

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, September 8, 2021

Place: Salisbury Town Hall and Remotely Via Zoom

Time: 7:00 p.m.

PB Members present: Chairperson, John “Marty” Doggett (JMD), Gil Medeiros (GM), Don Egan (DE) and Alternate & Clerk, John Schillizzi (JS)

PB Members participating via Zoom: Vice Chairperson, Deb Rider (DR)

PB Members absent: Louis Masiello (LM)

Also present: Director of Planning, Lisa Pearson (LP) and Planning Board Secretary, Sue Johnson (SJ)

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

1. New Business – 7:00 pm

- a. 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. 8-11-21)**

JMD stated that the applicant has requested a continuance until 9/22/21 at 7:10pm.

GM motioned to continue until 9/22/21 at 7:10pm.

DE seconded.

Vote: DR-Yes, DE-Yes, GM-Yes, JS-Yes & JMD-Yes – motion passed.

- b. ANR – 139 North End Blvd (Map 33, Lot 61). Applicant: Northend 139 Realty Trust. Request by applicant for an approval not required land plan endorsement to create six (6) lots from one (1). Lot size: 1.55-acre site, located in the High Density R3 zoning district. (Cont. 8-25-21)**

JMD stated that the applicant has requested a continuance until 9/22/21 at 7:10pm.

DE asked if it was received in writing. Lisa Mead (ALM) of Mead Talerman & Costa stated that she would handwrite the request and hand it to the Board by the end of the meeting.

GM motioned to continue until 9/22/21 at 7:10pm subject to receipt of the written request.

DE seconded.

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

c. Request for Certificate of Completion for Site Plan Approval at 158 Lafayette Road (Map 22, Lot1) for Boston Granite LLC c/o Brandon Pham.

LP stated that the applicant has requested a continuance until 9/22/21 at 7:10pm.

GM motioned to continue until 9/22/21 at 7:10pm.

DE seconded.

Vote: DR-Yes, DE-Yes, GM-Yes, JS-Yes & JMD-Yes – motion passed.

d. Request for modification of landscape plan at 10 Fanaras (Map 18, Lot 211) - Applicant: Coastal Infusions LLC

Chris Edwards (CE) of Coastal Infusions discussed the previously approved landscape plan. CE stated that the bushes in the front of the building will need to be removed. They will not be able to cut them back enough to meet the Cannabis Control Commission (CCC) regulatory requirements and survive. CE stated that they would like to revise the plan to remove existing bushes, install low lying shrubs, plants and flowers. CE stated that another requested revision is the removal of the trees and vegetation in between his location and the abutter. CE stated that the 3rd proposed change is to remove the deciduous trees from the approved plan and add evergreens. CE showed the updated landscape plan with the proposed changes and read the planting list for each area. DE asked what size will the evergreen trees be when planted. CE was not sure but agreed to plant 4-foot trees. The Board discussed the applicant's request to remove trees from the plan between his location and the abutter. The consensus was not to allow this. The Board was ok with the landscaping changes to the front of the building and in the back.

DE motioned that the applicant should revise the plan to add what was approved for the side between the abutter and continue until the next meeting.

GM seconded.

Discussion: GM asked CE if this would affect his timetable with the CCC. CE replied no. CE stated that in order to get this done this year he would need to move quickly to hire a landscaper to complete the work.

DE amended his motion to include a condition that the applicant provide a revised landscape plan showing the side landscaping being added back to the plan and the Blue Spruce trees to be planted in the back have the caliber of 3 to 4 feet at time of planting.

GM seconded.

Vote: DR-Yes, DE-Yes, GM-Yes, JS-Yes & JMD-Yes – motion passed.

e. Preliminary review of proposed Flexible Residential Development at 46 Beach Road– 2 Gravel Way (Map 4, Lot 122 & 136). Applicant: Down East Building & Development.

DE motioned to table this hearing until later in the meeting.

GM seconded.

Vote: DR-Yes, DE-Yes, GM-Yes, JS-Yes & JMD-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, 07-14-2021, 07-28-21, 8-5-21).**

JMD opened the public hearing. Lisa Mead (ALM) from Mead, Talerman & Costa stated that she was representing the applicant. ALM presented the proposed project. JMD asked about the encroachments noted in the comments from the Town Engineer. ALM showed where the encroachments are and stated that they are not going to change. JMD stated that they are waiting for comments for the Town Engineer.

GM motioned to continue until 9/22/21 at 7:10pm.

DE seconded.

Vote: DR-Yes, DE-Yes, GM-Yes, JS-Yes & JMD-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 (Cont. 07-14-21, 07-28-21, 8-11-21, 8-25-21).**

Eric Botterman (EB) from Millennium Engineering stated that he was representing the applicant and stated that he is requesting a continuance until the 9/22/21 meeting and has just sent an email to LP with this request.

DE motioned to continue until 9/22/21 at 7:10pm.

DR seconded.

Vote: DR-Yes, DE-Yes, GM-Yes, JS-Yes & JMD-Yes – motion passed.

- c. Preliminary review of proposed Flexible Residential Development at 46 Beach Road– 2 Gravel Way (Map 4, Lot 122 & 136). Applicant: Down East Building & Development.**

DE motioned to take this hearing off the table.

GM seconded.

Vote: DR-Yes, DE-Yes, GM-Yes, JS-Yes & JMD-Yes – motion passed.

Ben Legare (BL) from Down East Building & Development introduced Eric Botterman (EB) from Millennium Engineering and Nick Cracknell (NC) from Keystone Planning & Development. BL presented the proposed project and read from a *letter* that was sent to the Board.

“The majority of the project and portion proposed to be developed in in the Commercial District and a small portion at the rear of the property is located within the R-2 district and contains 1.83 acres

(79,665 square feet) of land. There is presently a single-family residence located on 46 Beach Road, a single-family dwelling is under construction at 2 Gravel Way, and an ANR Plan was signed by the Planning Board to allow for an additional lot at 2 Gravel Way. The surrounding neighborhood is a unique mix of high-density condo complexes, residential housing communities, and multiple duplexes across the street, along with single residences. Although zoned commercial, there is no direct abutting properties that are classified as exclusively "commercial" and the parcel does not seem appropriate for a commercial use within its surrounding context. The "Outer Village Residential Overlay district also comes close to the rear of this lot which allows for two homes per parcel with a special permit process.

The Applicant is looking to develop the above-mentioned site as a Flexible Residential Development. The site is approximately 1.83 acres in the Commercial District. A Yield Plan has been provided to establish the "Basic Maximum Number" of 3 units. The Conceptual FRD Plan shows 4 dwelling units. All buildings and pavement areas are not included in the open space calculation. All additional areas on the site are to be set as Open Space. The minimum Open Space required for the development is 39,833(50%) s.f. and the applicant is proposing 63,572 (79.8%) s.f. The bylaws allow for a 10% density bonus for each additional 10⁰/0 of Open Space provided over the required 50%. The 20% density bonus would result in 3.6 units with is rounded to the next highest number resulting in 4 total units and is under the maximum aggregate of 35⁰/0 for overall unit count.

The project is designed around a central "Common Greenspace" meant to encourage neighborhood bonding and interaction, while creating an unchanged view vista to the parcel. Access to the rear 3 homes would be through a shared driveway, which the FRD calls for a maximum of 4, while the existing historic structure would continue to have its own driveway access. The applicant's intent is also to rehabilitate the existing historical dwelling at 46 Beach Road and preserve the historical character of the Town of Salisbury and the home itself. This project would be controlled and maintained by merging the lots together and calling for condo ownership of each detached dwelling unit. The condo association would maintain the grounds of the greenspace, shared driveway and overall site, to ensure compliance and maintained beauty for the longevity of the project."

3. Other Business

4. Old Business

5. Correspondence

Minutes – 3/11/20

DE motioned to approve.

JS seconded.

Vote: DR-Yes, DE-Yes, GM-Yes, JS-Yes & JMD-Yes – motion passed.

6. **Adjournment** – 8:37pm

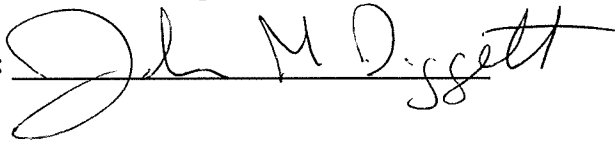
GM motioned to adjourn

DE seconded.

Vote: DR-Yes, DE-Yes, GM-Yes, JS-Yes & JMD-Yes – motion passed.

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

Minutes approved by:



Date:

11/16/21