

Attachment 1

TOWN OF SALISBURY
APPLICATION FOR SITE PLAN REVIEW

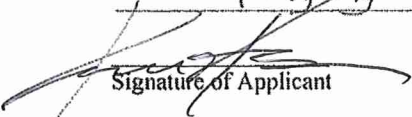
A REGISTERED SITE PLAN MUST BE FILED WITH THIS APPLICATION FORM

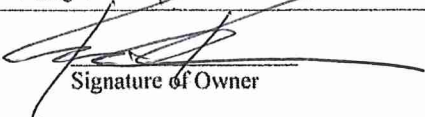
Date 3/3/2020
Applicant's Name Kevin Karpenko C/o Mead, Talermin and Costa LLC
Applicant's Address 30 Green St. Newburyport, MA 01950
Telephone # & Fax # 978-463-7700 + 978-463-7747
E-mail Address lisa@mtclawyers.com and ben@mtclawyers.com

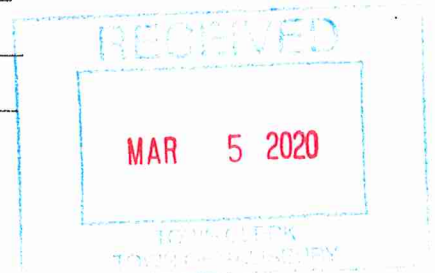
Application is hereby made for Site Plan Review. This application is for property located at
12 Follymill (Lot 48) Folly Mill Rd., Salisbury, Massachusetts.

Tax Map # 13 Lot # 48

1. Owner of Property: Folly Mill Twelve, LLC
Owner's Address: 22 Folly Mill Rd., Salisbury, MA 01952.
2. Zoning District: 80% is in R1; 20% is in R2
3. Lot Size: 59.492 acres
4. Existing Use: Undeveloped Land
5. Proposed Use: Agriculture
6. Description of Proposed Work: Site Restoration and Stabilization via earth filling
7. Square Footage of All Proposed Work: Approx. 239,580 (5.5 Acres)
8. Other Permits Required and Status of Applications: Small project filling permit currently under consideration by the Town Manager
9. Site Plan Waivers Requested: See attached memo accompanying application
10. Reason for Waiver Request: See reason given in memo accompanying application


Signature of Applicant


Signature of Owner





Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950

Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

March 5, 2020

Donald Egan, Chair
Planning Board
Salisbury Town Hall
5 Beach Road
Salisbury, MA 01952



Re: Minor Project Site Plan Review
Lot 48 Off Folly Mill Road, Salisbury, Massachusetts 01952 (Map 13, Lot 48) (the
"Property")

Dear Chair and Members of the Board:

Reference is made to the above captioned matter. In that connection the owner of the Property, Kevin Karpenko (the "Applicant"), is proposing earth filling for Site Restoration and Stabilization of the Property. Because this is a nonresidential construction project that includes an activity that disturbs one or more acres of land, the Applicant is applying for minor project site plan review pursuant to Chapter 300, Section 111(2)(a)(4) of the Salisbury Zoning Bylaw (the "Zoning Bylaw").

1. Introduction

The Applicant is applying for minor site plan review for an activity resulting in the disturbance of more than one acre of land on the Property. More specifically, the Applicant seeks to restore and stabilize the Property which was formerly used as a gravel pit to now be used for agricultural activities. The area to be disturbed is approximately 5.5 acres. The Applicant concurrently has filed a Small Project Earth Filling Permit with the Town Manager pursuant to Chapter 77, Sections 77-1 through 77-9 of the Salisbury General Bylaws. While 1880 cubic yards have been transported to the Property, no earth filling has occurred yet. Additionally, the Town's Building Inspector has determined that Minor Site Plan review is required pursuant to Chapter 300, Section 111(2)(a)(4) of the Zoning Bylaw.

2. Submission Requirements Under Section XV-E(a)

As per Chapter 465, 465-12(B) of the Ordinance, the following information is provided, all as shown on the plans included herewith unless a waiver is sought:

1. Location and Boundaries. The location and boundaries of the Property, to the extent feasible and relevant to this application are shown on the plans.
2. Structures. No construction is planned therefore no structures are shown on the plans. The project solely involves earth filling and such areas being filled are shown on the plans. Therefore, this requirement is inapplicable to the application, and the Applicant requests a waiver from same.
3. Signage. No new signage is being added by the project. Therefore, this requirement is inapplicable to the application, and the Applicant requests a waiver from same.
4. Landscaping. The current landscaping in this area will be stabilized by the filling of 1880 cubic yards of loam. An erosion control sock will be installed. Some selected trees

Millis Office

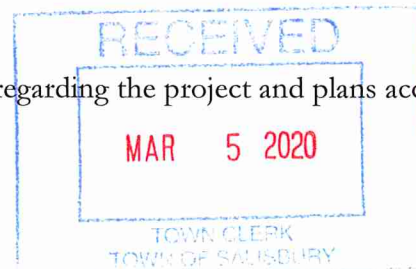
730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

and small vegetation will be removed to assist in the prevention of soil erosion during the grading of the area of the property being filled. The site is being regraded to create an open meadow for hay mowing as shown on the plans. After re-grading the loam will be placed and hydroseeded with a New England Meadow seed mix. The area being filled and seeded will be given one full growing season before any haying will take place. These details are shown on the plan.

5. Traffic. With this project being only earth filling and with no construction, it will not increase traffic. Therefore, this requirement is inapplicable to the application and the Applicant requests a waiver from same.
6. Parking. As stated earlier, this project only involves earth filling and with no construction with no parking needed. Therefore, this requirement is inapplicable to the application and the Applicant requests a waiver from same.
7. Public Access. As shown on the plans, public access will be provided from Folly Mill Road in case public access is needed. However, this project is only earth filling with no construction to restore a site for agricultural use. The property will not have regular traffic to and from the property, but will provide sufficient access as needed. Therefore, this requirement is inapplicable to the application and the Applicant requests a waiver from same.
8. Lighting. As stated earlier, this project only involves earth filling and with no construction with no new lighting being added and none existing. Therefore, this requirement is inapplicable to the application and the Applicant requests a waiver from same.
9. Topography. Both existing and proposed topography of the site, with contours are shown on the plans.
10. Water and waste disposal, drainage and other utilities. To reiterate, there is no proposed construction for this project. There is no current or proposed septic system, nor connections to sewer, water, and other utilities on site. The proposed project does not have any new utilities either. Because there are no existing or proposed utilities of note on the property, this requirement is inapplicable to the application and the Applicant requests a waiver on this requirement.

Attached hereto are the following plans and reports:

1. Summary Letter from Thad Berry, Professional Engineer, regarding the project and plans accompanying this application.
2. Existing Conditions Aerial Map
3. NRCS Soils Map
4. Site Plans



Conclusion

As the Applicant is only seeking Minor Site Plan Review, no narrative submittals are required. To extent any Site Plan Performance and Design Standards are applicable, the plans submitted are in compliance. Therefore, the Applicant respectfully requests that the Planning Board grant site plan approval for the project.

Respectfully submitted,
Kevin Karpenko,
By his Attorney

L.L.M. by B.W.J.

Lisa L. Mead

cc: Client

ASB design group

March 1, 2020

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

Re: **Summary Letter – Site Restoration and Stabilization Plan**
Lot 48 Folly Mill Road
Salisbury, MA. 01952
Town By-Law – Chapter 77
Earth Filling – Small Filling Permit
Job No.: 2019-45
Map 13 Lot 48

On behalf of our client, Mr. Kevin Karpenko, **ASB design group, LLC (ASB)** is submitting this Summary Letter for the Site Restoration and Stabilization at Lot 48, Folly Mill Road (See Figure 1) for your review, comment and approval. The submittal includes:

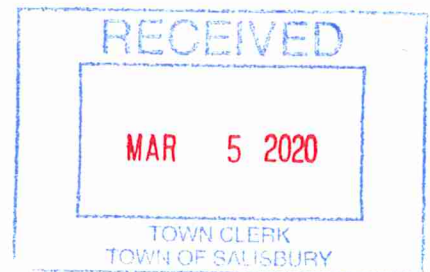
- Summary Letter,
- Figure 1: Existing Conditions Aerial Map
- Figure 2: NRCS Soils Map

Accompanying the Summary Letter

- Sheets C1 – C4: Site Plans

Design Team:

Donohoe Survey Inc. – Property Line and Existing Conditions Survey



PROJECT OVERVIEW

Existing Conditions

The existing site is located on the easterly side of Folly Mill Road as shown in Figure 1. Currently the site is undeveloped. Approximately 5.5 acres of land was disturbed by the removal of sand and gravel (as identified on the Natural Resources Conservation Service (NRCS) Soils Map). This soil disturbance/removal was done long before Mr. Karpenko purchase the land.

The disturbed area was stripped of the top and subsoil during the removal of the sand and gravel. Once the soil removal operation ceased there was no stabilization (placement of loam and seed) on the disturbed area. In order to stabilize the disturbed area Mr. Karpenko arranged to have loam brought to the site for placement over the disturbed area.

ASB design group

363 boston street, route 1, topsfield, ma 01867
781.944.5606 www.asbdesigngroup.com

Soils

The Natural Resources Conservation Service (NRCS) defines the onsite soils as Pits – Gravel (600). This designation is for areas that are disturbed due to soil excavation and removal (see Attached Soils Map and Sheet C1).

Pre and Post Restoration Hydrology - Drainage

When engineers refer to the CN Value or Runoff Curve Number, they are describing a soil type, existing surface conditions (grass, roof, pavement) and the soils Hydrologic Soil Group (in our case A and C/D). With this information the Natural Resources Conservation Service (NRCS) Runoff Curve Numbers can be determined (CN Value).

The NRCS CN value is related to soil type, soil infiltration capability, land use (grass, roof pavement), and the depth of the seasonal high-water table. Pavement has a CN value of 98 or 98% of the water runs off the surface when it is thoroughly wetted. Grass, in good condition (grass over 75% of the surface - which is less than your typical lawn), and a Hydrologic Soil Group Classification of B has a CN value of 61 or 39% of the stormwater infiltrates when the soil is thoroughly wetted.

In our case the area was woods in poor condition which results in a CN value of 45. When the project is completed the area will be an open meadow that has a CN value of 30. By restoring the site to open meadow, the stormwater runoff will be decreased.

Proposed Conditions

Project will include the following items:

- Installation of erosion control – erosion control sock.
- Removal of selected trees and vegetation. The trees will be chip and with the stumps be removed from the site. The small vegetation will be chip and dispersed across the disturbed area to assist in the prevention of soil erosion during the grading operation.
- Once the vegetation has been removed the site will be regraded to create and open meadow for grass/hay to serve for agriculture purposes on the property as shown on Sheets C2 and C3.
- At the completion of the site re-grading the loam will then be placed and hydroseeded with a New England Meadow seed mix.



The disturbed area will be given one full growing season before any haying will take place. During the first growing season any areas that need additional seeding will be seeded and monitored by Mr. Karpenko.