

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, September 11, 2019

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

Time: 7:00 p.m.

PB Members Present: Chair Don Egan (DE), Clerk, Gil Medeiros (GM), John “Marty” Doggett (JMD) and Deb Rider (DR).

PB Members Absent: Louis Masiello (LM)

Also Present: Assistant Planner Bart McDonough (BMD) and Planning Board Secretary Sue Johnson (SJ).

DE 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
- b. **Approval of inclusionary housing payment pursuant to §300-79 of the Zoning Bylaws of the Town of Salisbury**—245 North End Boulevard (Assessor’s Map 34, Lot 29) - 255 North End Boulevard (Assessor’s Map 34, Lot 30)—Request made by S&S LJS, LLC.

BMD stated that the applicant was not present but they did agree to the language in the draft for the Affordable Housing Inclusionary Contribution.

DR motioned to accept and enter into an agreement with S&S LJS, LLC for housing contribution payments pursuant to 300-79 of the Zoning Bylaws of the Town of Salisbury for properties located at 245 North End Boulevard, 247 North End Boulevard, 249 North End Boulevard, 251 North End Boulevard, 253 North End Boulevard and 255 North End Boulevard.

GM seconded.

Vote: 4-0, motion passed.

- c. **Cont. Minor site plan modification request**—138 Elm Street (Assessor’s Map10, Lot 179) — Request made by BradKu Inc.

Brad Kutcher (**BK**) stated that he was the applicant, developer and owner of 138 Elm Street. **BK** stated that he would like to tie his building into an artesian well. **BK** stated that the well produces 30 gallons of water per minute. **BK** stated that they would like to use it for Phase I for the office which has one bathroom and one sink and also for irrigation. **BK** stated that when they begin Phase II they will run a 6” main for the 10,000sf building for the sprinkler system. **GM** asked what the timeframe was before beginning Phase II. **BK** replied that he hopes to start Phase II next year. **DE** asked why **BK** wanted to use a well versus town water. **BK** stated that when he bought the property there were 3 curb stops on the plan. **BK** stated that they only found one curb stop that belongs to his site which is actually being used by his neighbor who was mistakenly tied in by Pennichuck. **BK** stated when it is time to connect the other building he will have a 6” water main brought in and tie both buildings into it. **BK** stated that after he brings in the water main he would like to still be able to use the well for irrigation. **BMD** stated that the Board of health would need to approve the well. **BK** stated that testing is currently being done.

GM motioned to approve the minor site plan modification request to connect temporarily to connect the Phase I building to the well until Phase II commences contingent on the prior conditions and Board of Health approval.

DR seconded.

Vote: 4-0, motion passed.

2. Public Hearings—7:10 pm

- a. None

3. Other Business

- a. None

4. Correspondence

- a. **Zoning Amendment Public Hearing Announcement from the City of Newburyport Planning Board** – DE briefly reviewed the letter.
- b. **Minutes:** June 26, 2019
JMD motioned to approve.
DR seconded.
Vote: 4-0, motion passed.
- c. **Minutes:** July 24, 2019
DR motioned to approve.
JMD seconded.
Vote: 4-0, motion passed.
- d. **Minutes:** August 14, 2019
GM motioned to approve.
DR seconded.
Vote: 4-0, motion passed.

5. Adjournment

JMD motioned to adjourn.

DR seconded.

Vote: 4-0, motion passed.

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

Minutes approved by: 

Date: 11/13/19