



Date: March 22, 2023

Place: Salisbury Town Hall, 5 Beach Road & Remotely Via Zoom

Time: 7:00 pm

PB Members Present in Person: Chairperson, John “Marty” Doggett (**JMD**), Vice Chairperson, Deb Rider (**DR**), Clerk, John Schillizzi (**JS**), Gil Medeiros (**GM**), Warren Worth (**WW**), and Alternate, Angelica Medina(**AM**)

PB Members Absent: None

Also Present: Assistant Planner, and Planning Board Administrative Assistant, Ellie Cornoni

JMD brought the meeting to order at 7:00 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. **New Business – 7:00 pm**

- None at this time

***JMD** took agenda item #3, “Other Business” out of order.*

3. **Other Business**

a. **Minutes:** 3/8/2023

DR motioned to approve the March 8, 2023 Planning Board meeting minutes. **JS** seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

***JMD** took agenda item #5, “Correspondence” out of order.*

5. **Correspondence**

- a. Letter from Abutter regarding riparian rights for the Chapter 91 Waterways License Application for the dock at 20 Friedenfels Road.
 - Assistant Planning Director, Danny Ruiz, explained the situation:
 - The abutter [Vincent Renz] submitted a letter raising issues that he has with a Chapter 91 Waterways License application for a dock located at 20 Friedenfels Road.
 - The abutter requested the Planning Board look into the letter and add comments and submit to the Department of Environmental Protection (DEP)
 - All the town can do is provide DEP with a letter requesting they review it.

- It is suggested that the abutter submit the letter themselves as well and follow up with the DEP.
- The comment period with the DEP for this project ends on the 29th so the letter should be sent in sooner than later.
- Vincent Renz, the abutter, stated that the application submitted to the Conservation Commission is different than the application that was submitted to the state (DEP) in regards to the riparian line.
 - He stated there is a package he is submitting to the State and just wanted to inform the Town what is happening in their community.
 - He is hoping the Planning Board would send a letter to the State.
- Danny Ruiz stated that the Planning Board's letter will say that Mr. Renz' concerns have been heard and request that the State review the dispute.
- JS asked if there are riparian rights in the deed?
 - Mr. Renz said he does not know.
 - JS suggested looking for riparian rights in the deed.

GM motioned to allow the issuance of a letter to the Department of Environmental Protection requesting they review Mr. Renz' concerns. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

2. Public Hearing - 7:10 pm

- a. **159 Beach Road (Map 28, Lot 1)** – Site Plan Review Application – Proposed construction of 14 lot with 10 duplexes and 3 single family homes for a total of 23 units. **Applicant:** Larkin Real Estate Group, Inc. (continued from 8/24/22, 9/28/22, 10/26/22, 11/9/22, 12/14/22)
 - JMD stated the applicant has requested a continuance to the April 26th, 2023 Planning Board meeting.

DR motioned to continue the Site Plan Review Application for 159 Beach Road to the April 26, 2023 Planning Board meeting. GM seconded this motion. Roll call was taken, three (3) members voted in favor, two (2) members recused themselves (WW & JS), one (1) abstained (AM). Motion passed.

- b. **100 Forest Road (Map 26, Lot 5 & 7)** – Flexible Residential Development Special Permit – Construct a 7 Flexible Residential Development with an associated Open Space in the back of the project. **Applicant:** Old Silver Estuary On Little River LLC (continued from 8/24/22, 9/28/22, 10/12/22, 11/9/22, 12/14/22, 1/25/23, 2/22/23)
- c. **100 Forest Road (Map 26, Lot 5 & 7)** – Definitive Subdivision Application – Proposed construction of a 710 FT, 26 FT wide roadway servicing a 6-lot subdivision. **Applicant:** Old Silver Estuary On Little River LLC (continued from 8/24/22, 9/28/22, 10/12/22, 11/9/22, 12/14/22, 1/25/23, 2/22/23)
 - JMD stated the applicant has requested a continuance to the April 12th, 2023 Planning Board meeting for both applications.

