

## Salisbury Planning Board Meeting Minutes

---

**Date: Monday, November 28, 2016**

**Place: Conference Room A, Salisbury Town Hall, 5 Beach Road**

**Time: 7:00 p.m.**

---

**PB Members Present:** Chairman Don Egan (**DE**), Helen “Trudi” Holder (**TH**), Gina Park (**GP**), Louis Masiello (**LM**), John “Marty” Doggett (**JMD**), Gil Medeiros (**GM**)

**PB Members Absent:**

**Also Present:** Bart McDonough (**BMD**), Assistant Planner, Adriane Marchand (**AM**), Planning Secretary

Chairman Don Egan called the meeting to order at 7:03 p.m. in the Colchester room, Salisbury Town Hall. **DE** announced, per opening meeting law, that this meeting was being recorded via audio that is available for review upon request at the Salisbury Planning Department

**DE** Welcomed new Planning Board Alternate Gil Medeiros to the meeting and welcomed **JMD** back after his absence.

### **1. Public Hearing 7:00p.m.**

#### **a. SPR, 109-113 Bridge Road, Plum Island LLC**

**DE** briefed the Board on the public hearing history.

**JMD** and **GM** will not vote this evening as Mullins Rule does not apply. **LM** will not vote as the requirements of Mullins Rule were not met prior to the meeting.

Chris York (**CY**) of Millennium Engineering represented the applicant. Also present are Gary Murphy (**GM**), and Kristen Reily (**KR**). **CY** Updated the Board on the three (3) revisions made since the last meeting.

1. The sidewalk on the front property line was added.
2. Shifted the parking lanes back 5 feet as requested at the last meeting. It is 58 feet from the property line to the beginning of the parking lanes.
3. Altered the landscape plan with taller vegetation that can grow to be 30 to 40 feet but will be maintained at about 15 feet. These include hemlock, spruce, and arborvitae, as well as some small colored plantings to provide additional screening and aesthetics.

**GP** asked if there is any edging around the basin to keep it from overflowing. **CY** responded no, there are drainage pipes that drain into the swale. **DE** asked how wide the planting bed is. **CY** answered it is 8 feet. **DE** asked for clarification because by his measurement it appeared to be about 2.5 feet. **CY** confirmed the hatched area is about 2.5 feet but the entire bed is 8 feet and will be mulched. **DE** stated he would be more comfortable with a plan that accurately reflected the plantings as they are going to be. Asked if the landscaper drew the plans. **CY** responded that

he drew the plans at the landscaper's instructions. **DE** stated the plan seemed out of scale to him. A forty (40) foot tree seems like it would need more than two (2) feet to grow. **KR** expressed confidence in their landscaper and his knowledge. Plans on maintaining the bed with varied heights in the 10-12 range foot range. **BMD** corrected 15 to 20 foot range. **DE** requested evidence that the height of the trees can be maintained in a healthy state at that height. Also requested groupings as opposed to single trees and better utilization of the space. **LM** requested a street view of the plantings.

**DE** offered the applicant a conditional approval with a bond to allow them to begin work while further sorting out the landscape plan. **CY** asked that their landscaper be allowed to continue to work on the plans instead of a certified landscape architect. **DE** expressed concern with allowing that, as the plans to date have not been satisfactory; does not want to continue this trend. Also suggested the Board consider a height maximum for the vegetation and requested varied heights. Discussion followed on those points.

**DE** asked if the sidewalk is vertical granite curb. **CY** confirmed they are. **DE** asked if the sidewalks are on state or private property. **CY** responded they are on state property. **DE** asked if they have received state approval. **CY** responded it is included on the plans submitted to the state. Added they will have no problem with the sidewalk, they just won't maintain it. **LM** added that they still need the states approval. **CY** agreed.

Discussion followed on the measurements of the parking lanes and the distance setback from the road and the reason for requiring that setback.

**DE** asked if any additional vehicles will be parked onsite, not including employee parking. **GM** stated there will be additional vehicles parking in the gravel area as overflow parking. **DE** suggested a cap for the overflow vehicles. **GM** disagreed. **TH** added that the varied lengths of the vehicles will make a setting a cap difficult. **LM** offered the language of five (5) cars allowed in the back of the gravel lot in line with the striping of the paved lot.

**DE** asked if there will be traffic moving from 1 facility to the other requiring a pedestrian crossing. **GM** responded there will not. **DE** asked the Mass DOT weigh in on the issue.

**DE** asked if both entrances are going be two way. **GM** responded that is preferred. **DE** asked to have it included in the letter to Mass DOT for their comments. Asked to have the safety concerns included on the plan in addition to the letter. **GM** disagreed with putting the issues on the plan and feel the letter will be sufficient. **DE** asked **BMD** to confer with the Planning Director on the issue.

**DE** asked the Board if they would like to require a traffic study. Discussion followed resulting in agreement by the Board that it is not warranted.

**GP** asked if the turning radius of the trucks pulling out would cause them to cross into opposing lanes of traffic. **GM** answered that the curb cut is wide enough to allow them to make the turn without crossing lanes.

**GP** asked if the vehicles are conducting a hazardous cleanup, how they will be safely cleaned onsite so contamination does not spread. **GM** responded that in that scenario the vehicles will be decontaminated before they leave the site to prevent contamination.

**BMD** explained the bond procedure. **DE** asked **BMD** to alert Joe Serwatka, Town Engineer, of the conditions. Discussion on the language of the Bond and edits to the draft decision followed.

**DE** briefs the Board on the open site plan for the property across the street also owned by the applicant. Appraised them of the situation involving an easement that is currently being worked out legally. **GM** offered no comment except that the legal councils for both parties are working

on it. **DE** let the applicant know that the resolution of that situation will be included as a condition in the decision.

**GP** motioned to issue a conditional approval to the Site Plan for 109-113 Bridge Road, Plum Island LLC with the following conditions.

- A perspective or street view cutout of the landscaping area at maintained maturity will be provided to the planning board with a revised landscaping plan prepared by a certified landscape architect prepared as discussed at this meeting.
- A bond will be issued, the amount to be determined by the Applicant and the Planning Department to cover the landscaping.
- Condition number 7 of the decision will have a change of language from 15 feet to 53 feet.
- A maximum of five (5) cars are allowed to be parked in the back of the gravel lot in line with the striping of the paved lot which will be added to condition number 7 in the decision.
- In condition 17 of the draft decision a specification of the bond being cash or surety will be added.
- If the Planning Director requires it, the safety concerns are to be included on the plans.

**TH** seconded.

**Vote: 3-0 Unanimous. Motion Carried. LM, JMD, GM abstained.**

## **2. Adjournment**

**TH** motioned to adjourn the November 28, 2016 Planning Board meeting at 8:41 p.m.

**GP** seconded.

**Vote: 6-0 Unanimous. Motion Carried.**

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

**Minutes Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_