**Joseph J. Serwatka, P.E.**

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November 4 , 2023

Ms. Lisa Pearson, Planner

Salisbury Planning Department

Town Hall

Salisbury, MA 01952

Re: 137 Lafayette Road

Site Plan Review

Dear Ms. Pearson:

I have received a Site Plan for 137 Lafayette Road, dated September 6, 2023, by Brian Knowles, and a copy of application for Special Permit. I have conducted a site visit, reviewed the submitted material, and offer the following comments:

1. Property lines between lots 51 and 241 should be described and dimensioned. The town maps depict the existing garage on lot 241, but this plan depicts it on lot 51.

2. The plan does adequately depict driveways and driveway openings. The extent of driveway opening on Lafayette Road should be clearly depicted. Also, the plan should depict the existing edge of pavement and gravel on both lots, as they appear to share access. The paved area on lot 51 leads to a locked rolling gate, and existing access appears to be over a portion of lot 241. The board may want a defined driveway shown for the proposed mobile home.

3. The proposed permit is for a residential use, that is, a proposed mobile home. The existing use on lot 51 appears to be repair shop with a multitude of vehicles stored along the southerly property line from Lafayette Road to the mobile home location. The board may want the plan to address what happens to the existing business and vehicles.

4. The plan should depict adequate parking spaces for the mobile home.

5. Sewer and water services are not depicted adequately. The plan should provide water and sewer pipe size(s) and materials, along with connections to existing stubs/mains in Lafayette Road. The engineer/surveyor should address whether DPW has commented on the 400’ long services. A water meter pit and sewer cleanouts may be required.

6. Existing and proposed topography should be shown between Lafayette Road and the mobile home site, as would be typical.

7. The board may want the existing mobile home on 131-133 Lafayette Road depicted as it appears to be in close proximity to the proposed mobile home on lot 51. A landscape screen or fence might be considered.

8. The plan should be stamped and signed by a professional engineer and/or land surveyor, as is typical.

Should you have any questions relative to this letter, please contact me.

Sincerely,

Joseph J. Serwatka, P.E.