

SALISBURY PLANNING BOARD
SITE PLAN REVIEW FILING CHECKLIST

RECEIVED

JAN - 6 2021

TOWN CLERK
TOWN OF SALISBURY

*Applicants encouraged to meet with planning department for review of application prior to filing.
Applications will not be stamped in at the Town Clerk's office for the Planning Board, until the
Planning Department determines that the following items are included with the application:*

1. Application must be filled out completely and correctly. (Map and Parcel must be included. Can be found in the Assessor's Office.) **Attachment 1**
2. Planning Dept. reviews application & plans for completeness prior to receiving fees and copies for the Board
3. A complete **REQUIREMENTS AND WAIVER REQUEST FORM** must be submitted along with copies of site plan filings: **Attachment 2**
The waiver request goes to the planning board as a preliminary SPR to only decide on waivers. After decision is made, applicant then submits 8 copies of plans, along with fees and application, and can be stamped in by Town Clerk.
4. Abutters List Request form must be completed at the Assessor's Office (if applicable-check with planning dept.) (\$15-checks payable to the Town of Salisbury).
5. Treasurer's Office signature to ensure all Taxes are paid up to date on the property in question and any applicable betterments are paid in full: **Attachment 3**
6. A complete site plan submittal checklist **must** be submitted along with copies of site plans: **Attachment 4**
7. When plans ready to be stamped in by Town Clerk:
 - a. Site Plan Review Application & Review Fee - Checks payable to the Town of Salisbury.
 - b. Registered Plan drawn to scale and in conformance with Section II.B.1 of the site plan review requirements. (8 Copies)

Connie Brawley
Planning Department

Muriel J. Manion
Town Clerk

***** Note to Applicants *****

- Applicants shall bear the cost of advertising the legal notices in the Newburyport Daily News, and will be directly billed by that publication.
- Planning Board will schedule a Public Hearing within 30 Days of complete submission. For major projects, they will have 60 Days from the date the public hearing was opened to reach a decision. For minor projects, the board has 45 days from the date the application was stamped in by the Town Clerk to reach a decision.
- All conditions must be met and required changes made to the plan, then submitted to the Planning Board for review before a building permit will be assigned.



Attachment 1

**TOWN OF SALISBURY
APPLICATION FOR SITE PLAN REVIEW**

A REGISTERED SITE PLAN MUST BE FILED WITH THIS APPLICATION FORM

Date 12/1/2020

Applicant's Name Coastal Infusions LLC

Applicant's Address 24R Pleasant Street, Unit 2 Newburyport MA 01950

Telephone # & Fax # 617-549-8575

E-mail Address chris@coastal-infusions.com

Application is hereby made for Site Plan Review. This application is for property located at
10 Fanaras Drive, Salisbury, Massachusetts.

Tax Map # 18 Lot # 211

1. Owner of Property: Magco Realty LLC
Owner's Address: 10 Fanaras Drive, Salisbury, MA
2. Zoning District: Industrial
3. Lot Size: 5.16 Acre
4. Existing Use: warehouse
5. Proposed Use: Marijuana cultivation and product manufacturing facility.
6. Description of Proposed Work:
See Exhibit A
7. Square Footage of All Proposed Work: 20,000
8. Other Permits Required and Status of Applications: Special permit
filed with Planning Board pursuant to 300-156
9. Site Plan Waivers Requested: Landscaping, Architectural Plans
for building, Utility Plans
10. Reason for Waiver Request: this is an existing building
which has already submitted plans and constructed said
building, landscaping and utilities.
Signature of Applicant: [Signature]
Signature of Owner: [Signature]



EXHIBIT "A"

All work will consist of building out amenities for a tier 1 cultivation and product manufacturing facility. This will include vegetative and flowering rooms for indoor cultivation, as well as rooms for drying, trimming, CO2 extraction, lab, product manufacturing, office space, product storage, and security.

Planning BoardREQUIREMENTS AND WAIVER REQUEST FORMApplicant Coastal Infusions LLC Map and Parcel # 18-211Property Owner Magco Realty LLC Project Address 10 Panaras Drive

Plan Requirements

Included in
ApplicationRequesting
Waiver

A. Plans drawn by registered professional

B. Existing site conditions:

1. All waterbodies	X	
2. Wetland and Boundaries	X	
3. Topography	X	
4. Vegetation types	X	
5. Other natural features	X	

C. Location of:

1. Proposed landscaping		X
2. Existing landscaping and open space	X	

D. Use Plan indicating locations of

1. Proposed building and additions.		X
2. Parking	X	
3. Service and loading areas	X	
4. Curbing and driveway locations	X	
5. Trash and receptacles or dumpsters	X	
6. Lighting	X	
7. Other site alterations	X	

E. Architectural plans of all proposed buildings

1. Floor plans		X
2. Elevation plans		X

F. Utility Plans showing:

1. Water and sewer connection		X
2. Stormwater Drainage Plan		X

G. Luminaire Plan showing:

1. Foot Candles	X	
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Attachment 3

SITE PLAN APPLICATION
TAX AND BETTERMENT PAYMENT CERTIFICATION

Date December 2, 2020

Map 18 Parcel 211

Owner's Name: Maeco Realty LLC

Property Address: 10 Fanaras Drive, Salisbury, MA

I, JOANNE CROWIN, certify that all taxes and applicable betterment's have been paid in full for the property located at Map 18 Parcel 211. The next billing date is 2-1-21.

Signature: Joanne Crowin
Treasurer or Treasurer's Clerk

Date: 12-7-20

SITE PLAN REVIEW SUBMITTAL CHECKLIST

Before any Site Plan Review application can be filed at the town clerk's office, the following departments must receive the specified information and sign below that the information has been received. Departments have 14 days within which they may approve, disapprove, or comment on the proposed plan.

Board of Health

(1 Set of Plans & application) Received By: _____ Date: _____

Fire Department

(1 Set of Plans & application) Received By: [Signature] Date: 12/7/20

Department of Public Works

(3 Sets of Plans & application) Received By: [Signature] Date: 12/7/20

Building Department

(1 Set of Plans & application) Received By: [Signature] Date: 12.7.2020

Conservation Commission

(1 Set of Plans & application) Received By: [Signature] Date: 12/7/20

Police Department

(1 Set of Plans & application) Received By: [Signature] Date: 12/7/2020

Assessor's Department

(1 Set of Plans & application) Received By: [Signature] Date: 12/7/2020

Planning Department

(1 Set of Plans & application) Received By: [Signature] Date: 12/7/20

Design Review Committee (if Beach Overlay District Applies)

(3 Sets of Plans & application to Planning Department)

Received By: _____ Date: _____

Housing Partnership Committee (if Inclusionary Zoning Applies)

(1 Set of Plans & application to Town Clerk)

Received By: _____ Date: _____

ABUTTERS LIST REQUEST

TO BE SUBMITTED DIRECTLY TO ASSESSORS OFFICE

Abutters Lists will be processed within 10 days of Receipt by Assessors Office

PROPERTY ADDRESS: 10 Panaras Drive

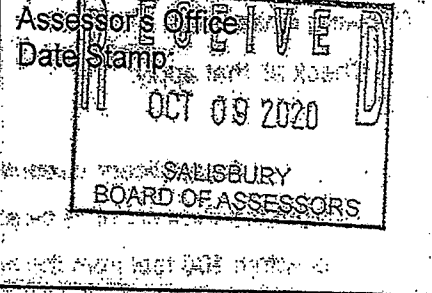
NAME OF APPLICANT: Chris Edwards

NAME OF PROPERTY OWNER: Magco Realty

CONTACT PHONE: 617-549-8575

MAP: 18 LOT: 18-211

FEE: \$25 One Board
\$15 each additional Board
\$15 Recertification per Board



BOARD/APPLICATION TYPE:	AMOUNT DUE:
ZONING BOARD:	
300 FEET VARIANCE	
300 FEET SPECIAL PERMIT	
300 FEET 40B PROJECT	
PLANNING BOARD:	
DIRECT SITE PLAN REVIEW (MINOR)	
800 FEET SITE PLAN REVIEW (MAJOR)	
DIRECT DEFINITIVE SUBDIVISION	
300 FEET SPECIAL PERMIT	\$25

CONSERVATION COMMISSION:
*Please see conservation requirements adopted by Wetlands Protection Act 12-2014 on reverse.
**Please supply description of work and a scaled plan.

BOARD OF SELECTMEN: 100 FEET OR ABUTTER TO ABUTTER

LIQUOR COMMISSION: DIRECT

OTHER:

TOTAL PAID: \$25 CHECK # 994

ABUTTERS LIST AND LABELS RECEIVED BY: Chris Edwards DATE: 10/9/20

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

Q:\Assessor\OfficeForms\Abutters List Forms\ Templates, Letters, etc\NEW ABUTTERS LIST REQUEST.doc

Date: 10/09/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 1

Parcel ID	Location	Owner Name/Address
18-211	10 PANARAS DR	MAGCO REALTY LLC 15 SOUTHWEST PARK WESTWOOD, MA 02090
<u>A B U T T E R S</u>		
10-034	5 CATHERINE WAY	SALISBURY TOWN OF OPEN SPACE & TAX TITLE 5 BEACH RD SALISBURY, MA 01952
10-264	7 LINDA LN	BOWMAN KENNETH THOMPSON FAMILY IRREVOCABLE TR 7 LINDA LN SALISBURY, MA 01952
10-265	9 LINDA LN	SULLIVAN GARY M SULLIVAN KATHLEEN C 9 LINDA LN SALISBURY, MA 01952
10-266	11 LINDA LN	SMITH DREW N 11 LINDA LN SALISBURY, MA 01952
10-267	13 LINDA LN	CARDILLO STEPHANIE M 13 LINDA LN SALISBURY, MA 01952
10-268	12 LINDA LN	RENNINGER MATTHEW P RENNINGER SUSAN E 12 LINDA LN SALISBURY, MA 01952
10-269	OFF LINDA LN	SALISBURY TOWN OF OPEN SPACE 5 BEACH RD SALISBURY, MA 01952
10-270	10 LINDA LN	TROISI MICHAEL J TROISI JENNIFER R 10 LINDA LN SALISBURY, MA 01952
10-271	8 LINDA LN	MEDINA RICARDO ANTONIO VERGARA-REYES GABRIELA MARIA 8 LINDA LN SALISBURY, MA 01952

Date: 10/09/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 2

<u>Parcel ID</u>	<u>Location</u>	<u>Owner Name/Address</u>
18-211	10 FANARAS DR	MAGCO REALTY LLC 15 SOUTHWEST PARK WESTWOOD, MA 02090

A B U T T E R S

10-272	6 LINDA LN	SHEERAN JR ROBERT L 6 LINDA LN SALISBURY, MA 01952
10-277	10 CATHERINE WAY	LABRECQUE DOUGLAS A LABRECQUE LINDA C 10 CATHERINE WY SALISBURY, MA 01952
18-209	8 FANARAS DR	TE ANDRESEN INC 14 FANARAS DR SALISBURY, MA 01952
18-213	14 FANARAS DR	T E A M SALISBURY LLC 14 FANARAS DR SALISBURY, MA 01952-1443
18-214	16 FANARAS DR	T E A M SALISBURY LLC 14 FANARAS DR SALISBURY, MA 01952
18-221	7 FANARAS DR	7 FANARAS DRIVE LLC 150 US HIGHWAY 1 BYPASS UNIT 209 PORTSMOUTH, NH 03801
18-222	9 FANARAS DR	ANDOVER HEALTHCARE, INC 9 FANARAS DRIVE SALISBURY, MA 01952

17 parcels listed

Town of Salisbury

10/09/21



Data Sources: Produced by Delaware Valley Planning Commission (MVPC) using data provided by the Town of Salisbury & Massi/MASGIS.
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|--------------------|---------------|---------------------|-----------------------|------------|
| Municipal Boundary | Parcel Labels | Parcel | Rivers | Interstate |
| Major Road | Local Road | 100 Year Floodplain | Hydrographic Features | Streams |
| Floodplain | | 500 Year Floodplain | Wetlands | |

1:2,400