

**Salisbury Planning Board  
Meeting Minutes  
Wednesday, October 23, 2013 7:17 p.m.**

**PB Members Present:** Robert Straubel (RS), Berenice McLaughlin (BHM), Brendan Burke (BB), Lou Masiello (LM)

**PB Members Absent:** Don Egan and Trudi Holder

**Also Present:** Leah Hill, Asst. Planner, Lori Robertson, Planning Secretary

**Time:** 7:15 p.m.

Chairman Straubel called the meeting to order at 7:17 p.m. in the Colchester Room, Salisbury Town Hall. **RS** announced, per the Open Meeting Law, that this meeting was being recorded and broadcast live via [www.sctvmc.org/index](http://www.sctvmc.org/index).

**1. New Business:**

**a. Signing of Plans/Permits: N/A**

**b. Request for modification – 12 Beach Road – 12 Beach Road, LLC:** Mr. Steve Paquette (SP) of SPL Development addressed the board. A question arose at the site walk, 9/18/13 with what is known as the “Jasmine-unit”. Our original elevation shows our garage face-flush to the back of the home. At some point a change was made to the site plan. **LM** asked how many are the jasmine style. **SP** stated 5 are built now. The amount will vary depending on the buyer’s choice. (virtual driving tour was shown). If we moved the garages so they weren’t flush two bathroom windows are lost. **RS** asked if the street lights would be installed prior to occupancy? **SP** stated yes. We will probably have temporary mailboxes so the postman can drop the mail at the end of the street. **LH** asked if there was maximum number of garages that will be like this and **LM** asked if the number of homes designed with the flush garages could be capped. **SP** stated he would rather not. **BB** asked how is the communication with the town, I would like to make sure this does not happen again. **SP** stated I think we communicate well.

Discussion regarding the applicant coming back before the Planning Board for the following changes:

- Irrigation building in green space
- Shifting of the buildings

**LM motions that the garage articulation is a minor change.**

**BB Seconds-vote on motion**

**LM** stated I revise my motion:

**LM motions that the garage articulation change presented tonight for the “jasmine” be deemed a minor change for those built and future homes.**

**BB Seconds-vote on motion 4 – 0 unanimous.**

Discussion on whether this is a major/minor modification or a special permit and whether or not **RS** can vote.

## **2. 7:50 PM Public Hearings:**

- a. **SPR-44 Railroad Avenue-Michael Larkin, Tr., 44 Railroad Avenue Realty Trust.** Michael Larkin (ML) along with Jack Sullivan (JS) of Sullivan Engineering Group addressed the board. **RS** noted we follow the Mullins Rule and the missing board members will review both minutes and video to be able to participate in future meetings. **ML** stated the property is currently a commercial parking lot. We are looking to have eight single family units-3 bedroom-1 ½ bathrooms. We meet the conditions for parking. We are proposing a wood-frame construction, asphalt roof shingles with vinyl siding. It will be maintained by a condominium association with common mail and trash. There is no proposed street lighting. **JS** stated we will be coming back to this board with more plans for landscaping. We had meetings with the DPW Director and Fire Department before we designed the plan. We settled on a 24' access and utility easement. We will have additional parking on the side of the building and in the winter those will be our snow storage area. The existing sewer system on Railroad Avenue is extremely old. We came to an agreement with the DPW Director that the town will provide the materials, i.e. manholes, clean fill, pipe, etc. for the sewer installation. We would do all the work. The town will do a final pavement of Railroad Avenue. I read through Joe Serwatka's comments and I agree with them all. I didn't see one that we wouldn't be able to work out.

**RS** stated I want to make it clear that you are going to grind out and remove all the pavement on the site. **JS** stated yes.

**LM** asked about the parking underneath the building for four cars. There is also a space for a fifth car beside the building. You have the stairway coming down blocking the parking. **LM** asked about the air conditioning units, boilers and mechanical room. Erich R. Griebing (EG) of Plum Island Architect addressed the board. They will be with each unit. **LM** stated it should be on the plan.

It was noted that the construction plan does not agree with sheet A-1 of the architectural plans relative to the deck and stair layout. The plans should be revised accordingly.

**LM** asked about screening around the garage? **EG** stated we don't have a plan for that. **LM** stated I think it would improve the plan from Railroad Avenue and the driveway if some type of screening was provided.

**LH** stated you need to make sure screening is acceptable to the Conservation Commission.

**BB** asked about the height of the building? **EG** stated 26'-2 ½". **BB** asked about the condominium rules? **ML** stated we could put a restriction onto the decision that trash and snow removal in perpetuity to the condo documents.

**RS** asked if these would be rented out. **ML** stated not at this time.

**BB** asked about the lighting on the property. **JS** stated we will try to give more detail to the lighting. **RS** pointed out the Rules and Regulations require luminary plan showing foot candles or you need to request a waiver.

**BHM** asked what material will be used for the stairs and also will they be covered? **ML** stated not covered and tech decking.

**RS** asked if there would be a fence around the property. **JS** stated we didn't propose a fence we could either do landscape fencing or some type of solid fencing.

**BHM** asked if there needed to be two egresses. **EG** stated there is a single stairway for each unit, each

has a door in the kitchen and one at the living room to the deck.

Abutter, Peter Lodi of 2 Ocean Street addressed the board. The fence is owned by myself, my neighbor and the applicant. I would be opposed to a dumpster. I think this is a positive addition to the beach.

Abutter, (inaudible) addressed the board. What is the price point? **ML** stated \$289,000 to \$319,000.

**JS** stated it is our intention to strip the pavement but if Conservation has a problem we will have to work with them.

**BB** asked about the inclusionary zoning. **ML** stated we will talk with Planning Department about that.

Abutters in audience. **LH** informed the audience that any comments should be addressed through the board.

**BHM motions to continue the hearing until November 13, 2013 at 8:00 p.m. at town hall.**

**BB Seconds-vote on motion 4 – 0 unanimous.**

- b. **Vote to Authorize Planning Department as Authorized Agent-** **LH** stated in the new rules and regulations allows an “authorized agent” of the PB to act on ANRs. The vote is needed for the PB to authorize the planning department, Lisa Pearson and Leah Hill to act as authorized agents for the PB. There is also a letter that needs to be signed and sent to the Registry and land court.

**LM motions to authorize Lisa Pearson and Leah Hill to act as the authorized agent for the PB.**

**BB Seconds – vote on motion 4 – 0 unanimous.**

### **3. Old Business**

### **4. Other Business**

- a. **Zoning Workshop Discussion** **RS** stated we need to start zoning workshops for the spring 2014 Town meeting for the topic of 1. Medical Marijuana. ( a map will be provided showing school zones, gathering places of children) 2. Rings Islands zoning. This was brought up a while ago, the idea of creating zoning for Rings Island that would bring properties in to compliance. Currently, the zoning in Rings Island is R2 (1 acre zoning). We will be having a workshop on Wednesday, November 13, 2013 at 7:00 p.m. on these two items.

### **5. Correspondence**

- a. **Minutes from October 9, 2013**

**BB motions to accept and sign the minutes from October 9, 2013.**

**BHM Seconds – vote on motion 3 – 0 unanimous (LM abstained)**

## **6. Reports of Committees**

- **LM** stated the Merrimack Valley Adaptation working group. They will be having a series of lectures at the Parker River Wildlife starting at 7:00 p.m. on November 4<sup>th</sup>, 18th and December 16<sup>th</sup>.
- **LM** stated pictometry flights will be done over the Merrimack Valley communities in 2014.

## **7. Adjournment**

**BB motions to adjourn at 8:50 pm**

**BHM Seconds – Vote on motion 4 – 0 unanimous.**

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**Chairman**

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**Date**