



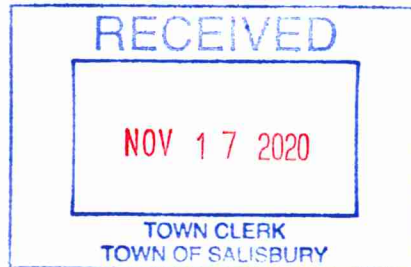
Albanese Bros. Inc.

General Contractor

28 LOONHILL ROAD
P. O. BOX 518
DRACUT MA 01826-4031
OFFICE (978) 454-8850
FAX (978) 458-8710

November 9, 2020

Lisa Pearson
Planning Director
Town of Salisbury
5 Beach Road
Salisbury MA 018252



RE: Special Permit Application – Staging area at No. 148 Lafayette Road
Lafayette Road/Route 1 Sewer Project,
Salisbury, Massachusetts

Dear Ms. Pearson:

Albanese Brothers Inc. would like to submit the attached Special Permit application to which is a request to allow Albanese Brothers Inc. to use a portion of the lot at No. 148 Lafayette Road as a staging/lay down area. Attached is the following:

- Completed Special Permit Application
- A check payable to the Town of Salisbury in the amount of \$250 for the filling fee.
- Eight copies of a Site plan depicting the extents of the proposed staging/lay down area.
- Abutters list including mailing labels.
- Treasurer's Office signature to certifying all taxes are paid up to date on the property in question and any applicable betterments are paid in full.

Please let us know if you have any questions or need any additional information.

Very truly yours,

ALBANESE BROTHERS, INC.

Marcella Albanese
President

cc: ABI File

Salisbury Planning Board

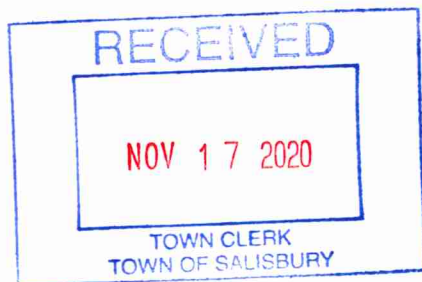
Please check off the applicable application:

- | | |
|---|---|
| <input type="checkbox"/> Special Permit-check all that apply | <input type="checkbox"/> Motel Reuse |
| <input type="checkbox"/> Open Space Residential Development (OSRD) | <input type="checkbox"/> Wireless Communication Facility |
| <input type="checkbox"/> Water Resource District | <input type="checkbox"/> Village Center District |
| <input type="checkbox"/> Planned Office Development | <input type="checkbox"/> Repetitive Petition |
| | <input checked="" type="checkbox"/> Other <u>Construction Staging/</u>
(Specify) <u>Lay Down Area</u> |

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.
2. Special Permit filing fee. Checks payable to the Town of Salisbury.
3. Plan drawn in accordance with the requirements listed in the Town of Salisbury's Zoning By-Laws. (8 COPIES).
4. Abutters List
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.
6. A complete submittal checklist **must** be submitted along with copies of plans.

IMPROPER OR INCOMPLETE FILINGS WILL RESULT IN A DELAY IN DECISION, TOWN CLERK WILL SIGN AND STAMP AFTER PLANNING DEPARTMENT SIGNS OFF



Sue Johnson
Planning Department
Diane R. Wapnick
Town Clerk

A REGISTERED PLAN MUST BE FILED WITH THIS APPLICATION FORM

Salisbury Planning Board

Date 11/9/2020

Applicant: Albanese Brothers Inc., PO Box 518, 28 Loon Hill Road, Dracut MA (978) 454-8850
Full name Address phone number

Applicant's E-mail Address: marcella@albanesebros.com

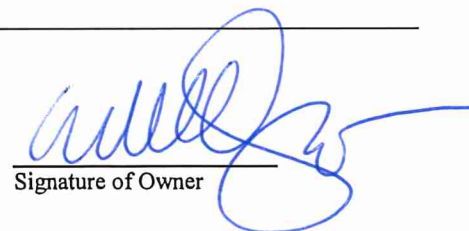
Owner: Colchester Properties, LLC 98 Elm Street (978) 462-6543
Full name Address phone number

Lessee: Albanese Brothers Inc., PO Box 518, 28 Loon Hill Road, Dracut MA (978) 454-8850
Full name Address phone number

Tax Map # 22 Lot # 4

1. Location of Premises: 148 Lafayette Road, Salisbury MA
2. Zoning District: Lafayette-Main Commercial District Subdistrict B
3. Parcel Size: 1.377 Acres
4. (OSRD applications only): Applicable Land Area: _____ Open Space Percentage: _____
5. Number of existing buildings on parcel: Zero
6. What is the existing use of the subject premise? Vacant Lot
7. Provide a detailed description of the proposed use of premises, including # of proposed structures (attach additional pages if necessary): Attachment A
8. Zoning by-law provision under which application is made: _____
Attachment B
9. State grounds for this application, please be specific. Special permit criteria can be found in the Zoning Bylaw §300-35 (attach additional pages if necessary):
Attachment C
10. Other Permits Required and Status of Applications: No other Permits are required


Signature of Applicant


Signature of Owner

Salisbury Planning Board

REQUIREMENTS AND WAIVER REQUEST FORM

Map and Parcel # 22-4 Project Address 148 Lafayette Road, Salisbury, MA

Plan Requirements	Included in Application	Requesting Waiver
A. Plans drawn by registered professional	<u>Yes*</u>	<u> </u>
<small>*Plans drawn by Professional Engineer with Mark-ups by Albanese Brothers Inc.</small>		
B. Existing site conditions:		
1. All waterbodies	<u>Yes</u>	<u> </u>
2. Wetland and Boundaries	<u>Yes</u>	<u> </u>
3. Topography	<u>Yes</u>	<u> </u>
4. Vegetation types	<u>Yes</u>	<u> </u>
5. Other natural features	<u>Yes</u>	<u> </u>
C. Location of:		
1. Proposed landscaping	<u>N/A</u>	<u> </u>
2. Existing landscaping and open space	<u>N/A</u>	<u> </u>
D. Use Plan indicating locations of		
1. Proposed building and additions	<u>N/A</u>	<u> </u>
2. Parking	<u>N/A</u>	<u> </u>
3. Service and loading areas	<u>N/A</u>	<u> </u>
4. Curbing and driveway locations	<u>N/A</u>	<u> </u>
5. Trash and receptacles or dumpsters	<u>N/A</u>	<u> </u>
6. Lighting	<u>N/A</u>	<u> </u>
7. Other site alterations	<u>N/A</u>	<u> </u>
E. Architectural plans of all proposed buildings		
1. Floor plans	<u>N/A</u>	<u> </u>
2. Elevation plans	<u>N/A</u>	<u> </u>
F. Utility Plans showing		
1. Water and sewer connection	<u>N/A</u>	<u> </u>
2. Stormwater Drainage Plan	<u>N/A</u>	<u> </u>
G. Luminaire Plan showing		
1. Foot Candles	<u>N/A</u>	<u> </u>

Salisbury Planning Board

TAX AND BETTERMENT PAYMENT CERTIFICATION

Date 11/4/2020

Map 22 Parcel 4

Owner's Name: Colchester Properties, LLC,

Property Address: 148 Lafayette Road, Salisbury, MA

I, Laura Hamilton, certify that all taxes and applicable betterment's have been paid in full for the property located at Map 22 Parcel 4. The next billing date is 2/1/2021.

Signature: Laura Hamilton
Treasurer or Treasurer's Clerk

Date: 11/4/2020

Salisbury Planning Board

Special Permit Submittal Checklist

Before any Special Permit 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 comment on the proposed plan.

Board of Health

(1 Sets of Plans) Received By: email Date: 11/16/20
(1 copy of special permit application)

Fire Department

(1 Sets of Plans) Received By: email Date: 11/16/20
(1 copy of special permit application)

Department of Public Works

(1 Sets of Plans) Received By: email Date: 11/16/20
(1 copy of special permit application)

Building Department

(1 Sets of Plans) Received By: email Date: 11/17/20
(1 copy of special permit application)

Conservation Commission

(1 Sets of Plans) Received By: email Date: 11/16/20
(1 copy of special permit application)

Police Department

(1 Sets of Plans) Received By: email Date: 11/16/20
(1 copy of special permit application)

Assessor's Department

(1 Sets of Plans) Received By: email Date: 11/16/20
(1 copy of special permit application)

Planning Department

(1 Sets of Plans) Received By: email Date: 11/17/20
(1 copy of special permit application)

Attachment A

Albanese Brothers Inc. has contracted with the Town of Salisbury to construct the Lafayette Road / Route 1 Sewer Project. To perform this project Albanese Brothers Inc. must obtain an additional construction staging/lay down area in order to store material and equipment needed for the project in addition to the construction staging/lay down area at No. 155 Lafayette Road. Albanese Brothers Inc. does not plan on storing any sand, gravel or surplus excavated material on the construction staging/lay down area at No. 148 Lafayette Road, all that material will be stored at the No. 155 Lafayette Road construction staging/lay down area. Also, the majority of the day to day activity will occur at the No. 155 Lafayette Road construction staging/lay down area, the material and equipment to be stored at No. 148 Lafayette Road construction staging/lay down area will be items that are necessary but are not anticipated to be needed as frequently. Since the No. 148 Lafayette Road construction staging/lay down is for long time storage Albanese Brothers Inc.'s workers will not be crossing Route 1 between the two staging area on a regular basis

Albanese Brothers Inc. has already with Conservation Commission to discuss the proposed use and to review the already existing environmental controls. If the exiting environmental controls are found to be adequate, Albanese Brothers Inc. will maintain throughout the life the project. Once Albanese Brothers Inc. has completed the construction of the Lafayette Road / Route 1 Sewer Project, Albanese Brothers Inc. will restore the property to its current condition.

The work on this project cannot be completed without the use of this additional staging area. The lot at No. 148 Lafayette Road as well as No. 155 Lafayette Road are both very close to the center of the project which will minimize the trucking of material and equipment to and from the construction staging/lay down area which will minimize the inconvenience to the residents of Salisbury.

Attachment B

Albanese Brothers Inc.'s Special Permit Application for the use of the vacant lot at No. 148 Lafayette Road in Salisbury is required by:

- Article 300-158 of the Zoning Bylaws states "The boundaries of the Lafayette-Main Commercial District, consisting of LM, and Subdistricts LM-A, LM-B, LM-C, and LM-D, shall be as shown on a map titled "Lafayette-Main Commercial District," dated September 16, 2015, which is hereby incorporated in and made part of this bylaw. The map designates the lot at No.155 Lafayette Road as being in Zone Lafayette-Main Commercial District Subdistrict B.
- Article 12- of the Zoning Bylaws include Zoning 300 Attachment 1 Table of Use Regulations which indicates that to perform the "storage of construction equipment, materials and products" in the Lafayette-Main Commercial District Subdistrict B Zone is an activity designated "PB"
- Article 300-10 of the Zoning Bylaws states "Those uses that may be permitted by a Planning Board special permit in the district" ... "shall be designated by the letters 'PB.'", therefore the staging area requires a Special Permit from the Planning Board.
- Article 300-161 of the Zoning Bylaws states "The Planning Board shall be the special permit granting authority for uses in the Lafayette-Main Commercial District."

Attachment C

Albanese Brothers Inc. has contracted with the Town of Salisbury to construct the Lafayette Road / Route 1 Sewer Project. To perform this project Albanese Brothers Inc. must obtain an additional construction staging/lay down area in order to store construction materials, such as pipe & manholes, and equipment needed for the project in addition to the construction staging/lay down area at No. 155 Lafayette Road. Albanese Brothers Inc. does not plan on storing any sand, gravel or surplus excavated material on the construction staging/lay down at No. 148 Lafayette Road, all that material will be stored at the No. 155 Lafayette Road construction staging/lay down area. Also, the majority of the day to day activity will occur at the No. 155 Lafayette Road construction staging/lay down area, the material and equipment to be stored at No. 148 Lafayette Road construction staging/lay down will be items that are necessary but are not anticipated to be needed as frequently. . Since the No. 148 Lafayette Road construction staging/lay down is for long time storage Albanese Brothers Inc.'s workers will not be crossing Route 1 between the two staging area on a regular basis

The work on this project cannot be completed without the use of this additional staging area. The lot at No. 148 Lafayette Road as well as No. 155 Lafayette Road are both very close to the center of the project which will minimize the trucking of material and equipment to and from the construction staging/lay down area which will minimize the inconvenience to the residents of Salisbury.

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SO. ESSEX #678 Bk:35653 Pg:184
01/31/2017 02:23 DEED Pg 1/3

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 01/31/2017 02:23 PM
ID: 1168210 Doc# 20170131006780
Fee: \$547.20
Cons: \$120,000.00

Quitclaim Deed

Institution for Savings in Newburyport and its Vicinity, a Massachusetts savings bank with a principal place of business at 93 State Street, P.O. Box 510, Newburyport, Massachusetts, in consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00) **GRANT TO** Colchester Properties, LLC, a Massachusetts Limited Liability Company with a principal place of business at 98 Elm Street, Salisbury, Massachusetts 01952

With **QUITCLAIM COVENANTS**

The land in Salisbury, Essex County, Massachusetts, being bounded and described as follows:

A certain parcel of land located on the Easterly side of Lafayette Road in Salisbury, Essex County, Massachusetts and being shown as New Lot 1 on a plan of land entitled "ANR Subdivision Plan, 148 Lafayette Road, Salisbury, Massachusetts, Assessors Map 22, Parcel 4, Prepared for Bruce E. Rines, 115 Ferry Road, Salisbury, Massachusetts, Scale: 1"= 30', October 7, 2007" said plan is recorded in Plan Book 412, Plan 41, all being more particularly bounded and described as follows:

Beginning at a point at the Easterly sideline of Lafayette Road at a found iron rod at land now or formerly of Wayne Capolupo and at Parcel A as shown on said plan; thence running

NORTH 12° 08' 52" West a distance of 81.35 feet to a point; thence continuing

NORTH 09° 30' 12" West a distance of 80.45 feet to a point, the last two courses being along the Easterly side of Lafayette Road; thence turning and running

NORTH 21° 32' 53" East along land now or formerly of the grantor a distance of 60.10 feet to a point at the Southerly sideline of a 50' wide access and utility easement as shown on said plan; thence turning and running

NORTH 75° 50' 23" East along said easement area a distance of 59.65 feet to a point; thence continuing

NORTH 64° 34' 18" East still along said easement area a distance of 60.95 feet to a point; thence continuing

NORTH 65° 27' 49" East a distance of 75.88 feet to a point still along said access and utility easement; thence continuing along said easement

Address: 148 Lafayette Road, Salisbury, MA 01952

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NORTH 62° 55' 28" East a distance of 103.53 feet to a point at remaining land of Rines; thence turning and running

SOUTH 09° 14' 59" East along said land now or formerly of Rines a distance of 194.74 feet to a point at Parcel A as shown on said plan; thence turning and running

SOUTH 64° 06' 18" West along said Parcel A a distance of 319.46 feet to the point of beginning.

Said New Lot 1 contains 1.38 acres, more or less, all as shown on said plan.


The above-described premises are conveyed together with and subject to the following:

1. Order of Conditions recorded with the Essex South District Registry of Deeds in Book 18638, Page 412;
2. Rights of others as contained in an Easement Relocation Agreement and Plan dated November 8, 2007, both being recorded with said Registry of Deeds in Book 27520, Page 218.
3. The right to pass and repass over that certain 50' wide access and utility easement for all purposes for which a way is commonly used in the Town of Salisbury in common with all others having a like right. Said right is a non-exclusive right and is subject to the right of the grantor to continue to make use of the easement and to grant others rights in same.

For Grantor's Title, see deed dated 12/17/2010 and recorded in the Southern Essex County Registry of Deeds at Book 30081, Page 53.

Executed as a sealed instrument this 30th day of January 2017.

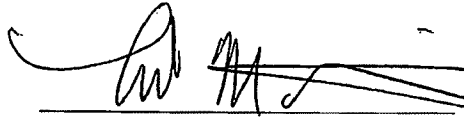
INSTITUTION FOR SAVINGS IN NEWBURYPORT
AND ITS VICINITY

By: 
Karen A. MacCormack
Senior Vice President

COMMONWEALTH OF MASSACHUSETTS

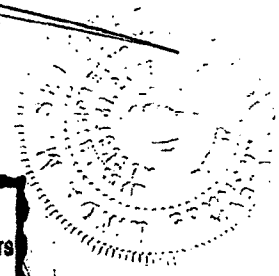
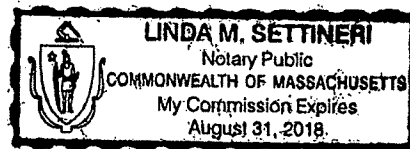
Essex, ss.

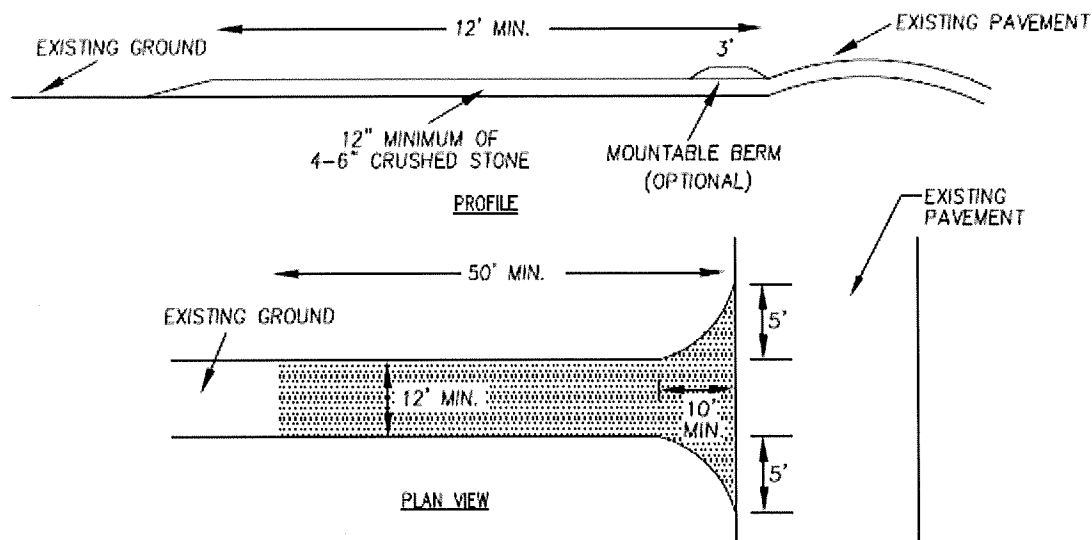
On this 30th day of January 2017, before me, the undersigned notary public, personally appeared Karen A. MacCormack, Senior Vice President of Institution for Savings in Newburyport and its Vicinity, the above-named and proved to me through satisfactory evidence of identification being Massachusetts driver's license, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed, on behalf of Institution for Savings in Newburyport and its Vicinity.



Notary Public:

My Commission Expires:





NOTES

1. STONE SHALL BE 4-6" STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50'.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 12".
4. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.
6. WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.