

**Salisbury Planning Board
Meeting Minutes
Wednesday, February 27, 2013 7:00 p.m.**

PB Members Present: Dave Holscher (DH), Robert Straubel (RS) and Don Egan (DE)

PB Members Absent: Berenice McLaughlin and Louis Masiello

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. Cont-ANR-365 North End Blvd.-Guilmette/Lynch-Matt Steinnel (MS) of Millennium Engineering

the board. The lots that are created are non-buildable. It will just be a parcel conveyance. This is a land court parcel of land. **DE** asked if there are any structures on the land. **MS** stated it's a vacant parcel. **MS** stated it doesn't meet the 50' of frontage. **DE** asked if this lot would create more buildings. **MS** stated no. **LP** stated Lot 859 and 860 each will get a piece of the larger lot.

DE motions to endorse the ANR plan for 365 North End Blvd.

RS Seconds – Vote on motion 3 – 0 unanimous.

c. ACC-72 Mudnock Road-Judith Belanger-Ron Laffely of Fulcrum Architects addressed the board

on behalf of the applicant. The lot size of 30,486 square feet is sufficient to accommodate an accessory apartment, larger than the required amount of 20,000 square feet. The zoning is commercial. Parking is adequate, providing at least 2 parking spaces per dwelling unit, 4 will be provided. The total size of the proposed unit (842 square feet) will be over the garage and is smaller than the allowed size of 900 square feet and will be attached to the main house.

RS asked if any abutters were present. None.

RS motions to give a positive recommendation to the Zoning Board of Appeals.

DE Seconds – Vote on motion 3 – 0 unanimous.

d. Cont-Minor SPR-45 Toll Road-Chirag Realty (dba Marte-L) Erik Swanson (ES) of Viking Engineering addressed the board on behalf of the applicant. I am here looking for input on our revision for 45 Toll Road. This plan shows 3 retail units with the potential for the second story. We would be maintaining the two accesses into the property and thirty parking spaces. Provided with moving forward with detail engineering we are looking for your input. DE asked if the board received a copy of the plan. LP stated no. He is just looking for input on this major siteplan. RS asked if this new plan met the requirements of the Water Resource District. ES stated yes. LP stated a major concern usually for the board is the parking in the front of the building also where a dumpster would go on the site. ES stated yes with screening. RS asked about the design of the building. ES stated beach theme, shingle style. LP asked about parking. Is this something that can be reconfigured? ES stated we could move a little of the parking. RS asked if the spaces were 10'x20'. ES stated yes. DE stated we do like to see the building closer to the street but because of the location of this site it may not be necessary. Being further from the road may be better. The applicant should consider this.

DE motions to accept the withdrawal letter of the minor site plan for 45 Toll Road.

RS Seconds –Vote on motion 3 – 0 unanimous.

2. 7:30 PM Public Hearings

a. ŠP Lafayette Road-New Cingular Wireless RS stated he has been in contact with the Ethics Commission and was told he would have to step down from this public hearing until he files a disclosure form and the selectmen vote on whether or not he can sit on the hearing.

There was no quorum for this public hearing.

DE motions to continue to the March 13, 2013 PB meeting at 7:30 p.m.

DH Seconds – Vote on motion 2 – 0 unanimous.

3. Old Business: N/a

4. Other Business: N/a

5. Correspondence:

- a. Planning Board minutes from January 9, 2013 to be accepted and signed**
DE motions to continue to the March 13, 2013 meeting.
DH Seconds-Vote on motion 2 – 0. Motion Passed.

6. Reports of Committees: N/a

7. Adjournment:

DE motions to adjourn at 7:45 p.m.

DH Seconds-Vote on motion 2 - 0 unanimous.

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

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