

# Salisbury Planning Board Meeting Minutes

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**Date: Wednesday, January 25, 2017**

**Place: Colchester Auditorium, Salisbury Town Hall, 5 Beach Road**

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

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**PB Members Present:** Chairman Don Egan (**DE**), Gina Park (**GP**), John “Marty” Doggett (**JMD**), and Gil Medeiros (**GM**).

**PB Members Absent:** Louis Masiello (**LM**) and Helen “Trudi” Holder (**TH**)

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

Chairman Don Egan called the meeting to order at 7:02 p.m. in the Colchester Auditorium, Salisbury Town Hall. Announced, per opening meeting law, that this meeting was being recorded and broadcasted live via [www.sctvmc.org](http://www.sctvmc.org).

## **1. New Business**

### **a. Signing of Plans / Permits**

#### **b. Request of Bond Release - 44 Railroad Ave, Mark Wojcicki**

**DE** read an e-mail provided by the applicant stating that the as-built for the project is not yet complete. They would like to request a continuance to the next meeting. Also requested guidance on how to proceed with replacing plantings on the approved plan with a fence. **DE** responded they would need to file a site plan modification request.

**GM** motioned to continue the Request for Release of Bond for 44 Railroad Ave, Mark Wojcicki, to the February 22, 2017 meeting of the Planning Board.

**JMD** seconded.

**GP** amended the motion to include the conditions that the applicant addresses the issues brought forth by the condo association, responds to Joe Serwatka’s letter, and applies for a site plan modification in addition to provide the as-built.

**GM** seconded.

**Vote: 4-0, unanimous. Motion Carried.**

## **2. Old Business**

## **3. Public Hearing 7:00pm**

### **a. Cont. 45 Toll Road, Chirag Realty LLC.**

**BMD** informed the Board that the applicant requested to continue to the February 22, 2017 meeting.

Discussion followed on the Planning Board members that will be eligible to vote on this application in the future. **DE** asked **BMD** to clarify who can vote on this site plan for the next meeting.

**GP** motioned to continue the public hearing for 45 Toll Road, Chirag Realty, LLC, to February 22, 2017 at 7:00p.m.

**DE** seconded.

**Vote: 4-0. Motion Carried.**

#### **4. Other Business**

##### **a. Cont. Discussion to update the Planning Board's Rules and Regulations**

**GP** updated the Board on the progress made so far on the changes to the rules and regulations and bylaws. They have had one meeting and are working on a draft of changes. They are planning to meet again soon.

**BMD** briefed on his work putting together options for the Lafayette/ Main zoning district design review guidelines. Offered the February 22, 2017 meeting as a goal for the completion of the draft. Met with Ronald Laffely who had some input he would like to add to the design review guidelines. **DE** added that even though we are not forming a committee, input is welcome from anyone who would like to contribute.

**DE** asked if there are any zoning initiatives the Planning Department was going to pursue for the spring Town Meeting, like the tree bylaw. **BMD** responded that the tree by-law has not progressed very much, but is something they are planning to pursue.

**DE** asked if there are any other zoning updates planned. **BMD** suggested updating the wireless communication overlay to accommodate new technology. **DE** asked if the Town had been approached about this. **BMD** responded they had been.

The Planning Department would also like to update the parking zoning to include car dealerships display and storage needs into uses. **DE** agreed, added it should also address some of the valet issues the Town has been having. **BMD** responded he can provide a rough draft for the parking by the February 22, 2016 meeting as well, though the wireless communications zoning will take longer.

#### **5. Correspondence**

##### **a. Minutes from October 24, 2016**

**GP** motioned to approve the minutes for October 24, 2016.

**DE** seconded.

**Vote: DE, GP in favor, JMD abstained 2-1. Motion Carried.**

##### **b. Minutes from November 9, 2016**

**GP** motioned to approve the minutes for November 9, 2016.

**GM** seconded.

**Vote: GP, DE, GM in favor, JMD abstained 3-1. Motion Carried.**

**c. Minutes from January 11, 2017**

**GP** motioned to approve the minutes for January 11, 2017

**JMD** seconded.

**Vote: 4-0, unanimous. Motion Carried.**

**6. Reports of Committees**

**7. Adjournment**

**Chairman Opened Executive Session at 7:33 p.m. to discuss SPR, 109-113 Bridge Road, Plum Island LLC.**

The Planning Board will adjourn the regular meeting from the executive session. The meeting will no longer be recorded and broadcasted.

**JMD** motioned to move to Executive Session.

**GM** seconded.

**Vote- 4-0, unanimous. Motion Carried.**

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

**Minutes Approved By:\_\_\_\_\_Date:\_\_\_\_\_**