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Planning Board

Town of Salisbury
5 Beach Road
Salisbury, MA 01952

Planning Board:

Don Egan, Chair

John "Marty" Doggett, Vice

Lou Masiello

Gil Medeiros Clerk

Deborah Rider

John Schillizzi, Alternate

DEFINITIVE SUBDIVISION APPROVAL

October 26, 2020

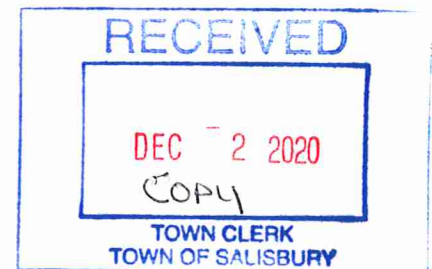
Town Clerk
Town of Salisbury
Salisbury, MA 01952

Applicant: Mark Audette, C/O Lisa Mead, Mead, Talerman & Costa

Address of Applicant: 30 Green Street, Newburyport, MA 01950

Address of Property: 12 & 14 First Street, Salisbury, MA 01950

Map/Lots: Map 7, Lot 18A & 18B



Procedure:

This is to certify that at a public hearing of the Salisbury Planning Board opened on September 23, 2020, continued and closed on October 14, 2020 by a motion duly made and seconded, it was voted:

"We, the Salisbury Planning Board, having been requested by the Applicant, Mark Audette, C/O Lisa Mead, Mead, Talerman & Costa ("Applicant") to approve a Definitive Subdivision Plan entitled "Definitive Subdivision Plan, 12/14 First Street, Salisbury, Massachusetts Showing a Proposed Subdivision at 12 & 14 First Street (Map 7, Lot 18A & 18B) dated September 17, 2020" prepared by Waypoint Surveying Services. The applicant is proposing to divide the property into two new lots at property and, having held a duly advertised and notified public hearing, do hereby vote to approve the stated two lot residential subdivision as consistent with Salisbury's Subdivision Rules and Mass. Gen. Laws Chapter 41, Sections 81K-81GG. The term Applicant shall include the Applicant's successors and assigns.

Gil Medeiros motioned to approve the subdivision application including all of the requested waivers and waivers that may be necessary but not requested at this time subject to the standard terms and conditions of the Town of Salisbury with a condition that in the event the Town reconstructs or constructs sidewalks along First Street as part of a Town Project, the Applicant shall pay for the installation of sidewalks in front of the Property on First Street.

John “Marty” Doggett seconded.

Vote: 5-0 – motion passed.

Material List:

1. Form C - Application for Approval of a Definitive Plan – Stamped by Town Clerk 9/24/20
2. Definitive Subdivision Plan, 12/14 First Street, Salisbury, Massachusetts – Dated 9/17/20 – Designed by Waypoint Surveying Services - Stamped by Town Clerk 9/24/20
3. Abutters List stamped by the Assessor’s Office on 9/18/20.

General Conditions:

1. This approval is limited to splitting one existing lot into 2. There are no new units created by this plan.
2. There is no construction associated with this plan.
3. In the event the Town reconstructs or constructs sidewalks along First Street as part of a Town Project, the Applicant shall pay for the installation of sidewalks in front of the Property on First Street.

Prior to endorsement:

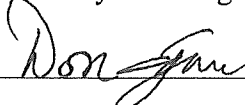
1. The applicant shall work with the Planning Department to ensure that the condition regarding the construction for sidewalk along First Street is met through cash or bonding.
2. The applicant shall provide a wash off Mylar of the complete approved Subdivision Plan for endorsement by the Planning Board. The applicant shall record the full set of the approved subdivision plan at the Registry of Deeds, along with all pages of this decision. The applicant shall also provide 5 full sets of the approved subdivision plan for the Planning Board to endorse. The 5 sets will be distributed to the DPW Director, Building Inspector, Assessor, Town's Engineering consultant and the Planning Board Files.

After Endorsement:

1. Evidence of Recording of all easements, deed restrictions, and the definitive plan shall be filed with the Planning Board and the Building Inspector.

Prior to Issuance of a Building Permit:

Don Egan,
Salisbury Planning Board

 , Chair

Date: 11/25/2020

cc: Applicant,
Building Inspector,
DPW Director
File

APPEAL NOTICE

Appeals of this decision shall be made in accordance with the M.G.L. Ch. 40A, §17 and shall be filed within twenty (20) days of the date of filing of this decision in the Office of the Salisbury Town Clerk.

By law, this decision shall not take effect until a copy of such notice has been certified by the Town Clerk that; Twenty (20) days has elapsed since the decision was filed and no appeal has been filed. The Petitioner shall present and record the certified decision at the Essex Registry of Deeds in Salem, MA. The cost of the recording shall be borne by the Petitioner. A registered copy must then be presented to the Building Inspector in order to apply for an appropriate permit. This Decision will lapse if Substantial use of the Petitioned Relief is not made within two (2) years for a Special Permit and the work authorized hereunder must have active development or at least substantial progress toward implementation of the approved Site Plan occurring within five years or the approval becomes void. This approval may be extended by the issuing authority for an additional two-year period if, in the opinion of the issuing authority, there is just cause to approve an extension.