

**Salisbury Planning Board
Meeting Minutes
Wednesday, April 10, 2013 7:00 p.m.**

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

PB Members Absent: None

Also Present: Leah Hill, Asst. 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. Adjust Maximum Housing Contribution Payment-Inclusionary Zoning **DH** read into the record a note from Leah Hill, Assistant Planner: The Planning Board is charged with adjusting the rate of the inclusionary housing contribution each year, to be effective March 1. §300-80.C of the Zoning Bylaw states: "The annual adjustment shall be equal to the percentage change in the median sale price of single family homes in the Town of Salisbury during the previous calendar year, as reported by the Warren Group".
2011 median sales price of s/f homes: \$250,000
2012 median sales price of s/f homes: \$255,000
The percent change was a 2% increase. Last year's maximum rate was \$15,204.56 and this year's rate is now **\$15,508.65. Please vote to adjust the maximum rate to \$15,508.65, as of March 1, 2013.**

DE motions that the Planning Board confirm the new adjusted maximum housing contribution for inclusion zoning to \$15,508.65 effective March 1, 2013.

RS Seconds- Vote on motion 5 – 0 unanimous.

c. Minor SPR Lafayette Road-New Cingular Wireless, 105 Lafayette Road Attorney Michael Dolan (MD) addressed the board on behalf of the applicant. We were continued from last month to be able to perform a balloon float in order to demonstrate the proposed tower extension. The balloon float took place on April 8th and 9th each for an eight hour block. (correspondence dated April 10, 2013-record of the site activities and photos during the balloon float submitted). Also, Richard Nelson, PLS identified the average tree height in the tree buffer canopy located within 100 foot diameter of existing wireless communication facility. The average height was determined to be 85'. (correspondence dated April 10, 2013-height of tree buffer canopy submitted).

DH asked if all approvals from the Zoning Board were received. **MD** states prior approval for the original wireless communication tower was obtained from the Zoning Board. **LH** stated they received approval in 2000 for the 130' monopole.

DE asked if it was necessary to obtain a Certificate of Insurance for a million dollars. **LH** states that would only be for town property.

LM motions to approve the minor site plan for New Cingular Wireless, 105 Lafayette Road.
RS Seconds – Vote on motion 5 – 0 unanimous. Motion Passed.

2. 7:30 PM Public Hearings

DH noted that **RS** is using the Mullins Rule also got okay from the Board of Selectman and has reviewed the prior meeting.

a. SP Lafayette Road-New Cingular Wireless, 105 Lafayette Road

RS states he feels that one important factor of the requirements of a special permit is: The requested use is essential and/or desirable to the public convenience or welfare. He believes the 10' is not a big deal. The tower is not really visible from many places in town. I think it will benefit the town having the additional cell coverage.

No abutters present.

RS motions to close the public hearing for New Cingular Wireless, 105 Lafayette Road.

DE Seconds – Vote on motion 5 – 0 unanimous.

Special Permit vote that is needed (needs 4/5 vote)-shall find all of the following general conditions to be fulfilled:

1. The use requested is listed in the table of use regs as a special permit in the district for which application is made or is similar in character to permitted uses in a particular district but is not specifically mentioned
2. The requested use is essential and/or desirable to the public convenience or welfare
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the town will be unduly subjected to hazards affecting health, safety, or the general welfare
5. Any special regulations for the use set forth in the special permit table are fulfilled
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare of the neighborhood
7. The requested use will not, but its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood

RS motions grant the special permit with the general conditions stated above.

LM Seconds

B. McLaughlin-Yes to grant special permit

L. Masiello-Yes to grant special permit

D. Egan-Yes to grant permit

R. Straubel-Yes to grant special permit

D. Holscher-Yes to grant special permit

Vote on motion 5 – 0 unanimous. Special Permit approved.

3. Old Business: N/a

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

5. **Correspondence:**

a. **Planning Board minutes from February 27, 2013 to be accepted and signed**
DE motions to accept and sign the minutes from February 27, 2013 PB meeting.
RS Seconds - Vote on motion 4 – 0 (LM abstained). Motion Passed.

b. **Planning Board minutes from March 13, 2013 to be accepted and signed**
LM motions to accept and sign the minutes from March 13, 2013 PB meeting.
DE Seconds – Vote on motion 4 – 0 (RS abstained). Motion Passed.

6. **Reports of Committees:**

- Community Garden-Applications available in Planning Department
- Art Stroll-May18, 2013-Applications available in Planning Department.

7. **Adjournment:**

RS motions to adjourn at 7:45 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:_____