



**TOWN OF SALISBURY**  
*Office of the Board of Appeals*  
Colchester Room, Town Hall 5 Beach Road

**MEETING MINUTES – PUBLIC HEARING**

**Hearing Date: February 27, 2018 @ 7:00 pm**

**Members Present:** Susan Pawlisheck (Chairperson), Derek DePetrillo (Secretary), Kevin Henderson, Linda Tremblay, Joseph Stucker.

**Members Not Present:** All present

**Additional Persons Present:** Scott Vandewalle, Zoning Officer/Building Inspector

Chairperson Pawlisheck called the meeting to order @ 7:00 pm.

**1. NEW PUBLIC HEARINGS**

- A. Case No. 18-04 Petition for Relief by Special Permit:** The petitioner is asking to slightly modify the configuration of the second floor deck and stairs and similarly modify the third floor deck.

**Address:** 496 No End Boulevard

**Applicant:** Najat and Stephen Arsenault

**(Attorney)** Lisa Mead stepped to the podium on behalf of the applicant. The site plan is presented showing a current (2) family home which is currently non-conforming.

**(Attorney)** states that during the past year, the applicant has replaced some of the deck boards. Applicant is requesting a change to the second and third floor decks. There will be no dimensional changes. The corner is non-conforming and will change from 7.7 feet to 2.4 feet in certain corner. No more modifications will affect any of setbacks.

**(Attorney)** states concerning determinations; are there any new non-conformities? No there are not. If there is an extension of an existing non-conformity, is that more detrimental to the neighborhood? No, it is not.

**(Attorney)** shows a current picture of the stairwell pertaining to the deck at left corner of house. The existing structure is not changing; the existing deck is non-conforming for the side setback requirement. The deck is currently in bad condition. This renovation will make the deck safer and will be more attractive for neighbors. Materials will be

weather resistant and safer for the beach. The resulting extension is to the parking area, not the living area and to the street side and not the beach side. It does not affect any ocean view. The steps are built into the landing in the front of the building. We propose that this extension is not more detrimental to the neighborhood.

**(Chair)** concerning the side setback, it gets a bit worse than it is?

**(Attorney)** it is still within the requirements.

**(Ms. Tremblay)** asks if the front yard is just for parking. **Reply from Attorney:** yes

**(Mr. Henderson)** asks where the stairs are being placed? **Reply from Attorney:** they run perpendicular to the second floor; are in front of the decks.

**(Chair)** asks if any abutters present; none present

**MOTION:** Mr. Stucker made a motion to grant Relief by Special Permit as the proposed construction is not significantly more detrimental to the neighborhood. Mr. DePetrillo seconds the motion.

**VOTES:** Ms. Pawlisheck, Mr. Henderson and Ms. Tremblay vote in favor of the motion. Motion passes unanimously. All members express their vote verbally.

- B. Case No. 18-05 Petition for Relief by Special Permit:** The petitioner is seeking relocation and modification of a free-standing static billboard to a double-sided digital billboard.

**Address:** 109 Rabbit Road

**Applicant:** Outdoor Media Properties

**(Applicant)** Elissa Campbell stepped to the podium representing Outdoor Media Properties, and requests to modify a previously approved special permit. The modification will be to move the billboard north about 200 feet. **(Applicant)** wants to specifically note it will be a double sided digital billboard as opposed to a free standing static billboard. These are the two modifications being requested at this time.

**(Chair)** states the permit was not for a digital billboard the first time.

**(Applicant)** states the intention was to make it digital. At the time, it was not known if more than one billboard could be in the designated space. This permit gives us the opportunity for that possibility. **(Applicant)** stating it goes on the record tonight as such that a digital billboard is allowed. Permit states a double sided billboard vs. a free-standing billboard.

**(Mr. DePetrillo)** asked why the change now?

**(Applicant)** replied that due to construction near the Whittier Bridge and the many changes such as the lanes being widened, and repainting, the statute requires the billboard be 500 feet from the pavement widening. The state has become more specific and the sign will be moved another 200 feet north.

**(Mr. DePetrillo to Inspector)** what is the status on double-sided digital boards?

**(Applicant)** states it will be the same structure as before except it will have a North and South-faced board.

**(Mr. DePetrillo)** asked about the brightness?

**(Applicant)** states it can be adjusted. The State is very strict about that therefore the sign is adjustable.

**(Chair)** asks if any abutters present; none present

**MOTION:** Mr. Henderson made a motion to approve the changes for the Special Permit then changed the motion to grant a NEW permit; Relief by Special Permit for a free standing sign at 109 Rabbit Road. Mr. DePetrillo seconds the motion.

**VOTES:** Ms. Pawlisheck, Mr. Stucker and Ms. Tremblay vote in favor of the motion. Motion passes unanimously. All members express their vote verbally.

**A. Minutes**

None

**B. Correspondence and Other Board Business**

None

**C. Items Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting**

None

**D. Adjournment**

**Motion** for adjournment was made by Mr.DePetrillo and approved by a 5-0 vote. Meeting is adjourned at 7:26 pm.

- The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

**Next Public Hearing: March 13,2018**

Respectfully submitted by Teresa Mahoney, Board secretary and accepted at the 3/13/18 meeting of the Zoning Board of Appeals.

Accepted as Presented;

A handwritten signature in black ink that reads "Susan M. Pawlisheck". The signature is written in a cursive style with a large, stylized 'S' and 'P'.

Chairperson Susan Pawlisheck

Cc: Town Clerk