

Salisbury Planning Board

Please check off the applicable application:

☐ **Special Permit-check all that apply**

☐ **Open Space Residential Development (OSRD)**

☐ **Water Resource District**

☐ **Planned Office Development**

☐ **Motel Reuse**

☐ **Wireless Communication Facility**

☐ **Village Center District**

☐ **Repetitive Petition**

☒ **Other** Construction Staging/

(Specify) Lay Down Area

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.

Planning Department

Town Clerk

A REGISTERED PLAN MUST BE FILED WITH THIS APPLICATION FORM

Salisbury Planning Board

Date 8/6/2020

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

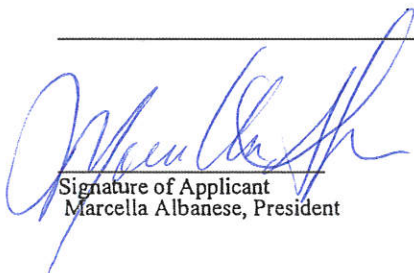
Applicant's E-mail Address: marcella@albanesebros.com

Owner: Blair 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 # 18 Lot # 56

1. Location of Premises: 155 Lafayette Road, Salisbury MA
2. Zoning District: Lafayette-Main Commercial District Subdistrict B
3. Parcel Size: 1.952 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
Marcella Albanese, President


Signature of Owner

Salisbury Planning Board

REQUIREMENTS AND WAIVER REQUEST FORM

Map and Parcel # 18-56 Project Address 155 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 8/5/2020

Map 18 Parcel ~~65~~ 56

Owner's Name: Blair Properties LLC

Property Address: 155 Lafayette Road, Salisbury MA, Salisbury, MA

I, CHRISTINE CARON certify that all taxes and applicable betterment's have been paid in full for the property located at Map 18 Parcel ~~65~~ 56. The next billing date is 11/2/20.

Signature: Christine Caron
Treasurer or Treasurer's Clerk

Date: 8/5/20

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: _____ Date: _____

(1 copy of special permit application)

Fire Department

(1 Sets of Plans) Received By: _____ Date: _____

(1 copy of special permit application)

Department of Public Works

(1 Sets of Plans) Received By: _____ Date: _____

(1 copy of special permit application)

Building Department

(1 Sets of Plans) Received By: _____ Date: _____

(1 copy of special permit application)

Conservation Commission

(1 Sets of Plans) Received By: _____ Date: _____

(1 copy of special permit application)

Police Department

(1 Sets of Plans) Received By: _____ Date: _____

(1 copy of special permit application)

Assessor's Department

(1 Sets of Plans) Received By: _____ Date: _____

(1 copy of special permit application)

Planning Department

(1 Sets of Plans) Received By: _____ Date: _____

(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 a construction staging/lay down area in order to store material and equipment needed for the project as well as sand, gravel and surplus excavated material. ABI proposes to use the vacant lot at No. 155 Lafayette Road as a construction staging/lay down area.

Prior to use of the property as a staging area and as shown on the attached drawings, Albanese Brothers Inc will install wattles outside of the 100-foot wetland zone. Albanese Brothers Inc. will also install temporary fencing along the southeast and northeast edges of the property. 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 a staging area. The lot at No. 155 Lafayette Road is very close to the center of the project which minimize the trucking of martial and equipment to and from the construction staging/lay down area which will minimize the inconvenience to the residents of Salisbury.

Attachment B

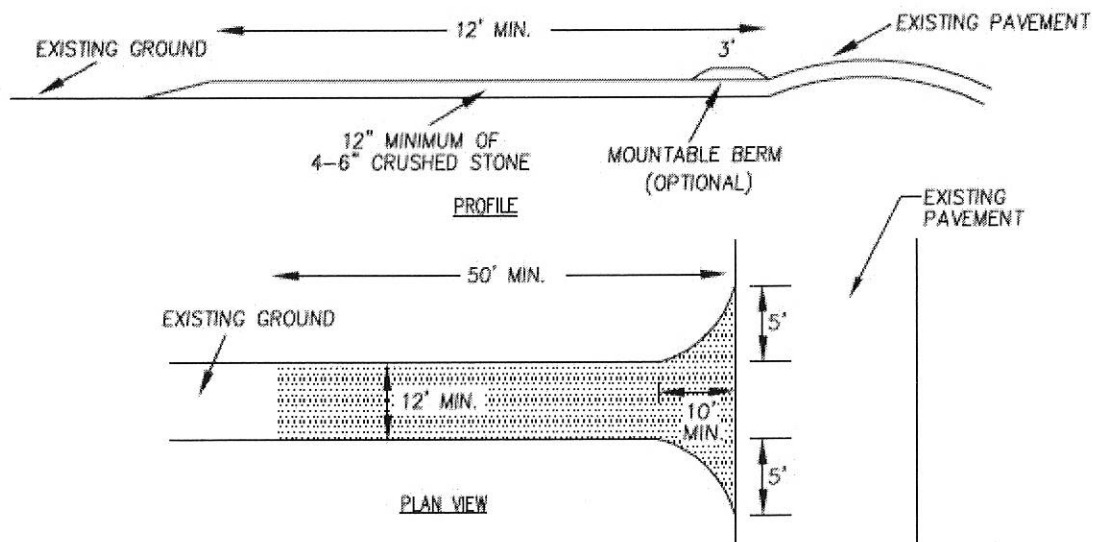
Albanese Brothers Inc.'s Special Permit Application for the use of the vacant lot at No. 155 Lafayette Road in Salisbury is required by:

- 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 a construction staging/lay down area in order to store materials and equipment needed for the project as well as sand, gravel and surplus excavated materials. ABI proposes to use the vacant lot at No. 155 Lafayette Road as a construction staging/lay down area.

The work on this project cannot be completed without the use of a staging area. The lot at No. 155 Lafayette Road is very close to the center of the project which minimize the trucking of martial and equipment to and from the construction staging/lay down area which will minimize the inconvenience to the residents of Salisbury.



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.

Zoning Board Fees

Effective November 2, 2009

<u>REQUEST</u>	<u>Fee Schedule</u>
Special Meeting	To hold a Special Meeting \$230*
Appeal	\$110 (1&2 Family) \$200 + 25/unit (multi- family residential and commercial) * **includes postage, applicant pays for legal ad
Variance	\$110 (1&2 Family) \$200 + 25/unit (multi- family residential and commercial) Maximum of \$2500 per variance request**includes postage, applicant pays for legal ad 6- month variance extension= \$100
Findings	\$110 (1&2 Family) \$200 + 25/unit (multi- family residential and commercial)* Maximum of \$2500 per application includes postage, applicant pays for legal ad
Special Permit	\$250* includes postage, applicant is responsible for the legal ad Renewal \$200
Comprehensive Permit	\$225 per unit if project is 100% Affordable Housing - \$100 per unit includes postage, applicant is responsible for the legal ad

1/2
25 R2

2008013000322 Bk:27488 Pg:48
01/30/2008 13:40:00 DEED Pg 1/2

QUITCLAIM DEED

We, Francis G. Warcewicz and Rita I. Warcewicz, of 104 Foggs Lane, Seabrook, New Hampshire

in consideration of Three Hundred Fifty Thousand (\$350,000.00) Dollars

grant to Blair Properties, LLC, with a usual place of business at 98 Elm Street, Salisbury, Massachusetts

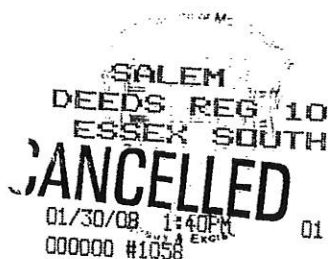
with quitclaim covenants

A certain parcel of land with an address of 155 Lafayette Road in Salisbury, Essex County, Massachusetts, being shown as Lot #A on a plan entitled "Plan of Land on Lafayette Road (US Route 1) in Salisbury, Massachusetts Prepared for Francis G. and Rita I. Warcewicz of 104 Foggs Lane, Seabrook, NH, said plan prepared by Apple Associates, Inc., of 19 Central Street, Byfield, MA" dated 10/31/2002, 1"=100', said plan recorded in Essex South Registry of Deeds at Plan Book 365, Plan 96, on February 21, 2003.

Lot #A contains 85,032 square feet (1.95 acres), more or less, according to said Plan.

For title see deed of Norma B. Young to Grantors dated January 30, 1974 and recorded at Book 6043, Page 17 on January 31, 1974.

Executed as a sealed instrument this 30 day of January, 2008.



Francis G. Warcewicz
Francis G. Warcewicz
Rita I. Warcewicz
Rita I. Warcewicz

FEE \$1596.00

CASH \$1596.00

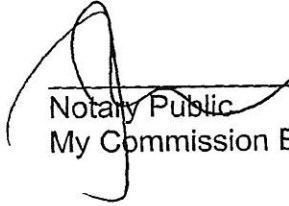
155- LAFAYETTE ROAD, SALISBURY, MA 01952

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

Date: 1-30-2008

Then personally appeared the above-named Francis G. Warcewicz and Rita I. Warcewicz, and proved to me through satisfactory evidence, New Hampshire Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged that they signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:



Date: 08/05/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 1

Parcel ID	Location	Owner Name/Address
=====	=====	=====
18-056	155 LAFAYETTE RD	BLAIR PROPERTIES LLC 98 ELM ST SALISBURY, MA 01952

A B U T T E R S		
=====		
18-052	143 LAFAYETTE RD	ESS WCOT OWNER LLC PARADIGM TAX-ESS #0267 PO BOX 800729 DALLAS, TX 75380
18-054	151 LAFAYETTE RD	L'HEUREUX ROBERT MARCHAND ADRIANE F TR 3 HIGH BACK RD SALISBURY, MA 01952
18-055	153 LAFAYETTE RD	PEARSON ROBERT PEARSON KAREN 153 LAFAYETTE RD SALISBURY, MA 01952
18-058	1 TOLL RD	TURNING POINT INC ACCOUNTS PAYABLE PO BOX 548 NEWBURYPORT, MA 01950-0548
18-059	3 BAYBERRY LN	ROGERS JR, STEPHEN T ROGERS BETH 3 BAYBERRY LN SALISBURY, MA 01952
18-060	5 BAYBERRY LN	HEMENWAY MARY J 5 BAYBERRY LN SALISBURY, MA 01952
18-061	7 BAYBERRY LN	SMITH FRANK G SMITH PAULA M 7 BAYBERRY LN SALISBURY, MA 01952
18-062	9 BAYBERRY LN	ALLEN JACLYN M 9 BAYBERRY LN SALISBURY, MA 01952
18-063	11 BAYBERRY LN	SOROKO JOHN P SOROKO SANDRA E 11 BAYBERRY LN SALISBURY, MA 01952

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
18-056	155 LAFAYETTE RD	BLAIR PROPERTIES LLC 98 ELM ST SALISBURY, MA 01952

A B U T T E R S		
=====		
18-090	10 BAYBERRY LN	DONOVAN JAMES M DONOVAN SHEILA 10 BAYBERRY LN SALISBURY, MA 01952
18-091	8 BAYBERRY LN	BONTORNO ARTHUR J MCGRANE LAUREN E 8 BAYBERRY LN SALISBURY, MA 01952
18-092	6 BAYBERRY LN	MADIGAN CORNELIUS P 6 BAYBERRY LN SALISBURY, MA 01952
18-093	4 BAYBERRY LN	MARKS JAMES R MARKS GLORIA 4 BAYBERRY LN SALISBURY, MA 01952
18-094	2 BAYBERRY LN	MOREAU ROBERT F MOREAU ELIZABETH 2 BAYBERRY LN SALISBURY, MA 01952
18-095	3 TOLL RD	NICKERSON KENNETH NICKERSON SHERYL 3 TOLL RD SALISBURY, MA 01952
19-001	4 TOLL RD	SALISBURY TOWN OF CEMETERY 5 BEACH RD SALISBURY, MA 01952
22-001	158 LAFAYETTE RD	THAI KELLY TR THAI LOAN TR 158 LAFAYETTE RD SALISBURY, MA 01952
22-002	156 LAFAYETTE RD	TRIANDAFILOU JAYCEE TR C/O KATHY BAINES 163 CROW LN NEWBURYPORT, MA 01950

Date: 08/05/2020
txaabut

Town of Salisbury

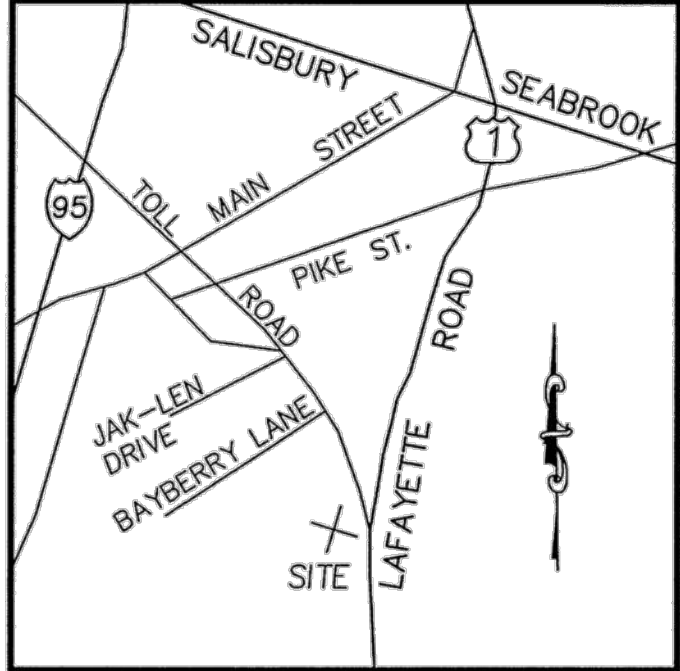
CERTIFIED ABUTTERS' LIST

Page 3

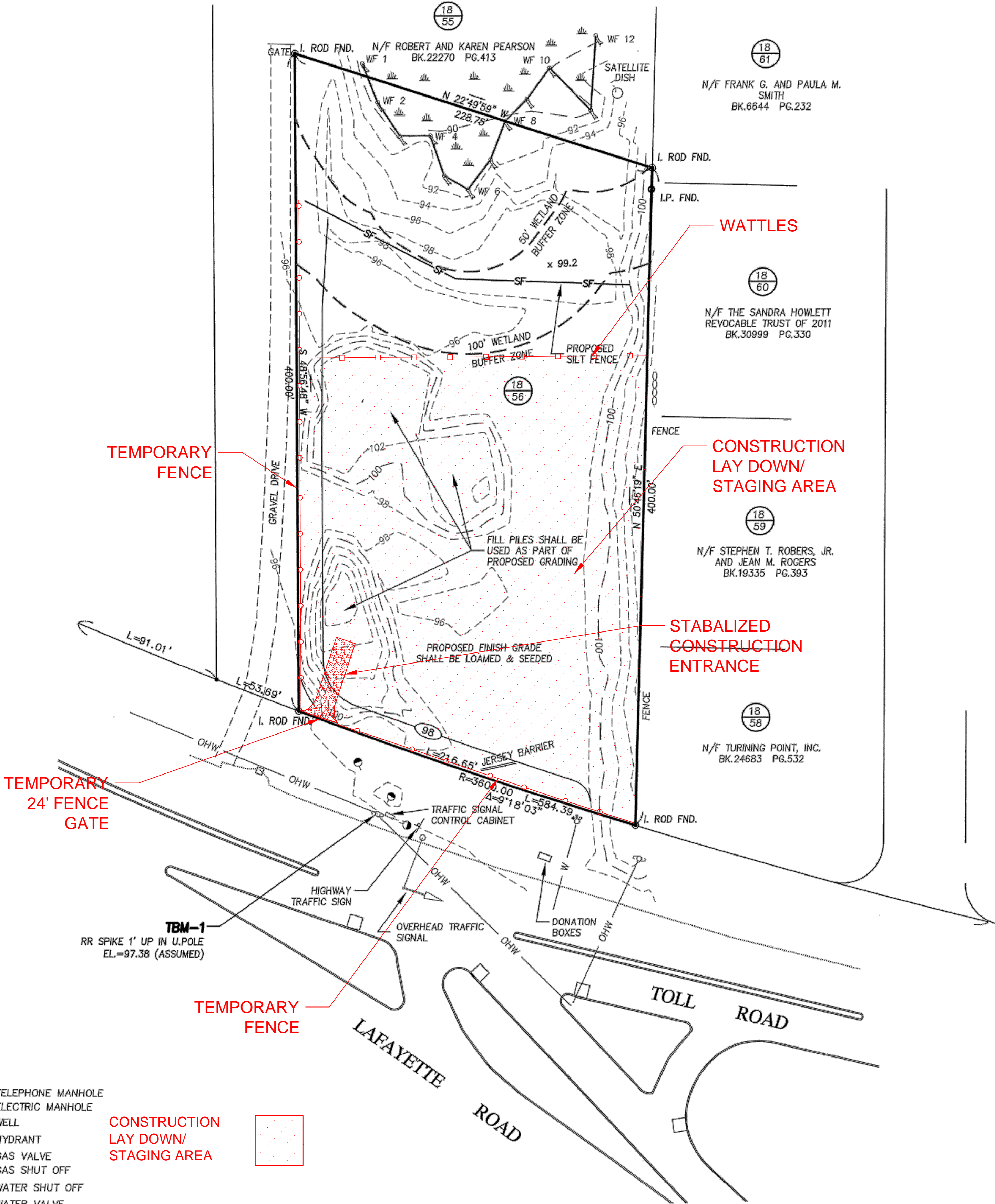
Parcel ID	Location	Owner Name/Address
=====	=====	=====
18-056	155 LAFAYETTE RD	BLAIR PROPERTIES LLC 98 ELM ST SALISBURY, MA 01952

A B U T T E R S		
=====		
22-003	152 LAFAYETTE RD	CRIVELLO FRANCIS J 152 LAFAYETTE RD SALISBURY, MA 01952
22-140	150 LAFAYETTE RD	RINES BRUCE E 115 FERRY RD SALISBURY, MA 01952
23-050	166 LAFAYETTE RD	GRAF DANIEL A TR GRAF JANET E TR 38 ROLFES LN NEWBURY, MA 01951-1227
23-052	164 LAFAYETTE RD	GRAF DANIEL A TR GRAF JANET E TR 166 LAFAYETTE RD SALISBURY, MA 01952

23 parcels listed



WETLAND DELINEATED BY:
WEST ENVIRONMENTAL, INC.
48 STEVENS HILL ROAD
NOTTINGHAM, NH. 03290
(603) 734-4298



BASIS OF BEARINGS

PLAN BK. 365 PLAN 96

OWNER OF RECORD

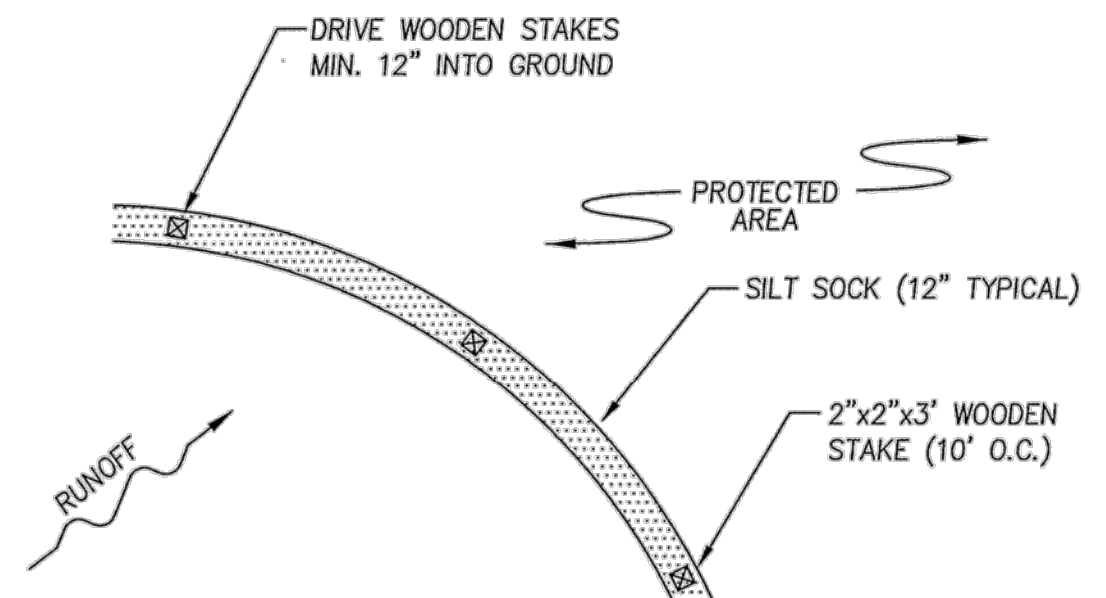
BLAIR PROPERTIES, LLC
98 ELM ST.
SALISBURY, MA
BK.27488 PG.48

PLAN REFERENCES

PLAN BK. 365 PLAN 96
PLAN BK. 113 PLAN 39

SILT SOCK INSTALLATION

N.T.S.

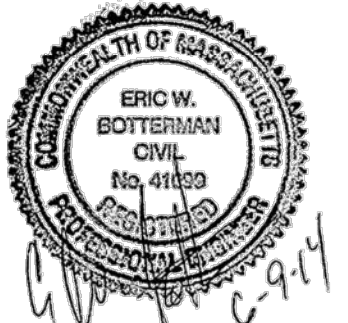
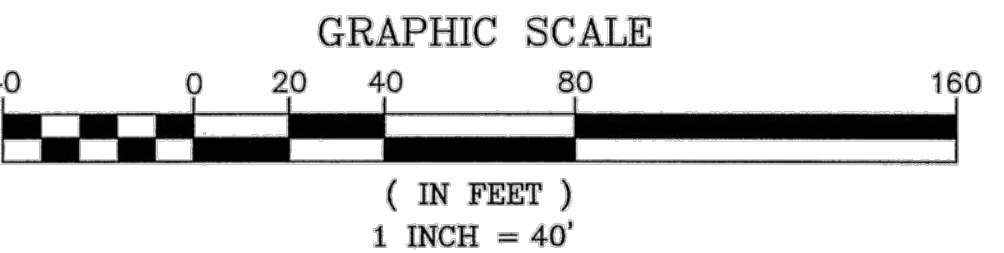


NOTES

1. ALL MATERIAL SHALL MEET SPECIFICATIONS BY FILTREXX OR APPROVED EQUAL.
2. SILT SOCK SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
3. THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE SILT SOCK.
4. SILT SOCK SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
5. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE SOCK HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

NOTE: ALL ITEMS IN RED WERE ADDED ON AUGUST 5, 2020

LEGEND	
<input type="checkbox"/> C.B.	CONCRETE BOUND
<input type="checkbox"/> S.B.	STONE BOUND
<input type="checkbox"/> D.H.	DRILL HOLE
<input type="checkbox"/> PK	MASONRY NAIL
<input type="checkbox"/> I.P.	IRON PIPE
<input type="checkbox"/> I. ROD	IRON ROD
<input type="checkbox"/> FND.	FOUND
<input type="checkbox"/> N/FND.	NOT FOUND
<input type="checkbox"/> T.B.	TELEPHONE BOX
<input type="checkbox"/> E.B.	ELECTRIC BOX
<input type="checkbox"/> H.H.	ELECTRIC HANDHOLE
<input type="checkbox"/> LP	LIGHTPOLE
<input type="checkbox"/> UPOLE	UTILITY POLE
<input type="checkbox"/> D	DRAINAGE
<input type="checkbox"/> W	WATER
<input type="checkbox"/> S	SEWER
<input type="checkbox"/> G	GAS
<input type="checkbox"/> OHW	OVERHEAD WIRE
<input type="checkbox"/> UGT	UNDERGROUND TELEPHONE
<input type="checkbox"/> UGE	UNDERGROUND ELECTRIC
<input type="checkbox"/> SF	SILT FENCE
<input type="checkbox"/> 15X5	SPOT GRADE
<input type="checkbox"/> CB	CATCH BASIN
<input type="checkbox"/> DMH	DRAIN MANHOLE
<input type="checkbox"/> SMH	SEWER MANHOLE
<input type="checkbox"/> TMH	TELEPHONE MANHOLE
<input type="checkbox"/> EMH	ELECTRIC MANHOLE
<input type="checkbox"/> W	WELL
<input type="checkbox"/> H	HYDRANT
<input type="checkbox"/> G.V.	GAS VALVE
<input type="checkbox"/> G.S.O.	GAS SHUT OFF
<input type="checkbox"/> W.S.O.	WATER SHUT OFF
<input type="checkbox"/> W.V.	WATER VALVE
<input type="checkbox"/> A.M.	ASSESSORS MAP
<input type="checkbox"/> A.P.	ASSESSORS PARCEL



PREPARED FOR
BLAIR PROPERTIES, LLC
98 ELM ST.
SALISBURY, MA
BK.27488 PG.48

NO.	DATE	DESCRIPTION	BY

ITEMS IN RED ADDED BY ALBANESE BROTHERS INC. ON 8/7/2020

MEI **MILLENNIUM ENGINEERING, INC.**
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=40'
DATE: JUNE 5, 2014
CALC. BY: M.A.S.
CHKD. BY: E.W.B.
PROJECT: M132525

SITE PLAN
IN
SALISBURY, MA
SHOWING
PROPOSED SITE GRADING
AT
155 LAFAYETTE ROAD

REQUEST FOR
DETERMINATION
OF APPLICABILITY