

**Salisbury Planning Board
Meeting Minutes
Wednesday, February 11, 2015 6:00 p.m.**

**Date: Wednesday, February 11, 2015
Place: Salisbury Town Hall, 5 Beach Road
Time: 6:00 p.m.**

6:00PM ZONING WORKSHOP

Lafayette Road and Main Street Corridors Zoning Workshop

In Attendance: Ron Laffely, Gordon Blaney, Frank Bertolino, Clyde Holland, Jessica Holland, Freeman Condon, Ronalee Ray-Parrott, Chuck Takesian, Mike Wolpert, Trudi Holder, Berenice McLaughlin, Brendan Burke, Lisa Pearson, Leah Hill, Jane Purinton, Cap Purinton

Lisa provided background, why this is being done-Lafayette Road will be reconstructed, future sewer as well as bringing the railtrail up that road. Started workshops last year and decided to hire consultants, first workshop with consultants (RKG Associates) was January 14, 2015. At that meeting, the attendees discussed their initial thoughts on what would be appropriate along the corridors. Did not think that a cookie-cutter zoning approach was appropriate. Received a first draft of ideas from consultants (dated 2/9/15). There is no immediate deadline for this zoning, our goal was spring 2015 town meeting, but that doesn't have to happen if the zoning isn't ready. These ideas are a jumping off point to get the discussion flowing.

Ron spoke about the Square, parking is a problem, need a mix of residential and commercial uses. Need to define the critical mass of what we need in the Square. Ron mentioned that his building is 21' from the street and it is noisy. Look at what is currently on the ground. Ron mentioned a 2009 study that he created.

Looked at the options provided.

Node D: Walkable. Ron-Where will snow and landscaping go based on dimensions proposed? Need examples of what people can do. Also need a definition of a "bungalow". The large lot near Lion's Park should be included as Village Residential. Include offices in D. Why is there no parking in the front? Ron's property has wetlands in the back, makes his lot difficult.

Do we want these nodes to be overlays or new zoning districts?

Frank-Need to look at the best use of the land.

Leah proposed allowing parking in front by a special permit or a % of total spaces.

Jane- the aesthetics of all of Route 1 are important, creates people's perception of the town.

Chuck questioned the maximum distance referenced in the dimension control table. He also stated that the parking on the Beach Rd. side of CVS works well because of the buffer-including the stone wall and landscaping.

Node A: Features a prime highway location. Should this node be extended down High Street? Lena May Way already has residential development. Does the boundary for Node A make sense? This is where large-scale development would take place. Cap questioned whether we have the water capacity to support a hospital? Answered-yes.

Node B: Possible uses listed in this node included multi-family housing and senior living housing. Can this area be extended to the school parcel/to the campground area across from Kendall Lane or even down to True Road? Node B would have mixed-use large scale development.

Node C: Why did this not go all the way to NH; only a few more parcels would be included in that direction? Does this extend down further down Lafayette, including some of the larger parcels? Is traffic an issue? What is the large

parcel? This node would be a good location for a gas station, chain restaurant. The town owned land on corner of Rt 286 is designated as park land, could this be swapped for other land to develop as a park, this is not a good area for park. Do we want to include housing in this area or eliminate housing in this area? This is a prime commercial area.

Workshop concluded and planning board moved to regular business.

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

PB Members Absent: Don Egan and Lou Masiello

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

Time: 6:00 p.m.

Acting Chairman Straubel called the meeting to order at 7:23 p.m. in the Colchester Room, Salisbury Town Hall. **RS** announced, per the Open Meeting Law, that this meeting was being recorded and broadcast live via www.sctvmc.org/index.

1. New Business:

Cont. Minor SPR-106 Elm Street-Christopher DeLuca: **RS** stated he is utilizing the Mullins Rule as he reviewed the video, minutes and other evidence from the 1/14/15 meeting on this project and so is able to participate in this project and vote.

- a. Brian Knowles (BK) addressed the board on behalf of the applicant. At the last meeting we had some remaining issues. We did a pavement improvement plan. We submitted a copy to Don Levesque, DPW Director. He was looking for 20' of pavement. He was looking for a 2 1/2" base course and 1 1/2" of finish. For the drainage it required a catch basin. We show the proposed 15' wide easement. We did some additional markings for traffic. We have a proposed sign out front indicating hours of operations. We have a proposed do not enter sign in the island. We submitted the sign sizes in the packet. I show the island having granite curbing around it.

BB asked if the Planning Department had other concerns. **LH** stated made the draft decision based on prior meetings. Any changes that MassHighway would recommend, we would need the applicant to come back with those changes. I still have concern for the traffic pattern and the first bay. I think it can work with the proper signage in place.

BK stated I have questions about the draft decision: Granite stone bounds/to be installed at street/property line, per DPW specifications, where are they usually located? **LH** stated property corner at the right-of-way. It's per the DPW specifications. **BK** asked about the #40-the sidewalk fund. Discussion took place about the amount of the contribution to the sidewalk fund.

BK stated we prefer to donate \$75.00 to the fund. This would be sticking to the bylaw by donating a sum to the fund.

RS asked if anyone was willing to make a motion? **BB** asked if the applicant would be willing to donate \$500.00. **BK** stated yes.

BB motioned to reduce the sidewalk fund donation to \$500.00.

RS Seconds-Vote on motion RS and BB in favor. BHM and TH opposed. Vote on motion 2-2. Motion Failed.

BHM gave a figure of \$1,380.00. The applicant agreed to it (from audience).

BHM motions to reduce the sidewalk fund donation to \$1,380.00.

TH Seconds- All members present voted in favor. 4 - 0 unanimous. Motion Passed.

BK asked about a partial certificate, does the roadway have to be included? **RS** stated we will want a bond on that when it comes time.

BB motions to approve the site plan 106 Elm Street with the change to the draft decision #40-sidewalk fund.

TH Seconds-All members present voted in favor 4 – 0 unanimous. Motion Passed.

Request for Modification – 170 Beach Road-Atlantic Breeze II Condominium. Bill Grelich (BG) Chairman of the Board of Trustees for Atlantic Breeze II. I am here to discuss a change for the site plan. We are looking to eliminate a 900' sidewalk that was part of the original plan. It runs east to west and parallel to Beach Road. The initial site plan was approved in 2003. In 2007 there were modifications made to the site plan. Steve Capolupo (SC) is present. The Capolupo family are the developers for Atlantic Breeze II. There are 39 units owner-occupied. We will have 47 units total. We had a vote by ballot two months ago. 95% voted in favor of eliminating the sidewalk (37 of 39 voted in favor-1 abstained). There is very little traffic on this road. I have my grandson living with us and we easily walk around. The condominium pays for the maintenance of the roadway. I found six other condominiums in Salisbury that do not have sidewalks. The developer has agreed to give the money that would be used for the sidewalks to the association. It would be \$17,000 – \$18,000. We would like that money to be used for energy saving such as solar power pool house, new lightbulbs in the street lights. We also have some capital improvements that need to be done. The money would also go in a reserve fund. There is a possibility of this income being taxed.

BB asked what the speed limit is? **BG** stated 5-10 mph. It's not currently posted.

BB asked why was the sidewalk only 900'. **SC** stated not sure of the PB thought process. **RS** asked why were the sidewalks not built. **SC** stated we did many things up front. We didn't do the sidewalks, final paving. **BHM** stated I feel as long as the residents don't have a problem, sidewalks create a great cost for maintenance.

RS asked for a copy of the ballot for the vote on no-sidewalks. I would like to know if it was stated that the money would be used for capital improvements. **BG** stated I don't have it with me. The lawyer advised us to just put the sidewalk question on the ballot. I did give a cover letter with ballot that stated the money would be used for capital improvements, etc.

Resident of Atlantic Breeze II, Karen Arnone of 170 Beach Road #39 addressed the board. If the sidewalks were to be put in, I would have people walking by my first floor window. I like the atmosphere and everybody is aware of driving slow. When I bought the property I wasn't aware there was going to be a sidewalk outside my property.

RS asked where would the sidewalk be built? **SC** stated it would be adjacent to the road. **RS** stated the Planning Department stated in the staff report that this money should be allocated for the sidewalk fund, if sidewalk is not built. **BG** stated we would be willing to donate a portion of that money to the sidewalk fund. We were thinking \$2,000.00. **BB** stated I am fine with the contribution to the sidewalk fund. Not sure I agree with the number. **BHM** stated I agree with BB.

LH stated its my opinion that when the board looks at a project they look at the entire project and how it will work all together. There are paper streets that go through the development. Those are technically public right-of-ways.

RS stated the sidewalks should be built when the street goes in. I also don't think \$2,000.00 is not enough money. I feel like it should be 50% or at least 30%.

TH asked in 2007 did they move the sidewalks? **SC** stated we reconfigured the buildings and they got moved from one side to the other. My family developed this but we are not proposing this change. This development is no cost to the town done by the developer and maintained by the association.

BB motioned to eliminate the requirement for the sidewalks and in lieu give \$5,000.00 to the Town of Salisbury sidewalk fund.

RS-Seconds-

TH stated I think we should keep it proportional with the \$75.00 per linear foot. **BHM** stated I don't think the amount is enough.

Vote on motion 2 in favor (RS and BB) 2 opposed (TH and BHM). Vote on motion 2 – 2. Motion Failed.

BHM stated I think it should be \$10,000.00.

BHM motioned to eliminate the requirement for the sidewalks in lieu give \$10,000.00 to the Town of Salisbury sidewalk fund.

RS-Seconds.

BG stated I would have to go back to the board to discuss the amount.

RS stated that it is ultimately is a Planning Board decision.

BHM withdraws the motion and **RS** withdraws the second.

TH motions to table the request for modification – 170 Beach Road-Atlantic Breeze II Condominium.

BHM-Seconds. All members present voted in favor. Vote on motion 4 – 0. **Motion passed.**

Request for partial certificate of Completion-76 Elm Street-Gaby Daaboul: Jay Palermo (JP) addressed the board on behalf of the applicant. **RS** stated per Joe Serwatka's letter dated February 7, 2015 the applicant still needs to complete dumpster completion, top course pavement completion, plantings, landscaping and as-built submittal. A \$20,000.00 bond should be submitted to complete the work.

TH motioned to issue a partial certificate of completion for 76 Elm Street pending receipt of the \$20,000 bond.

BB-Seconds. All members present voted in favor. Vote on motion 4 – 0. **Motion passed.**

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

3. **Correspondence:**

a. **Minutes from January 14, 2015.**

BB motions to accept the Minutes from January 14, 2015.

TH Seconds-Vote on motion 4 – 0. **Motion Passed.**

4. **Reports of Committees:** **LH** stated the Park and Recreation Tortoise and the Hare run will be coming up and anyone can register for the April 4, 2015 race. All the funds raised will be used for the new park behind the elementary school.

5. **Adjournment**

BB motions to adjourn at 8:35 pm

BHM Seconds – Vote on motion 4 – 0 unanimous.

Chairman

Date