

**Salisbury Planning Board  
Meeting Minutes**

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**Date: Wednesday, March 28, 2018**

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

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

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

**PB Members Absent:** Chair Helen “Trudi” Holder (TH)

**Also Present:** Assistant Planner Bart McDonough (BMD), Planning Board secretary Sue Johnson (SJ)

Vice Chair Gina Park brought the meeting to order at **7:00 p.m.** in the Colchester Auditorium, Salisbury Town Hall. Announced, per opening meeting law, that the meeting was being recorded.

**New Business**

- a. **Signing of Plans and Permits** - nothing to be signed
- b. **Request for Certificate of Completion and Bond Release – 67 Main Street – Diner Rat Realty Trust**

Dave Pritchard (DP) stated that he bought the property 10-15 years ago and since then has purchased most of the abutting properties. DP stated that he put a berm on the rear of the property and planted evergreen trees.

**DE – motioned to grant the Certificate of Completion and Bond release of \$15,000.00. JMD seconded. Motion passed: 5-0 unanimous. Motion Carried.**

- c. **Request for Site Plan Modification and Certificate of Partial Completion – 158 Elm Street – Wrangler Realty Trust**

**BMD** stated that this has been an ongoing project and was approved back in 2017 with the intention that a parking modification would happen. Since then the project has been completed but there are still outstanding issues. One of the issues was the cars across the street which have been removed another issue is parking and in a meeting with the applicant, Lisa Pearson (LP) and **BMD** they came up with a few areas where parking should go and believes a site visit would be best. The Board agreed that Monday, April 2, 2018 at 6pm would work.

**GM** asked why if this was already a car dealership why we are discussing where to park display cars. **BMD** stated that previously it had not been zoned for display parking in the past. **DE** stated that this is already an approved site plan and asked if it was just the visitor parking that was debatable. **BMD** replied that it was visitor parking and storage space. **DE** said this was already approved. **BMD** stated that in the decision the applicant had to come back with a modified plan regarding size of parking space and location and that was the reason for the site visit. **DE** stated that this was sent to the zoning board. **BMD** stated the zoning board did not make a decision. **DE**



stated that it seems like there is no way to resolve this. **GM** asked why are we revisiting this as it has always been a car dealership. **BMD** replied that display vehicle parking (front of building) is an issue and storage vehicle parking (side & back of building) is another issue. The idea of the site visit is to separate where the customers park, where the storage vehicles are parked and a safe transition for the customer from the building to the storage area while being attended by a sales person. This issue is configuration and the size of the parking space. Another thing that needs to be looked at is if the storage parking needs to be delineated. **DE** stated that the building inspector already issued a building permit for this. **BMD** replied yes. **DE** said if the site plan had already been approved and the building inspector already issued the building permit why are we revisiting. **GM** agreed with **DE** and asked why this is in front of the board again. **BMD** stated it is because we want to make this the best layout as possible and believes the site visit will achieve that.

**d. Request for Site Plan Modification – 138 Elm - Kimberly Realty Trust**

**BMD** stated that there were a few clerical errors in the decision. The site plan and the decision were not dated and throughout the plan it stated the wrong date of February 14, 2018 and should have been February 4, 2018. The applicant just wanted to clarify the decision to prevent any complications in the future. **DE** motioned to accept the edits on the site plan. **LM** seconded. **Vote: 5-0 unanimous. Motion Carried.**

**Public Hearing 7:10pm**

**a. Cont. Public Hearing: A major site plan filing by Pensco Trust Company & Riverside Contracting INC Employee Pension Trust for property located at 70 Brissette Avenue Salisbury, MA. Proposed work is to redevelop the lot to construct 4 single family housing units.**

Arthur Broadhurst (**AB**) gave brief history stating that there were 3 units on 4 lots. He applied for a special permit to have 4 units on one lot to make them conforming. A special permit was granted through zoning after which the planning board was presented with an ANR to combine the 4 lots. Each home will have 5 parking spaces 3 under, 2 in front and a spillover area for visitors. Driveways will be open cell turf stone pavers which will allow for drainage and from the property line to the road will be hot topped. Between each driveway will be crushed stone. There will be two 12' curb cuts for each driveway. **DE** asked about the change in the orientation of the building. **AB** replied that it was changed to one address for safety reasons (i.e. 911 phone calls). **DE** asked if there would be curbing where the driveway meets or just open to Brissette. **AB** replied that there is no curbing on the street at all. **GP** suggested a berm with landscaping in between the 2 driveways and before and after the driveways. **AB** said that they would be willing to do that. **GP** asked about lighting. **BMD** stated the lighting is Dark Sky compliant. **GP** asked what is outstanding. **BMD** stated that we still need comments from DPW and he will ask the DPW Director for clarification on the curbing. **DE** asked what the DPW sited for the reason for the 12' curb cut. **AB** stated that the regulation for one lot is that you were allowed one 24' curb cut. **AB** stated since it is a larger lot that the curb cut could be cut in half to two 12' curb cuts. **DE** is wondering if something else could be done in regards to the curb cut size. **BMD** suggested speaking with the DPW director for other alternatives. **DE** would like to see driveways for each unit. **GP** asked if they would need a variance for that. **DE** stated that he thought they could do something with it if it was under the subdivision control bylaw. **BMD** stated that the subdivision control bylaws are used as a reference



and that we could look into if it could be waived. **AB** would like to see it waived. **DE** stated that if it were waived and if driveways were created so that people could drive directly to their parking spaces it could potentially reduce the number of pavers, increase the plantings and better the aesthetics.

**DE** asked if more could be done to the buildings to make them more aesthetically pleasing. **AB** stated that they could add trim to the buildings and mentioned that he was going to own one and would like to make it as nice as possible. **AB** stated that they could add trim around the windows. **GP** asked if they could add more windows or change the style of the siding. **AB** stated that they were willing to make changes. **DE** asked how the height of the first floor was determined **AB** replied that it was based on **AB** stated that it was based on keeping the elevation one foot under the height requirement **DE** asked what is the lowest height of the structure. **AB** replied that it is 7' 6". **GP** stated that in the next meeting they would take a look at the architecture, landscaping plan and possibly revising the driveway plans. **GM motioned to continue to 4/11/2018 at 7:10pm** **JMD seconded. Vote: 5-0 unanimous. Motion Carried.**

- b. Cont. Public Hearing: A major site plan and special permit filing by Big Block Development Group for properties located on 8, 16 & 18 Broadway and 6-28 Ocean Front South Salisbury, MA. Proposed work is to construct a mixed-use redevelopment comprising 240 residential units, 6,500 square feet of commercial space and a large parking lot.**

**DE motioned to continue to 4/11/2018 at 7:10pm GM seconded.**

Discussion:

**DE** stated that 4/11/2018 could be the last meeting before the deadline for a decision and asked how can we be sure that the Planning Board has all the information necessary to establish possible conditions or other criteria prior to that meeting. **BMD** stated that the draft will need to be finalized and then the Planning Board can send the letter of outstanding conditions to the applicant so that they can have all of their plans finalized and sent to the Board. **DE** asked if we could provide a draft approval including the draft conditions prior to April 11<sup>th</sup>. **BMD** stated that he could provide this.

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

### **3. Other Business**

- a. Discussion regarding zoning changes for May 2018 Town Meeting.**

#### **1. Recreational Marijuana**

- a. Workshop has held on March 19, 2018
- b. The workshop identified additional properties that needed to be included as restricted parcels
- c. A new draft has been produced based on the workshop. Please reference the draft to view changes which will be provided to you tonight

#### **2. Tree Bylaw**

- a. The second workshop was held on March 21, 2018.
- b. During the workshop, discussions occurred around the following topics:



- a. The amount of acreage that triggers the bylaw;
- b. Type of work that triggers the bylaw;
- c. The creation of a low impact;
- d. Transplant option for developers; and
- e. Side yard buffers for abutting residential uses

### **3. Zoning Change for Memorial School**

- a. LTA request is in the process so as to create a proposed zoning map
- b. Purpose of the change is to change the zoning from R-2 to Village Commercial in order to make the property more conforming to it anticipated use.

### **4. Zoning Map**

- a. Staff or MVPC will have to update the map to match current zoning conditions.

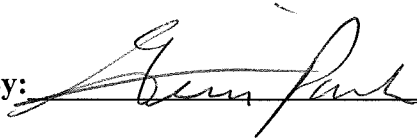
### **4. Adjournment**

LM motioned to adjourn the meeting DE seconded

**Vote: 5-0, unanimous. Motion carried.**

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

Minutes Approved By:



Date:

5-9-2018

