



Date: February 9, 2022

Place: Salisbury Town Hall, 5 Beach Road & Remotely Via Zoom

Time: 7:00 pm

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

PB Members Present via Zoom: Lou Masiello (**LM**) and Don Egan (**DE**)

PB Members Absent: None

Also Present: Director of Planning Lisa Pearson, and Planning Board Secretary, Sue Johnson

JMD brought the meeting to order at 7:00 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. New Business – 7:00 pm

2. Public Hearing - 7:10 pm

- a. Request for Site Plan Approval for a six (6) residential condominium building at **30-32 Cable Ave** (Map 32, Lots 46 & 48) on a .16 +/- acre site in the Beach Commercial Overlay zoning district. Applicant: Damon Amato. (Cont. 11-10-21, 12-8-21, 1-12-22, 1-26-22)

- **JMD** stated this project is still waiting on reviews and responses. They have requested a continuance to next Planning Board meeting on February 23, 2023.

GM motioned to continue the Request for Site Plan Review for 30-32 Cable Ave to the February 23, 2022 Planning Board meeting. DR seconded this motion. All members (5) voted in favor. Motion passed.

- b. Request for Amendment to Site Plan Approval at **187 Lafayette Road** (Map 19, Lot 296). Proposed change: Boundary adjustment with 191 Lafayette with associated modifications to parking in the Lafayette & Main Commercial District Subdistrict B and Recreational Marijuana Overlay District. Applicant: Root & Bloom. (Cont. 1-26-22)

- See below for discussion of **187 Lafayette Road and 191 Lafayette Road.**

- c. Request for Amendment to Special Permit Approval at **187 Lafayette Road** (Map 19, Lot 296). Proposed change: Boundary adjustment with 191 Lafayette with associated modifications to parking in the Lafayette & Main Commercial District Subdistrict B and Recreational Marijuana Overlay District. Applicant: Root & Bloom. (Cont. 1-26-22)

- See below for discussion of **187 Lafayette Road and 191 Lafayette Road.**

- d. Request for Site Plan Approval at **191 Lafayette Road** (Map 19, Lot 4). Proposed use: Development of a 4,588sf marijuana retail facility & a 6,166sf brewery with accompanying parking & other appurtenances in the Lafayette & Main Commercial District Subdistrict B and Recreational Marijuana Overlay District. Applicant: 191 Lafayette Road LLC. (Cont. 1-26-22)

- See below for discussion of **187 Lafayette Road and 191 Lafayette Road.**

- e. Request for Special Permit Approval at **191 Lafayette Road** (Map 19, Lot 4). Proposed use: Development of a 4,588sf marijuana retail facility & a 6,166sf brewery with accompanying parking & other appurtenances in the Lafayette & Main Commercial District Subdistrict B and Recreational Marijuana Overlay District. Applicant: 191 Lafayette Road LLC. (Cont. 1-26-22)

- Adam Costa, Talerman, Mead & Costa, spoke on behalf of the applicant.
 - He stated he would like to clarify the only combining of these two properties is for discussion purposes only. The properties themselves are not being combined because they have two separate owners.
 - The reason for the substantial amount of applications is to adjust the lot line at 191 Lafayette Road which trickles into adjusting the Site Plan for 187 Lafayette Road to modify the lot line and adjust the parking along the boundary.
 - He stated the applicants are willing to add as a condition to the decisions to account for the cross easements on each property to allow the other access to their property.
 - The goal is to allow more connectivity between these two sites for not only the owners but the patrons and delivery vehicles and personnel.
 - He said they had successfully had the site visit with the board members as well as abutters and other members of the public.
 - He stated that he believes the engineering concerns have been addressed and approved by the Town Engineer, Joe Serwatka, the remaining concerns were suggested to be conditions of the decision.
 - He stated there was a concern about noise, specifically the outdoor seating portion of the brewery. He said in regards to music and entertainment they would be getting an entertainment license from the Board of Selectmen who have every right to impose restrictions as they see fit for the establishment. He stated they are proposing an engineered sound wall towards the rear of the property between the outdoor seating area and the abutting neighbors. He stated there would also be a sound dampening wall as well. He said they are welcoming to making these sound barriers conditions of approval.
 - He discussed hours of operation with the Board.
- Kim Turner, KD Turner Design, discussed the updated landscape plan.
 - She stated since the last public hearing they have increased the number and height of the ever-green trees lining the back of the property and abutters lines.
- GM suggested making the “dead space” between fences snow storage.

GM motioned to close the public hearing for the Request for Amendment to Site Plan Approval at 187 Lafayette Road. DR seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

GM motioned to accept the amendment to the Site Plan Approval at 187 Lafayette Road with the provisions of cross easements between 187 Lafayette Road and 191 Lafayette Road be recorded and the installation of a split-rail fence on the back boundary of the 187 Lafayette Road. LM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

DR motioned to close the public hearing and accept the request for Amendment to Special Permit Approval at 187 Lafayette Road with the same provisions as stated in the motion to accept the Amendment to the Site Plan Approval. GM seconded this motion. Roll call was taken, all members (5) voted in favor.

DR motioned to continue the Site Plan Approval and Special Permit Request for 191 Lafayette Road to the February 23, 2022 Planning Board meeting. GM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

* JMD took agenda item 3a “minutes” out of order*

3. Other Business

a. Minutes

DR motioned to accept the June 9, 2021 Planning Board meeting minutes. DE seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

LM motioned to accept the June 23, 2021 Planning Board meeting minutes. DR seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- f. Request for Site Plan Approval at 207 Beach Road (Map 28, Lot 10). Proposed use: 14 Residential units are proposed (6 duplexes & 2 single family dwellings) along a proposed 24ft wide paved driveway and 2 additional duplexes along Old County Road in the Beach Commercial Zoning District. Applicant: Tom Patenaude.
- Chris York, Millennium Engineering, spoke on behalf of the applicant.
 - He stated the last time this project was in front of the Board was in August of last year. At that time there were some outstanding concerns, one being the pump station and meeting the DPW’s concerns which they have addressed.
 - He gave a brief overview of the project, noting the new plans include 2 additional duplexes.
 - Louis and Cheryl Papandrea – 41 Old County Road – gave public comment voicing concerns about flooding, elevation and the pump station.
 - Sandy Chain - 45 Old County Road – gave public comment voicing concerns about flooding.
 - Tom Patenaude, the Applicant, gave an overview of how they are going to upgrade the pump stations.
 - DR asked if there was a luminaire plan.

- Chris York replied there is not. The lighting is going to be typical of a traditional single-family residential home.
- **DR** said she would like to see an updated plan.
- **DR** asked what the difference is between the main units and the new ones.
 - Chris York replied the new units are narrower than the main development.
- **JMD** asked Chris York to explain what a rain garden is.
 - Chris York stated it's an infiltration system containing plants that are able to withstand certain amounts of standing water. They have sandy bottoms and are above the water table.
- **LM** stated he had concerns about flooding, he said he is pleased to see the site filled by two feet. He asked if there was any data showing that the two feet of fill will be sufficient in preventing flooding of the homes.
 - Chris York said they are raising the driveway in the development.
 - **LM** stated he believes there should be more thought given if 9 feet will be enough down the line in terms of flooding.
 - Chris York stated that this project is also in front of Conservation Commission and being reviewed by a Wetland Scientist, Mary Rimmer.
- Eric Botterman, Millennium Engineering, gave comments on the pump station and elevations.
- **DR** stated the Affordable Housing Trust has been meeting with Tom Patenaude and although he does not need to have affordable units, he has offered to have 2 affordable units on site. They are currently working on the logistics.

DR motioned to continue the Request for Site Plan Approval for 207 Beach Road to the February 23, 2022 Planning Board meeting. LM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- g. Request for Site Plan Approval at **156 Bridge Road** (Map 14, Lot 4). Proposed use: Service garage with second floor apartment in the Commercial Zoning District. Applicant: Jamil Jouraij.
- Chris York, Millennium Engineering, gave a brief presentation on behalf of the applicant.
 - The current site has been vacant.
 - They are going to narrow the curb cut to 24' along the roadway.
 - The above ground pump station will be moved underground and updated.
 - The drainage is all overland flow that will be treated and discharged. This project will be going in front of the Conservation Commission.
 - There is an existing utility pole at the entrance of the site with a street light on it.
 - The applicant wants to put in a fence along the property line with the abutting properties.
 - **DE** asked if there are any plans to sell used vehicles at this location.
 - The applicant, Jamil Jouraij, replied no there is not.
 - Rich Capolupo – 141 – Bridge Road – gave public comment supporting the project and giving the applicant good luck.

GM motioned to continue the Request for Site Plan Approval for 156 Bridge Road to the February 23, 2022 Planning Board meeting. DE seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- h. Request for Special Permit Approval at **41 Gardner Street** (Map 6, Lot 133). Proposed use: A residential duplex with driveway access via an easement through the adjacent property at 39 Gardner Street in the Village Residential Overlay District. Applicant: Brad Kutcher.
- Chris York, Millennium Engineering, spoke on behalf of the applicant giving a brief overview. Stating this project was just approved at Conservation Commission the week prior.
 - He stated they are asking for waivers since this is a residential unit:
 - Waiver from the service and loading areas.
 - Waiver from the dumpsters.
 - Waiver from the stormwater drainage plan.
 - Waiver from the luminaire plan.
 - Waiver from the property line setback since there will be an easement for the driveway on the abutting property.
 - Waiver from the dwelling front facing the street since there is a wetland on the street side of the home.
 - **DE** stated one of the reasons for these design guidelines is to reinforce the neighborhood's feel for new builds. He asked if there was anyway to add to the sides of the house to make it conform more to the guideline even though the house will be side facing.
 - The applicant, Brad Kutcher, said he has updated the designs since he had gotten them ready to build. He said he is open to ideas to make the street facing side more appealing.
 - He said he could add more windows and shutter them as well. He said he could add more landscaping to the wetland area. He could wrap the porch around the side.
 - Lisa Pearson said 30' curb cuts are not allowed. The max is 24'.

GM motioned to continue the Request for Special Permit Approval for 41 Gardner Street to the February 23, 2022 Planning Board meeting. LM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

4. Other Business

a. Minutes

- See above.

b. MBTA Zoning

- Lisa Pearson explained what the passing of the new state bill will mean for the Town of Salisbury as an MBTA Adjacent Community.

5. Old Business

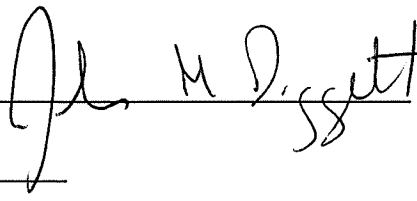
6. Correspondence

7. Adjournment

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

Meeting adjourned at 9:54 pm

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

Minutes approved by: 

Date: 9/14/23