



Date: February 8, 2023

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**), Clerk, John Schillizzi (**JS**), Gil Medeiros (**GM**), Warren Worth (**WW**), and Alternate, Angelica Medina (**AM**)

PB Members Absent: None

Also Present: Director of Planning Lisa Pearson, and Planning Board Administrative Assistant, Ellie Cornoni

JMD brought the meeting to order at 7:03 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. **New Business – 7:00 pm**

- a. **442 North End Boulevard (Map 36, Lot 178)** – Form A (ANR) – The purpose of this plan is to divide existing Lot 23 – Block G – 6,202.5 S.F. shown on Land Court Case 3200-XV into proposed Lots 870 & 871. Proposed Lot 871 is to be combined with existing Lot 1 (Map 36, Lot 140).
- Jeffrey Hofmann, spoke on behalf of the applicant, The Girl’s Land Trust
 - He stated that proposed lot 871 is not a buildable lot in itself, so it will be conveyed into existing lot 1.
 - Lisa Pearson, Director of Planning, stated this is a simple Form A and the only reason for Town Counsel to get involved is because of prior legal actions surrounding these lots. However, this conveyance will not affect anything negatively.

JS motioned to endorse the Form A (ANR) for 442 North End Boulevard. GM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

2. **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, 12/14/22, 1/25/23)
- **JMD** stated the applicant is still working with Conservation Commission and is not reappearing at the Conservation Commission meeting until February 15th. He stated that the applicants have asked for a continuance to the February 22nd Planning Board meeting.

GM motioned to continue the Site Plan Review for 163 Elm Street to the February 22, 2023 Planning Board meeting. WW 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, 11/9/22, 12/14/22, 1/25/23)

- **JMD** stated the applicant is still working with Conservation Commission and is not reappearing at the Conservation Commission meeting until February 15th. He stated that the applicants have asked for a continuance to the February 22nd Planning Board meeting.

DR motioned to continue the Flexible Residential Development Special Permit for 100 Forest Road to the February 22, 2023 Planning Board meeting. JS second 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, 11/9/22, 12/14/22, 1/25/23)

- **JMD** stated that the applicants have asked for a continuance to the February 22nd Planning Board meeting.

JS motioned to continue the Definitive Subdivision Application for 100 Forest Road to the February 22, 2023 Planning Board meeting. DR 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, 12/14/22)

- **JMD** stated that the applicants have asked for a continuance to the February 22nd Planning Board meeting.

GM motioned to continue the Site Plan Review Application for 159 Beach Road to the February 22, 2023 Planning Board meeting. DR seconded this motion. Roll call was taken, four members voted in favor, 2 recused (JS & WW). Motion passed.

- e. **Lafayette & Main Design Guidelines** – The Planning Board will be reviewing and discussing the Lafayette & Main Design Guidelines. The Planning Board shall vote and adopt the final version of the design guidelines and will be included under §300-165 Lafayette-Main design guidelines

GM motioned to open the Public Hearing for the Lafayette & Main Design Guidelines. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- **JMD** stated, normally we would have voted on this matter tonight, however Tyler is not available to present and answer questions so it would be the Chair's recommendation to continue it for when we can have a presentation on it.
- Lisa Pearson recommended to the public if anyone is interested to read these guidelines and bring their questions or comments to the next planning board meeting on February 22nd, 2023. They can also call the Planning Department and give their comments to be read at the meeting.
- Lynn Welch – 50 Lafayette Road - Gave a public comment about the Lafayette and Main Design Guidelines, referring to the new Waste Water Pump Station being unaesthetically pleasing.

WW motioned to continue the public hearing for the Lafayette & Main Design Guidelines to the February 22, 2023 Planning Board meeting. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

3. Other Business

- a. Minutes: 1/11/23 & 1/25/23

GM motioned to approve the January 11, 2023 Planning Board meeting minutes. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

DR motioned to approve the January 25, 2023 Planning Board meeting minutes. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

4. Old Business

- None at this time

5. Correspondence

- None at this time

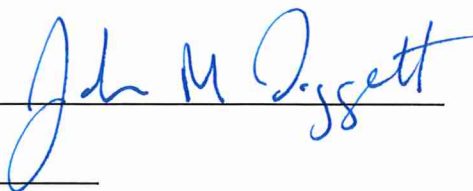
6. Adjournment

- None at this time

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

Minutes approved by: _____

Date: _____


3/8/23