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Planning Board
Town of Salisbury
5 Beach Road
Salisbury, MA 01952

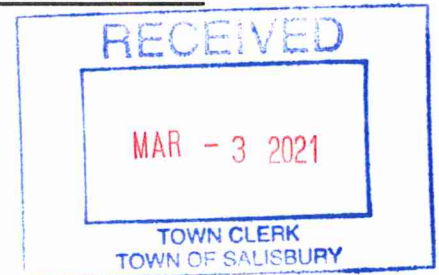
Planning Board:
Don Egan, Chairperson
John "Marty" Doggett, Vice Chairperson
Gil Medeiros, Clerk
Lou Masiello
Deborah Rider
John Schillizzi, Associate

MODIFICATION OF APPROVAL FOR MINOR SITE PLAN

March 3, 2021

Town Clerk
5 Beach Road
Salisbury, MA 01952

Applicant: **Coastal Lane, LLC**
Address: **91 Belmont Street, North Andover, MA 01845**
Project Address & Map & Lot #: **158 Beach Road [a/k/a 1 Washington Street] (Map 27, Lot 33)**



To the Town Clerk:

This is to certify, at a public meeting of the Salisbury Planning Board regarding a Minor Site Plan modification application that was opened on January 22, 2020, then continued to February 12, 2020, and closed on February 12, 2020 by a motion duly made and seconded, it was voted:

"We, the Salisbury Planning Board, as proposed by applicant's agent, Christopher York, P.E., Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952) under the provisions of Articles XVIII "Site Plan Review" of the Zoning By-Laws of the Town of Salisbury, MA, considered the following requests for modification for a Minor Site Plan at the property addressed as 158 Beach Road [a/k/a 1 Washington Street] (Assessors Map 27, Lot 33):

- A visitor parking space was not constructed as per approved plan. The As-Built/Minor Site Modification Plan, as presented, shows the new location of the visitor parking space;
- Driveway widths are slightly different from width proposed. However, it results in a decrease of approximately 100 SF, so there is no increase in run-off;
- Vinyl fencing and two (2) gates are proposed a long Beach Road for privacy and safety purposes;
- Paver patios were constructed larger than proposed;
- Landscaping was not installed in the exact location per approved plans. However, the applicant indicated the types and quantities of plants were installed per the approved plans; and
- Utilities were constructed slightly different from what was proposed.

as noted on plans ("The Plans") entitled: As-Built/Minor Site Plan Modification for 1 Washington Street - Formerly 158 Beach Road (Map 27, Lot 33) for Coastal Lane, LLC, 91 Belmont Street, North Andover, MA 01845, dated January 9, 2020, revised thru February 7, 2020, prepared by Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952 hereby **vote**, with conditions.

I.

SITE PLAN MODIFICATION APPROVAL

To approve the proposed minor site plan modification pursuant to §300-114 of the Zoning By-Laws of the Town of Salisbury, MA Board member, **Gil Medeiros**, motioned to approve the application for minor modification, as shown on plans represented on February 12, 2020 and described above, with the following conditions:

1. Prior to the issuance of Certificate of Occupancy, the applicant shall remove the vinyl fence [fronting along Beach Road];
2. Privacy dividers may remain as installed, as shown on plans as presented;
3. Should the applicant, or his successor, wish to install fencing, then a modification for site plan approval shall be filed with the Planning Board. **This condition shall be noted on revised plans and submitted to the Planning Department;**
4. Prior to the issuance of a Certificate of Occupancy, the applicant shall submit an opinion from a registered Landscape Architect, or horticulturist, to the Planning Board assuring the health of the existing landscaping. In addition, the applicant shall complete any recommendations by the landscape professional for survival of plantings;
5. If it is determined by the Landscape Architect or horticulturist that plantings are unhealthy, then the applicant shall return to the Planning Board to work out details for replacement; furthermore, if plantings are unhealthy, the applicant shall submit a performance bond and [written] plan to repair/replace plantings;
6. All other conditions as enumerated in the May 4, 2018 Site Plan Approval and July 2, 2019 Site Plan Modification Approval shall remain.

Board member **Deborah Rider** seconded.

John "Marty" Doggett, Vice Chairperson – Yes

Gil Medeiros, Clerk – Yes

Deborah Ryder – Yes

John Schillizzi, Associate Member – Yes


Vote on motion, 4 – 0 passed unanimous.

Chairperson Don Egan and Board member Louis Masiello were not present for the evening's vote.

II. MATERIALS

Hereinbelow, but not limited to, are the materials submitted to the Planning Board during the Public Hearings:

1. As-Built/Minor Site Plan Modification for 1 Washington Street - Formerly 158 Beach Road (Map 27, Lot 33) for Coastal Lane, LLC, 91 Belmont Street, North Andover, MA 01845, dated January 9, 2020, rev thru February 7, 2020, prepared by Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952;
2. Request for Certificate of Completion dated January 9, 2020 submitted by Christopher York, P.E. Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952 on behalf of Coastal Lane, LLC;
3. Memo from Realtor [Gretchen Maguire, RE/MAX on the River, 11 Market Square, Newburyport] evidencing the current visitor parking spaces are acceptable to owners;
4. Photographs of the privacy dividers between condominium units;
5. List of landscape plantings submitted by engineer describing plantings that have been installed;



John "Marty" Doggett, Vice Chairperson
Salisbury Planning Board

Date: 3/3/21

Cc: Applicant
Building Inspector
File