

**Salisbury Planning Board
Meeting Minutes
Wednesday, June 25, 2014 7:00 p.m.**

PB Members Present: Robert Straubel (RS), Lou Masiello (LM), Don Egan (DE), Berenice McLaughlin (BHM) and Brendan Burke (BB)

PB Members Absent: Helen "Trudi" Holder

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

Time: 7:00 p.m.

Chairman Straubel called the meeting to order at 7:10 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.

1. New Business:

- a. Preliminary Review-175 Beach Road (proposed Police Station)-Town of Salisbury:** Tom Fowler (TF), Chief of Police addressed the board. We are here tonight looking for a letter of support for a height variance. There are challenges to this site with wetlands. We are trying to get the building higher instead of wider so the building won't affect the wetlands. Janet Slemenda (JS) of HTK Architects addressed the board. Also in attendance from HTK were Bill Hammer and Nancy Joyce. (Went over the site plans). Showed pictures of the building with and without the height variance. We have been working with the Chief to make sure the building supports the department going forward 50 years (goes over floor plan). On the site we do provide many parking spaces (60 spaces). **TF** stated the three major items we want to keep in our minds moving forward: 1. We want to build a police station that looks right for Salisbury. 2. An efficient building that can grow with the Police Department. 3. The site is across from Atlantic Breeze-we want to be good neighbors. **LM** asked what type of population growth you expect for the 20-30 years. **TF** stated our current staff is 15 full time officers/18 part-time officers, support staff and meter enforcement employees. **LM** asked if Old County Road was going to be used for the police only? **TF** stated we have security points on the left and right side. It would be open to the public. **DE** asked if you stick with the 35' height restriction how many additional square footage would you need. **JS** stated depending on the roof line it's about 2,300 s/f to accommodate for the two other levels. Would it be a 1,000 s/f you would have to net/gross the stairs, etc. **DE** asked why this site? **TF** stated this project started over a year ago. We did a feasibility study. This was a premier spot due to the location. It is close to the beach. The town already owning this was a benefit as well. A police department does not need to be centrally located. **BHM** asked if the police department gets a lot of civilian traffic. **TF** stated yes. **BB** stated I think the height looks fine. Just looking ahead, I would like to see this tie in with the outside look and feel of the library. I would like to see a low maintenance building. **JS** stated we have been looking at style, colors of the library. **TF** stated the OPM is the same for both the police department and library. The planner, assistant town planner and I have visited many new police stations around Massachusetts. **DE** stated one of the constraints of the current site is there is no ability to expand. It sounds like you are getting in that same situation. You are already constricted. **JS** stated when building the third floor that will have possibility to expand. What you can't see is the 8' ceiling. This would add 4,800 s/f so there is another 2,400 s/f of developable space. **DE** stated that answer you gave me of the 2,300 s/f is incorrect. You are adding a footprint that is two story tall. It is not 2,300 s/f. **JS** stated we really wanted to protect the wetlands. We are close to the 50' buffer. **RS** asked about the flooding on Beach Road. I am little concerned about flooding. How many times did the current police station flood? **TF** stated in my less than 2 years being here we flooded once. We will be above that. We can station officers below that. **JS** stated the flood elevation is

9. We are 3' above that.

Abutter, Isa Cann of 22 Ferry Road addressed the board. Due to global warming the rising sea levels are a lot more significant than they were forecasted even just a couple years ago. I am curious to know how much research has been done on this. **RS** asked how would this effect the building in 50 years?

JS stated we haven't really spent a lot of time researching this. **TF** stated being further away from the beach puts us in a better position than we currently are. **JS** stated there are FEMA maps that show us were currently the flood elevation. At this particular location we are at 9. 0 being sea level.

LM asked about flooding in the beach center, and you can't get out of North End Blvd. How are the police going to rescue people? **TF** stated we would work with the emergency management director. We have access to National Guard vehicles. We currently have a hum-v.

LH stated this is not in the beach overlay district but they are using the design guidelines.

DE asked usually when we contemplate something like this we try to get something in exchange for making this exception. **RS** stated when we deal with private developers they pay for the concessions we might ask for. In this case, it's the taxpayers.

LM asked is there a chance that you might need to go higher than 48'. **JS** stated that is the maximum that we needed to work well.

DE motioned to send a letter to the ZBA endorsing the concept of a 48' height variance due to the site restrictions and we feel the extra height is necessary to achieve a design that is consistent with the Town of Salisbury design guidelines.

LM seconds – vote on motion 5 – 0 unanimous.

2. 7:30 Public Hearing N/a

3. Old Business: N/a

4. Other Business: N/a

5. Correspondence

a. Minutes from May 28, 2014.

DE motions to accept and sign the minutes from May 28, 2014

BB Seconds – Vote on motion 5 – 0 unanimous.

6. Reports of Committees:

7. Adjournment

BB motions to adjourn at 8:12 pm

DE Seconds – Vote on motion 5 – 0 unanimous.

Chairman

Date