

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, September 12, 2018

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

Time: 7:00 p.m.

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

PB Members Absent: None

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

Don Egan 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.

1. New Business

- a. Signing of Plans / Permits – Nothing to be signed

2. 7:10 Public Hearings

- a. None

3. Other Business

- a. Discussion in regard to potential zoning amendments for Town Meeting.

DE stated that the Board has discussed the possibility of updating the Zoning Bylaws to take care of some inconsistencies regarding definitions. **DE** stated that **BMD** has prepared a list of definitions as well as the Table of Uses and asked **BMD** to give an overview of what the Board is trying to accomplish. **BMD** stated that the Board needs to take care of any inconsistencies and to update places where definitions are too vague or out of date. **BMD** stated that the Table of Uses had not been updated in approximately 10 years. **BMD** asked the Board to look at our current Table of Uses, compare to other communities and advise on what you think should be in Salisbury’s revised Table of Uses. **BMD** stated that the staff had a meeting today and hashed through a lot of the Table of Uses which he will prepare for the Board for Friday (9/14/18). **BMD** stated that it would be very helpful if the Board could provide feedback so it could be incorporated into the master document which he will send on Friday. **DE** stated that the next Planning Board meeting is 9/26/18 which would give the Board plenty of time to review. **BMD** stated that on 9/26/18 the public hearing will be held. **DE** stated that the Board does not have a draft amendment. **BMD** stated that it is a work in progress. **DE** asked if anything had been submitted to the Town Clerk for a warrant article. **BMD** replied no. **DE** asked what the deadline was. **BMD** replied that it depends

on who submits and stated that he thought it was the 9/21/18 but if the Town Manager submits it would be later (10/5/18). **DE** asked that if the Board had enough changes would there still be enough time to vote on it on the 9-26-18 and have a public hearing afterwards. **BMD** replied that it could be continued after 9-26-18 to the next meeting and still have time to make the deadline for Town Meeting. **DE** asked how the Board would vote to have anything submitted before the 9/26/18 and went on to state that there can't be a public hearing until it is submitted. **BMD** stated that it would have to be noticed and went on to state that before the 9/26/18 meeting the Board would have a draft that they could review. **LM** asked if there could be workshops to get public input. **BMD** replied that there could be a workshop prior to the next public hearing. **JMD** asked **BMD** if there were particular areas that the Board should focus on. **BMD** replied commercial. **GP** asked **BMD** to send the Board copies of the zoning map in color. **BMD** replied that the map is available on the Town's website and he would also email it to the Board. **DE** stated that in the past there have been proposed uses that came before the Planning Board or before the Zoning Board that didn't exist in the tables and went on to ask if anyone was keeping a list. **BMD** stated that one of the items was self-storage and display vehicle storage. **DE** stated that valet parking lots should be added. **BMD** suggested that the Board should look into changing the Inclusionary Bylaw as there is a misunderstanding as to when it goes into effect. **DE** stated that the proposed bylaw replacement for inclusionary housing will change some of the language and that the intent and the application will stay the same and asked if **BMD** could supply the Board with a marked up version showing the strikethroughs. **BMD** replied yes. **BMD** stated that last spring the Board recommended to change the duties of the Building Inspector (**BI**) to have everything listed by map and lot rather than by address which did not make it onto the warrant for the Spring Town meeting but will be on the Fall Town Meeting and that the Board would have to re-hear it and make a recommendation or not. **DE** asked what the date of Town Meeting was. **BMD** replied 10/22/2018. **BMD** stated that the duties of the **BI** would be on 10/10/18 agenda and the inclusionary housing would be on 9/26/18 agenda. **BMD** stated that there will be an amendment proposal to exempt Town facilities and buildings from zoning which will be heard on 10/10/18 also. **BMD** told the Board that he would have everything to them to review on Friday (9/14/18) and would like them to submit comments by the middle of the following week to be incorporated into a final draft.

b. Discussion in regard to the Tree Bylaw for Town Meeting

DE asked if the Tree Bylaw needed to be voted on by the Planning Board. **BMD** replied no and it has been provided to them for informational purposes and input. **DE** asked what the deadline was to provide feedback. **BMD** asked the Board to get any feedback to him next week and he would pass the information along to the Conservation Agent. **LM** asked if the Town Manager was submitting the Tree Bylaw. **BMD** replied yes.

Other Business Continued

GP stated that she had attended a Newburyport Planning Board meeting and went on to state that they have a similar waterfront project before them. **GP** stated it was reassuring that Newburyport was dealing with the same questions and concerns that Salisbury had with the massing and density and that the public was overwhelmingly interested in variation in architecture, roof heights, not having one massive dense building and keeping connectivity to the public realm. **GP** went on to state that the public did not want to see it become a gated community for only a select few. **GP** stated that Newburyport's Planning Board was also very interested in the traffic flow and how this project would impact their City. **GP** stated that it was an interesting meeting and that they had a lot of the same concerns that Salisbury had. **DE** thought that it was great that she had the opportunity to attend this meeting.

- c. Minutes: July 11, 2018
GP motioned to approve.
JMD seconded.
Vote: 5-0, motion passed.
- d. Minutes: July 25, 2018
JMD motioned to approve.
LM seconded.
Vote: 5-0, motion passed.
- e. Minutes: August 8, 2018
LM motioned to approve.
JMD seconded.
Vote: 5-0, motion passed.

4. Executive Session

- a. **Executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation: Big Block Development Group v. Town of Salisbury Planning Board.**

DE stated that the following people would be attending the executive session:
DR, LM, DE, GP, JMD, GM, BMD and SJ.

JMD motioned to go to executive session and at the end of the executive session the meeting would be adjourned.

LM seconded.

Roll Call Vote:

LM – yes

DE – yes

GP – yes

JMD – yes

GM – yes

DR - yes

Motion passed.

5. Adjournment

Roll Call Vote:

LM – yes

DE – yes

GP – yes

JMD – yes

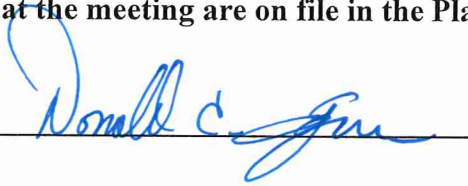
GM – yes

DR - yes

Motion passed.

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

Minutes approved by: _____



Date: _____

