

Lou seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

GM motioned to continue until 10/14/2020 at 7:10pm.

JMD seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

b. Continued Minor Site Plan Review – 139 Elm Street (Map 9, Lot 18) – Request made by Li Family Trust

Chris York (CY) updated the Board on the project and stated that the Conservation Commission approved the project last week. CY showed the plan and stated that 6 parking space have been removed and discussed the replication of the wetland in back of the parking lot. DE asked how many spaces are being added. CY replied 14. DE asked if the TE has reviewed and provided feedback on the plans. CY replied that they had not received comments. LP stated that we should have the TE's comments by the next meeting.

Lou motioned to continue until 10/14/20 at 7:10pm.

DR seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

3. Other Business

a. Planning Board Review of Certificate of Completion for 208 Elm Street (Map 10, Lot 216)

LP stated after the Planning Board issued the Certificate of Completion the site was inspected and the bus stop is located in the parking not where it should have been on Route 110. LP stated that MassDOT is pushing back about moving it to Route 110. LP stated that the Town is finishing up the president's streets road project and has been working with the applicant to move the bus stop across the street from the Salisbury Inn on Beach Road.

DE motioned to approve the modified plan and grant a modified Certificate of Completion contingent on the donation of the bus stop shelter to the town.

JMD seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

4. Old Business

a. 2 Broadway (Map 32, Lot 54) – Site Plan Review and clarification of written decision.

DE stated that the deliberation at the last meeting was confusing and made it difficult to draft a decision. LP stated that this was put back on the agenda to get clarity on the decision. LP asked the Board if they had reviewed the revised decision. The Board acknowledged that they had. LP stated that she believes the intent of the decision from the previous meeting was that the parking lot was meant to be temporary for the length of 2 years. LP stated that the applicant would reduce the glare of the lights not by redoing all of the lights but by making sure the lighting was focused on their property and also provide a minimal landscape plan including some types of planters. LP stated that after the 2 years if they wanted to make it a permanent parking lot they would need to come back to the Board for Site Plan Review. DE asked Fred Abdulla (FA), the applicant, if he had any issues with the decision. FA thanked the Board for the clarification and stated that they can comply with the conditions.

DE stated that the Board would need to vote to accept the decision.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

5. Correspondence

Minutes: 8/26/20

Lou motioned to approve.

DR seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

LP briefly discussed the upcoming Salisbury Days planned for Columbus Day weekend.

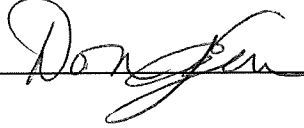
6. Adjournment

JMD motioned to adjourn.

DR seconded.

Vote: JMD-Yes, Lou-Yes, DR-Yes, GM-Yes & DE-Yes – Motion passed.

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

Minutes approved by: 

Date: 10/30/20