

**Salisbury Planning Board
Meeting Minutes
Wednesday, January 9, 2013 7:00 p.m.**

PB Members Present: Dave Holscher (DH), Robert Straubel (RS) Louis Masiello (LM) Berenice McLaughlin (BM) and Don Egan (DE)

PB Members Absent: None

Also Present: Lisa Pearson, Planner and Lori Robertson, Planning Board Secretary

Time: 7:15 p.m.

Chairman Holscher called the meeting to order at 7:15 p.m. in the Colchester Room, Salisbury Town Hall. **DH** announced, per the Open Meeting Law, that this meeting was being recorded and broadcast live via www.sctvmc.org/index.

1. New Business:

a. Signing of Plans/Permits: N/A

b. Discussion of PB update at January 14th 2013 BOS Meeting

- 12 Beach Road-soil testing
- 191 Beach Road-update
- Cardillo property-update
- 201 Elm Street-update
- Alternate member of PB needed

2. 7:30 PM Public Hearings

a. SPR-114 Bridge Road-Brudac, LLC/ENPRO Fred Ford (FF) of Cammett Engineering addressed the board on behalf of the applicant. This project involves the construction of a two story addition consisting of 6,310 s/f. ENPRO is looking to relocate their offices from their Newburyport location to Salisbury. The work will involve some minor modifications to the front parking lot. There are currently 130 spaces on site and this addition will reduce the parking to 118 spaces. There are approximately 64 employees at this company with 23 of them being field crew. There will be no new utilities. The site is currently served by municipal sewer and water services. The applicant will need to relocate their sewer lift station due to the addition. The dumpster is located in the back corner of the site now and that will remain in place. There are no proposed changes to the lighting on the site. The landscaping will remain the same with the exception of the reconfigured landscaped islands.

DE stated there was an exception made to the previous owner regarding the lighting. The previous owner wanted to illuminate the new vehicles parked out front. **FF** stated we were not planning to change the lighting. **DE** stated we do try to minimize excessive lighting. **FF** stated I don't think the front lights need to be on all night with the exception being for emergency activity.

RS stated this facility will not be used for hazardous waste storage. It is strictly office space. **FF** states yes.

LM asked if maintenance on the trucks will be done on site. **FF** stated yes.

LM asked about the rail trail easement. **FF** stated the easement shows on the south-side including 5 parking spots but they are working with the town to possibly relocate it. We are providing an easement.

DH stated Joe Serwatka, town engineer, had comments regarding Certificate of Completion. **LP** stated we have a Certificate of Completion for the previous project.

LP stated we have had discussions regarding the appropriate location for the easement. As part of the Town Creek Project the contractor is hoping to access the site using the ENPRO site. They would build the access and then leave it as a permanent access. **DE** stated when something like this is proposed it's usually a condition of the decision. **LP** states it is shown on the plan. **RS** stated by right they don't have to give us an easement. The most we can say is the applicant is contemplating it. **LP** stated what if the decision read "the applicant agrees to work with the town regarding location of rail trail access, easement and parking". **DE** read from *section 300.112 in the zoning book-review procedure; hearing; decision*. **FF** stated we could put a note on the plan stating the owner will work with the town to determine location of future access easement.

DE stated Joe Serwatka had a comment about the landscaping plan not being stamped by a landscaped architect. I think we should vote to waive that requirement.

DE motions to waive the requirement of the landscape architect stamp.

LM Seconds-Vote on motion 5 – 0 unanimous. Motion Passed.

RS motions to approve the site plan review along with the draft decision dated January 9, 2013 with the additional wording "The applicant agrees to work with the town regarding location of rail-trail access, easement and parking".

LM Seconds-Vote on motion 5 – 0 unanimous.

3. **Old Business:** N/a

4. **Other Business:** N/a

5. **Correspondence:**

a. **Planning Board minutes from November 14, 2012 to be accepted and signed**

LM motions that the PB approve and sign the November 14, 2012 minutes.

DE Seconds-Vote on motion 3 – 0. (BHM-LM-abstained). Motion Passed.

b. **Planning Board minutes from November 28, 2012 to be accepted and signed**

RS motions that the PB approve and sign the November 28, 2012 minutes.

LM Seconds-Vote on motion 3 – 0 (BHM-DE-abstained). Motion Passed.

6. **Reports of Committees:** N/a

7. **Adjournment:**

RS motions to adjourn at 8:00 p.m.

DE Seconds-Vote on motion 5 - 0 unanimous.

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

Minutes Approved By: _____ **Date:** _____