

# Salisbury Planning Board Meeting Minutes

**Date: Wednesday, April 13, 2016**

**Place: Colchester Auditorium, Salisbury Town Hall, 5 Beach Road**

**Time: 7:00 p.m.**

**PB Members Present:** Chairman Don Egan (**DE**), Brendan Burke (**BB**), Helen “Trudi” Holder (**TH**), Berenice H McLaughlin (**BHM**), Louis Masiello (**LM**), Gina Park (**GP**)

**Also Present:** Leah Hill (**LH**) Assistant Planner, Adriane Marchand (**AM**) Planning Secretary

Chairman Don Egan called the meeting to order at 7:12 p.m in the Clochester room, Salisbury Town Hall. **DE** announced, per opening meeting law, that this meeting was being recorded and broadcast live via [www.sctvmc.org/index](http://www.sctvmc.org/index).

## **1. New Business**

### **a. Signing of Plans/Permits**

**DE** we do not have any plans or permits to sign this evening.

### **b. Adjust Maximum Housing Contribution Payment-Inclusionary Zoning**

**DE** The Inclusionary Housing requirements of the Salisbury Zoning Bylaw states that the Planning Board shall adjust the Maximum housing contribution annually. Explains equation for the change. New Max Rate for 2016 will be 18,858.91. Discussion follows on how the max rate applies. **TH** asks is the calculation based on town zoning or state? **LH** answers town, it’s in the inclusionary bylaw (zoning Article XIII).

**LM** motions to adjust the Maximum Housing Contribution payment from what it is now to \$18,858.91 for the year of 2016, effective March 1.

**BB** Seconds motion.

**Vote 5-0 Unanimous. Motion Passed.**

## **2. Correspondence**

### **a. Minutes from February 24, 2016 & March 23, 2016**

**DE** Any question or comments about from February 24 or March 23 minutes. No.

**BB** motions to approve minutes from February 24, 2016 & March 23, 2016 of the Salisbury planning board.

**TH** seconds.

**LM** abstains as he was not present at the February 24th meeting. **GP** votes in his place.

**Vote 5-0 Unanimous. Motion Passed.**

## **3. Old Business**

### **b. 191 Beach Rd-Shuttle Bus Update**

**GP** briefs on shuttle bus for residents. Will run Memorial Day to Labor Day for a few years. Will revisit with planning board at the culmination of time to revisit, review ridership metrics and surveys, and amend agreement if needed. **LM** asks if the shuttle goes to the state reservation and beach center. **GP** Yes that is the goal. **LM** Is that once daily? **GP** answered the shuttle is rented by the day so it will make as many stops residents require.

**LH** invites public to attend 191 Beach Rd Ribbon Cutting on May 6, 2016 at 11:00 p.m. Welcome Tidewater residents.

#### **4. Other Business**

##### **a. Tree Bylaw Discussion**

**DE** explains the need for a tree bylaw in the town of Salisbury. Introduces Lexington, MA as an example of a simple and straight forward tree bylaw. **LH** Points out the Lexington model only deals with the trees on the setback, not on whole property. Does not protect lots from being clear cut past the setbacks. **LH** adds the possibility of altering the bylaw. Perhaps into a tier system that takes use into account. Discussion follows. **TH** mentions an example of a town that requires new developments to plant trees on their lots. **DE** responds the bylaw is to prevent people from taking trees down not for adding them. That would likely be included in site plan. **LH** mentions there is a replanting provision in the Lexington bylaw. **DE** suggests Lexington is a good model and we can expand to include the whole lot as well. **GP** suggests setting a higher threshold (than 6”) for trees to preserve outside of the setbacks to make it easier for the public to comply. Discussion follows. **BB** asks what the town is doing for tree planting. **DE** responds that we are planting, but it’s not enough. The Lexington bylaw allows the town to establish a tree fund. **BB** would like the town to lead by example and that the setbacks seem to be priority. **DE** adds that there is also a provision for donating trees to the town. **GP** adds there need to be information available on what to plant and what not to plant. **DE** references list in Lexington manual. **LM** asks if state roads are not covered. **LH** responds that they are. **BHM** asks what happens if a tree is diseased or falls. **LH** responds that public safety is priority and any trees that pose a risk are exempt from the bylaw. Any questions or comments can be sent to Leah Hill at [lhill@salisburyma.gov](mailto:lhill@salisburyma.gov).

#### **5.7:30 Public Hearing**

a.) **DE** introduces public hearing at 7:30 to correct typographical error in Article XXIV Lafayette-Main Commercial District §300-164B(4) Off-Street Parking and Loading-Minimum Off-Street Parking.

**TH** motions to open public hearing at 7:30 p.m.

**BB** seconds.

**Vote 5-0 Unanimous. Motion Passed.**

**LM** motions to table while discussion on the tree bylaw is carried out.

**TH** seconds.

**Vote 5-0 Unanimous. Motion Passed.**

**DE** returns to public hearing to correct typographical error in Article XXIV Lafayette-Main Commercial District §300-164B(4) Off-Street Parking and Loading-Minimum Off-Street Parking Requirements-Restaurant by deleting the word “four” from “Restaurant: 1 space per four three seats or 1 space per 50 sq. ft” to now read “Restaurant: 1 space per three seats or 1 space per 50 sq. ft”.

**BB** motions to close public hearing.

**TH** seconds.

**Vote 5-0 Unanimous. Motion Passed.**

**BB** motions to recommend to town meeting the vote to amend the zoning bylaw by amending Article XXIV Lafayette-Main Commercial District §300-164B(4) Off-Street Parking and Loading-Minimum Off-Street Parking Requirements-Restaurant by deleting the word “four” from “Restaurant: 1 space per four three seats or 1 space per 50 sq. ft” to now read “Restaurant: 1 space per three seats or 1 space per 50 sq. ft” and to take any other action relative thereto.

**TH** seconds.

**Vote 5-0 Unanimous. Motion Passed.**

**LH** It will be recommended by planning board to town meeting.

b.) **DE** introduces topic to see if the town will vote to amend the Official Zoning Map by modifying the boundary of the commercial district as shown on a map entitled “Proposed Commercial District Zoning” and to take any other action relative thereto.

**DE** Do we have a motion to open public hearing to see if the town will vote to amend the official zoning map by modifying the boundary of the commercial district as shown on a map entitled “Proposed Commercial District Zoning” and to take any other action relative thereto.

**BB** so moved.

**LM** second.

**Vote 5-0 Unanimous. Motion Passed.**

**LH** explains error that occurred with the Official Zoning Map as the town developed.

**DE** the map needs to catch up to reality. It is going to take some very specific language that’s still being developed because it needs to specify lots.

**LH** were don’t know if we want to specify in the warrant whether it would call out the lots or just identify the map because we could still have this problem moving forward. Or whether we name the parcels and if future developed. However the legal language would like it to prevent us from addressing this issue again.

**DE** any questions from the board. **NO**.

**DE** lets continue this public hearing until we have the proper language.

**BB** motions to continue the public hearing till April 27, 2016 at 7:00p.m at Salisbury Town Hall.

**BHM** seconds.

**DE** any discussion on the motion. **No**.

**Vote 5-0 Unanimous. Motion Passed.**

## **6. Reports of Committees**

## **7. Adjournment**

**BB** motions to adjourn at 7:57 p.m.

**LM** seconds.

**Vote 5-0 Unanimous. Motion Passed.**

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

Minutes Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

