



**Place: Salisbury Town Hall, 5 Beach Road & Remotely Via  
Zoom  
Time: 7:00 pm**

PB Members Present: Chairperson, John “Marty” Doggett (**JMD**), Vice Chairperson, Deb Rider (**DR**), Clerk, John Schillizzi (**JS**), Gil Medeiros (**GM**), and Alternate, Warren Worth (**WW**)

PB Members Absent: None

Also Present: Assistant Planner, Danny Ruiz and Planning Board Administrative Assistant, Ellie Cornoni

**JMD** brought the meeting to order at 7:01 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

**JMD** gave a brief eulogy for Louis Masiello:

**Two weeks ago, we lost a friend, colleague, mentor and dedicated public servant. Lou Masiello was a man of deep faith who loved his family and who possessed a natural exuberance that gave him an optimistic world view.**

**Lou employed the notion of *civic virtue* that our founding fathers envisioned for the citizens of the New Republic. He served on numerous boards bringing wisdom and pragmatic common sense to the proceedings. His guiding principle was always what is in the Town’s best interest. We are all better for knowing and walking with him.**

**Our sincere condolences go out to Diane and his extended family.**

**1. New Business – 7:00 pm**

**a. Lafayette & Main Design Guidelines** – Tyler Maren from Barrett Planning Group will be making a presentation on the draft design guidelines.

- Tyler Maren shared a presentation on the draft guidelines for the Lafayette and Main Design Guidelines.
- **GM** asked if the plan is mostly for commercial
  - Tyler responded, it is mostly for commercial but there is a mixed-use residential component.
- **GM** stated he does not want the interior light guideline in the document.
  - **DR** stated she believes it is more so for the lighting that would be harsh or reach the outside.
  - **GM** reiterated he thinks the word interior should be stricken.
  - **JMD** informed Tyler is would be good to rework the language.

- **DR** asked if the guidelines should state the guidelines, and state what is discouraged. She thinks the word “preferred” should be stricken.
- **Danny Ruiz** recommended having the Board submit written comments and feedback to the Planning Department by the next Planning Board on December 28, 2022 to give to Tyler to incorporate into the next draft submittal.

- b. **2023 Planning Board Meeting Schedule** – The Planning Board will be reviewing and voting on the new proposed 2023 Planning Board Meeting schedule.

**GM motioned to approve the 2023 Planning Board Meeting Schedule. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

- c. **207 Beach Road (Map 28, Lots 249-260)** – Partial Certificate of Completion – Applicant is requesting a partial certificate of completion for 52 Old County Road and 54 Old County Road. **Applicant:** Tom Patenaude

- **JMD** stated:
  - The applicant is requesting a Partial Certificate of Completion (CoC) on the two residential lots at 52 & 54 Old County Road.
  - The applicant is looking to close on the two residential lots this month.
  - The applicant needs to enter into an agreement with the Town of Salisbury for the two affordable housing units that they are providing with the 14-unit condominium project. The final agreement is still being worked on with Department of Housing and Community Development (DHCD) but an interim agreement has been written up by Town Counsel. The Planning Board will have to recommend this interim agreement to the Board of Selectmen for their December 19<sup>th</sup> meeting. This would make the applicant responsible for the affordable units while the final agreement gets finalized with DHCD.
  - The Planning Department met with the applicant on Tuesday. The partial CoC shows the conditions that were worked out and agreed on. The conditions specifically spell out the expectations and timing on when information is required.
- **DR** stated she is pleased with the interim affordable housing agreement.
- **WW** stated he agrees with DR.
- **GM** asked about the flooding
- The applicant, Tom Patenaude, stated there has not been any flooding on the property. The flood elevation is at level 9 and needs to be at 9.2 to be completed. It is in the process but they are just in the beginning phases.
  - **GM** stated he would like to get this issue resolved before the rest of the project is approved.

**DR motioned to recommend the interim affordable housing agreement for 52 and 54 Old County Road to the Board of Selectman for their December 18, 2022 meeting. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

**JS motioned to issue the Partial Certificate of Competition for the 3 residential units located at 52 and 54 Old County Road with conditions 1-4 as stated in the Partial Certificate of Completion, WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

**1. Public Hearing - 7:10 pm**

- a. 163 Elm Street (Map 9, Lot 31) – Site Plan Review Application – Construct 2 commercial buildings with an associated gravel storage area. **Applicant:** F&D Realty LLC (continued from 7/13/22, 9/14/22, 9/28/22, 10/12/22, 11/9/22)**

- **JMD** stated the applicant has requested a continuance to the January 11, 2023 Planning Board meeting.

**GM motioned to continue the Site Plan Review for 163 Elm Street to the January 11, 2023 Planning Board meeting. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

- b. 100 Forest Road (Map 26, Lot 5 & 7) – Flexible Residential Development Special Permit – Construct a 7 Flexible Residential Development with an associated Open Space in the back of the project. **Applicant:** Old Silver Estuary On Little River LLC (continued from 8/24/22, 9/28/22, 10/12/22)**

- **JMD** stated Applicant has requested a continuance to the January 11, 2023 Planning Board Meeting. He also stated the applicant has signed an extension of time for the Planning Board to act on this application. The 90-day extension concludes on March 22, 2023.

**JS motioned to continue the Flexible Residential Development Special Permit of 100 Forest Road to the January 11, 2023 Planning Board meeting. DR seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

- c. 100 Forest Road (Map 26, Lot 5 & 7) – Definitive Subdivision Application – Proposed construction of a 710 FT, 26 FT wide roadway servicing a 6-lot subdivision. **Applicant:** Old Silver Estuary On Little River LLC (continued from 8/24/22, 9/28/22, 10/12/22)**

- **JMD** stated Applicant has requested a continuance to the January 11, 2023 Planning Board Meeting. He also stated the applicant has signed an extension of time for the Planning Board to act on this application. The 90-day extension concludes on March 22, 2023.

**GM motioned to continue the Definitive Subdivision Application of 100 Forest Road to the January 11, 2023 Planning Board meeting. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

- d. 159 Beach Road (Map 28, Lot 1) – Site Plan Review Application – Proposed construction of 14 lot with 10 duplexes and 3 single family homes for a total of 23 units. **Applicant:** Larkin Real Estate Group, Inc. (continued from 8/24/22, 9/28/22, 10/26/22, 11/9/22)**

- **JMD** stated the applicant has submitted preliminary revised plans for viewing.
- Attorney Donald Borenstein, of Johnson & Borenstein, LLC, Andover, MA, gave a presentation on behalf of the project.
  - Donald stated the team has taken in a lot of feedback from the Planning Department, expert feedback and citizen feedback.
  - He stated the design plan is a rough draft currently but they wanted to portray the revised concept.
  - He stated some differences between the new sketch and the original:
    - The original plan had 7 curb cuts the newer plan has only 3 curb cuts.
    - The plan has been reduced from 23 units to 19 units.
    - The site line issues for the driveways onto Old County Road has been eliminated.
    - This new design plan allows for more snow storage on the property. It allows for saving some of the existing trees.
    - The idea is for a more traditional condominium site as opposed to the individual rental units.
- **JMD** asked about what was previously proposed to be parking spaces along the far left.
  - Don stated yes, that area will now be dedicated to greenspace.
- **JMD** asked about the idea of a sidewalk being added to Old County Road.
  - Don stated that can be discussed with the planning team.
- **JMD** asked about the street facing sides of the units.
  - Don stated he believes the Board will get more out of waiting for visual renditions at a later date. He assured the Board aesthetics will be a big part of the design. \
- **GM** mentioned he would like to see language prohibiting the units from being seasonal rentals even if they are sellable units.
- **GM** asked about number of bedrooms.
  - Larking responded, the bigger units would be 3 bedroom and the smaller would be 2 bedrooms.
- Don stated the plan does proposed full parking standards. There would be parking underneath the units.
- **JMD** asked about guest parking.
  - Don responded by saying there are moderate guest parking spaces within the site.
- **DR** stated the side walk on Old County Road would discourage parking along that road.
  - She mentioned she would like to see how people would be able to access the side walk on Beach Road, whether it be a pathway or footpath.

- Don said they would like to add a connection from the shared driveway to the side walk on Beach Road. They are thinking about emergency vehicle entry ways without allowing ordinary vehicle cut throughs.
  - Danny Ruiz stated the Planning Department had spoken with the Fire Department about the emergency Vehicle access and there are pavers that would allow the emergency vehicles without seeming like access to the public as a cut through.
- Chuck Shaw - 13 Old County Road - gave public comment on their immense disapproval for this project.
  - Glen Cipolla – 7 Old County Road – gave public comment on their disapproval for this project.
  - Vincent Barsalou – 5 Old County Road – gave public comment on their disapproval for this project.
  - Ron April – 1 Michael’s Way – gave public comment on their disapproval for this project.
  - Richard Daigle – 191 Beach Road - gave public comment on their disapproval for this project.
  - David Holsher – 1 Old County Road – gave public comment on snow removal and storage.

**GM motioned to continue the Site Plan Review for 159 Beach Road to the January 11, 2023 Planning Board meeting. DR seconded this motion. Roll call was taken, three (3) members voted in favor, 2 abstained (JS and WW). Motion passed.**

## **2. Other Business**

### **a. Minutes**

- 4/28/21

**GM motioned to approve the 4/28/21 Planning Board meeting minutes. DR seconded this motion. Roll call was taken, four (4) members voted in favor, one (1) abstained (WW). Motion passed.**

- 11/10/21

**GM motioned to approve the 11/10/21 Planning Board meeting minutes. JS seconded this motion. Roll call was taken, four (4) members voted in favor, one (1) abstained (WW). Motion passed.**

- 12/8/21

**GM motioned to approve the 12/8/21 Planning Board meeting minutes. DR seconded this motion. Roll call was taken, four (4) members voted in favor, one (1) abstained (WW). Motion passed.**

- 1/12/22

**DR motioned to approve the 1/12/22 Planning Board meeting minutes. JS seconded this motion. Roll call was taken, four (4) members voted in favor, one (1) abstained (WW). Motion passed.**

- 9/28/22

**WW motioned to approve the 9/28/22 Planning Board meeting minutes. JS seconded this motion. All members (5) voted in favor. Motion passed.**

- 10/12/22

**DR motioned to approve the 10/12/22 Planning Board meeting minutes. WW seconded this motion. All members (5) voted in favor. Motion passed.**

- 10/26/22

**DR motioned to approve the 10/26/22 Planning Board meeting minutes. GM seconded this motion. All members (5) voted in favor. Motion passed.**

- 11/9/22

**WW motioned to approve the 11/9/22 Planning Board meeting minutes. JS seconded this motion. All members (5) voted in favor. Motion passed.**

### **3. Old Business**

- None at this time

### **4. Correspondence**

- None at this time

### **5. Adjournment**

**GM motioned to adjourn. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

**Meeting adjourned at 9:12 pm**

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

Minutes approved by: JL M Pygett

Date: 1/11/23