

**Salisbury Planning Board
Meeting Minutes
Wednesday, December 10, 2014 7:00 p.m.**

PB Members Present: Don Egan (DE), Brendan Burke (BB), Berenice McLaughlin (BHM), Robert Straubel (RS) and Helen "Trudi" Holder (TH)

PB Members Absent: Lou Masiello

Also Present: Leah Hill, Asst. Planner, Lori A. Robertson, Planning Board Secretary

Time: 7:00 p.m.

Chairman Egan called the meeting to order at 7:07 p.m. in the Colchester Room, Salisbury Town Hall. **DE** announced, per the Open Meeting Law, that this meeting was being recorded and broadcast live via www.sctvmc.org/index.

1. New Business:

RS and TH reviewed the minutes and the video from the November 12, 2014 meeting. (according to the Mullins Law) **BHM** did not review either.

- a. Minor SPR-91 North End Blvd-Bell Atlantic Mobile of Massachusetts Corp, Ltd. d/b/a Verizon Wireless c/o McLane Law:** Attorney Christopher A. Swiniarski (CS) of McLane Law Offices addressed the board on behalf of the applicant. At the last meeting we stated we would come up with an alternative plan for the ground equipment. We submitted a revised plan. We offered option "b" page-Z-2B. (Goes over plan).

Abutter, Thomas Coelho (TC) of 93 North End Blvd. addressed the board. Is the height of the generator below the fence. **CS** stated the town fence is a 10' fence. We are 1' higher and setback a bit from the fence. The ground slopes down. It seems they are the same height.

Abutter, Don Coelho (DC) of 93 North End Blvd. addressed the board. I do appreciate the second option. I was wondering why you made two buildings out of it. **CS** stated when we came up with the design we thought this would be much better. The reason we put it here is because this obstructs the view less and keeps the generator further away from the house.

DE stated a draft decision has been prepared by the Assistant Town Planner.

RS motioned to approve the minor site plan by Bell Atlantic Mobile of Massachusetts Corporation, Ltd., d/b/a Verizon Wireless c/o McLane Law for the site 91 North End Blvd., with the option on the plan as shown Z-2B dated December 2, 2014 to be utilized as the approved option.

TH Seconds – Vote on motion 4-0, unanimous (BHM-abstained). Motion Passes.

DE stated its 7:28 pm. We have a public hearing scheduled for 7:30 which is the Cont. SPR-82 Lafayette Road-Brendan Doherty. Does the applicant mind postponing until the conclusion of the SPR for 106 Elm Street. Eric Botterman (EB) of Millennium Engineering stated yes.

- b. Minor SPR-106 Elm Street-Christopher DeLuca:** Brian Knowles (BK) addressed the board on behalf of the applicant. The applicant is proposing a 3 bay car wash with an office and apartment above. The applicant proposes to enter on the right side of the building. It will circle around. The furthest bay on the left is an automated bay. For the automated bays, the customer comes on the right side of the building. For the apartment above there will be stairs located on the left hand side of the building. There was a comment by the Fire Department and they required an 18' paved way. We provided that. We provided seven parking

spots. For the apartment above we provided two parking spaces. We have storm water swales on the left and right hand side. We have agreed to make improvements on the old section of Elm Street. We plan on grinding and resurfacing this area. We will meet with Don Levesque. It is owned by Mass-Highway. **RS** stated if possible maybe this could be made one-way. **BK** stated its Mass-DOT property, they may say no. **DE** asked if that portion of road has a center turning lane. **BK** stated yes.

EB stated the center lane goes to Tom's Discount. My experience with Mass-DOT, is they will say no to have that street one-way. **BK** stated we could put signs saying right turn only.

Don Levesque (DL), DPW Director addressed the board. We are trying to eliminate the old water main. The water should be hooked up to the 12" main on Route 110. My concern is also the roadway in front. It should be grinded, paved to make it wider.

DE asked if the town would take ownership of this road. **DL** stated MassDOT wants to eliminate it but also wants to keep it in case they have issues. This property abuts a residential dwelling. What will you be providing for privacy? **BK** stated the applicant has spoken to the abutters. Their major concern with the plan was if it would block their access. He doesn't want Chris to put a fence up blocking his shed. Chris is willing to put up some arborvitaes. **DE** asked what the hours of operations would be. **BK** stated open during the day. Probably 8:00 am to 8:00 pm. **DE** asked what prevents someone from using the vacuums at 2:00 am. **BK** stated there will be a main switch and it will be shut off.

DE asked about the lighting. Will it be illuminated 24 hours a day? **BK** stated he will keep the illumination shown on the plan, except for the one facing the Stanley's property. The 100 watt will be for business hours. Joe had a comment about lighting the entrances and exits. There is a proposed pole out front and that will be lighted. That will be during business hours only.

DE asked if there will be a sign that says open and close? **BK** stated on the machine there will be one and out front there will be some signage.

DE asked about parking. **BK** stated the residential parking will be out back. We need five more for the building. **DE** asked about the parking on the southern end protrude into the travel lane. **BK** stated yes, it does look like it goes into the travel lane. **LH** asked if there was room for two cars. **BK** stated they would have to wait. **DE** stated I think this proposed traffic flow is very confusing. (Discussion about the traffic flow). **DE** asked if at the vacuum you have to back in. **BK** stated you can do either or. **DE** asked can't the orientation of the vacuums be changed so it's an east west flow. **BK** stated we can look at that. **RS** asked about the stub for the 3 parking spaces. The only purpose of that is to provide the 3 parking spaces. **BK** stated the gravel pad, could be used for turning around. **DE** asked if we should get a traffic consultant. I believe we had Gold's Gym do a traffic study. **BK** stated there is a big difference with the amount traffic from the gym than it will be from the carwash. **DE** stated I am concerned with the traffic flow. **BK** stated I will have the engineer look at that. I will have the engineer show signage, striping.

Applicant, Chris DeLuca (CD) of 106 Elm Street addressed the board. I've never see anyone back out of a carwash. **DE** stated I was talking about the vacuum station. **CD** stated you have a 20' area and a 10' concrete pad on the front of the building. There is plenty of space. The two parking spaces in the corner don't really need to be there since its just my brother and I who will be working there. **DE** stated the plan shows the car in the first bay having to do a three point turn to get into that bay. **RS** stated I have concern for people coming out of the carwash at the same time. **BK** stated we can pull the proposed whiskey barrels down further.

Drainage: **DE** asked if the drainage on the eastern end of this property is located on this lot. **BK** stated the drainage is on the lot and the grading is on the abutting lot. Its basically a 3:1 slope. The drainage easement will be recorded. **DE** stated the owner of the carwash is going to have to maintain the swale. **BK** stated yes.

Landscaping: **DE** asked what is proposed for landscaping. **BK** stated we are showing planters in the island. We are willing to plant arborvitaes for a buffer to the abutter. **DE** asked where the curbing was. **BK** stated the center island. **DE** asked if there was curbing located on the eastern/western portion of the driveway. **BK** stated it shows curbing but it's not called out. We will be changing to granite.

LH stated open items:

- Lighting
- Curbing
- Utilities
- Landscaping
- Traffic flow within the site/ Residential flow
- Drainage
- Signage for the entrance and exit for the carwash
- Hours of operation

BK stated we will be using the dumpster at 100 Elm Street. The residents of the apartment will hire a local trash company.

DE motions to continue the SPR-106Elm Street to January 14, 2015 at 7:00 pm. Pending **more complete detail on the items above**

BB-Seconds-Vote on motion 4 – 0 unanimous. **Motion passed.**

2. **7:30 Public Hearing: (8:40) SPR-82 Lafayette Road-Brendan Doherty:** Mr. Eric Botterman (EB) of Millennium Engineering addressed the board on behalf of the applicant. There is no sewer on the property. The back of the property is zoned residential. There are wetlands that bi-sect the land. You would access through the single driveway permitted through MassDOT. The first building is 18,000 s/f – 3 stories. The back building is 3,000 s/f-1 story. On the southerly side in the front is an infiltration basin. In the back is a constructed wetland. This does entail filling wetlands. We do have comments from Joe Serwatka. There is nothing in his comments that are show stopping. We propose to replace the existing 12” culvert pipe with a new 12” culvert pipe. Don wanted us to add a 12” pipe so we can have them running side by side. **DE** asked if the roadway that is being put in will that access the back of the property. **EB** stated yes. **DE** asked about the security cameras that the police requested. **EB** stated when the final revisions of the plan happen we will add the security cameras in. Behind the first building there is a gate with a keypad. We are going to move that to the front of the building. **EB** asked if I could get a consensus about the marking of trees. **BB** stated I would be happy about knowing a number of how many you are going to cut down. **EB** stated the funny thing is the requirement says you have to locate them, it doesn’t say anything about replacing them. **LH** asked if anything was staked out? **EB** stated no. The board discussed the planting plan and how well detailed it was.

BB motions to waive the demarcation requirement that says where 8” trees are located. Instead require the applicant provided the board with a count of the number of 8” trees they will be removing.

TH-Seconds-Vote on motion 5 -0 unanimous. **Motion passed.**

TH motions to continue the public hearing on SPR-82 Lafayette Road-Brendan Doherty until the January 14, 2015 meeting at 7:30 pm in Town Hall.

BB-Seconds-Vote on motion 5 -0 unanimous. **Motion passed.**

Outstanding items:

- Sidewalk
- Moving sliding gate
- Sprinkler in front building
- Elevation
- security

3. **Other Business: N/a**

4. **Correspondence:**

- a. **Minutes from October 8, 2014.**

BB motions to accept the Minutes from October 8, 2014.
RS Seconds-Vote on motion 4 – 1 (TH abstained). **Motion Passed.**

b. Minutes from November 12, 2014.

BB motions to accept the minutes from November 12, 2014.
DE Seconds-Vote on motion 4 -0 (BHM abstained). **Motion Passed.**

5. **Reports of Committees:** LH stated we have put out an RFQ for the qualifications for a zoning consultant for Lafayette Road and Main Street corridors. We hope to start the workshops in January.
6. **Adjournment**

BHM motions to adjourn at 9:25 pm

BB Seconds – Vote on motion 5 – 0 unanimous.

Chairman

Date