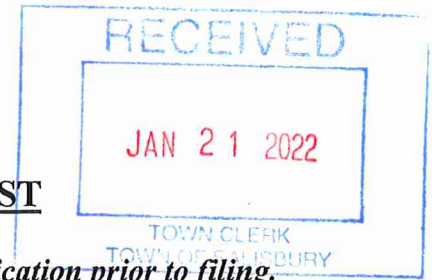


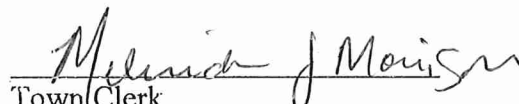
**SALISBURY PLANNING BOARD**  
**SITE PLAN REVIEW FILING CHECKLIST**



*Applicants encouraged to meet with planning department for review of application prior to filing.  
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. (Map and Parcel must be included. Can be found in the Assessor's Office.) **Attachment 1**
2. Planning Dept. reviews application & plans for completeness prior to receiving fees and copies for the Board
3. A complete **REQUIREMENTS AND WAIVER REQUEST FORM** **must** be submitted along with copies of site plan filings: **Attachment 2**  
The waiver request goes to the planning board as a preliminary SPR to only decide on waivers. After decision is made, applicant then submits 8 copies of plans, along with fees and application, and can be stamped in by Town Clerk.
4. Abutters List Request form must be completed at the Assessor's Office (if applicable-check with planning dept.) (\$15-checks payable to the Town of Salisbury).
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: **Attachment 3**
6. A complete site plan submittal checklist **must** be submitted along with copies of site plans: **Attachment 4**
7. When plans ready to be stamped in by Town Clerk:
  - a. Site Plan Review Application & Review Fee - Checks payable to the Town of Salisbury.
  - b. Registered Plan drawn to scale and in conformance with Section II.B.1 of the site plan review requirements. (8 Copies)

  
Planning Department

  
Town Clerk

**\*\*\* Note to Applicants \*\*\***

- Applicants shall bear the cost of advertising the legal notices in the Newburyport Daily News, and will be directly billed by that publication.
- Planning Board will schedule a Public Hearing within 30 Days of complete submission. For major projects, they will have 60 Days from the date the public hearing was opened to reach a decision. For minor projects, the board has 45 days from the date the application was stamped in by the Town Clerk to reach a decision.
- All conditions must be met and required changes made to the plan, then submitted to the Planning Board for review before a building permit will be assigned.

Attachment 1

**TOWN OF SALISBURY**  
**APPLICATION FOR SITE PLAN REVIEW**

**A REGISTERED SITE PLAN MUST BE FILED WITH THIS APPLICATION FORM**

Date Jan 20, 2022

Applicant's Name Jamil Jouraij

Applicant's Address 21 Mason Lane Salisbury, MA 01952

Telephone # & Fax # 978-475-9459

E-mail Address salisburypetroleum157@gmail.com

Application is hereby made for Site Plan Review. This application is for property located at  
156 Bridge Road, Salisbury, Massachusetts.

Tax Map # 14 Lot # 4

1. Owner of Property: FJ Realty Investments, LLC

Owner's Address: 156 Bridge Road

2. Zoning District: C

3. Lot Size: 0.50 Ac.

4. Existing Use: Vacant

5. Proposed Use: Commercial/Residential

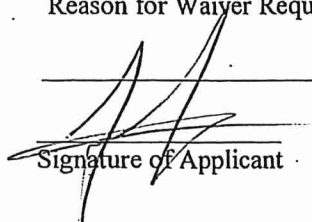
6. Description of Proposed Work: A service garage with a  
2nd floor apartment is proposed.

7. Square Footage of All Proposed Work: 17,550 s.f.

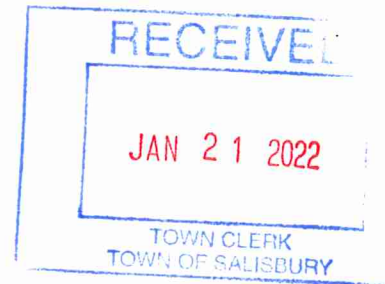
8. Other Permits Required and Status of Applications: Notice of Intent,  
Mass DOT - to be filed

9. Site Plan Waivers Requested: —

10. Reason for Waiver Request: —

  
Signature of Applicant

  
Signature of Owner



Planning BoardREQUIREMENTS AND WAIVER REQUEST FORMApplicant Jamil JourajMap and Parcel # M14 L4Property Owner FJ Realty Investments Project Address 156 Bridge Rd

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

**SITE PLAN APPLICATION**  
**TAX AND BETTERMENT PAYMENT CERTIFICATION**

Date Dec. 20, 2021

Map 14 Parcel 4

Owner's Name: FS Realty Investments, LLC

Property Address: 156 Bridge Road, Salisbury, MA

I, Bara Hamilton, certify that all taxes and applicable betterment's have been paid in full for the property located at Map 14 Parcel 04. The next billing date is 2/1/2022.

Signature: Bara Hamilton  
Treasurer or Treasurer's Clerk

Date: 12/8/2021

**SITE PLAN REVIEW SUBMITTAL CHECKLIST**

*Before any Site Plan Review 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 approve, disapprove, or comment on the proposed plan.*

**Board of Health**

(1 Set of Plans & application) Received By: Kate White Date: 1/21/22

**Fire Department**

(1 Set of Plans & application) Received By: [Signature] Date: 1/21/22

**Department of Public Works**

(1 Set of Plans & application) Received By: Sam Sauer Date: 1/21/22

**Building Department**

(1 Set of Plans & application) Received By: Kate White Date: 1/21/22

**Conservation Commission**

(1 Set of Plans & application) Received By: Jim Geary Date: 1/21/22

**Police Department**

(1 Set of Plans & application) Received By: [Signature] Date: 1/21/22

**Assessor's Department**

(1 Set of Plans & application) Received By: Elaine Brown Date: 1/21/22

**Planning Department**

(1 Set of Plans & application) Received By: Sue Johnson Date: 1/21/22

**Design Review Committee (if Beach Overlay District Applies)**

(3 Sets of Plans & application to Planning Department)

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**Housing Partnership Committee (if Inclusionary Zoning Applies)**

(1 Set of Plans & application to Town Clerk)

Received By: \_\_\_\_\_ Date: \_\_\_\_\_





**MILLENNIUM ENGINEERING, INC.**  
*Land Surveyors and Civil Engineers*

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January 20, 2022

Salisbury Planning Board  
Town Hall, 5 Beach Road  
Salisbury, MA 01952

Attn: Lisa Pearson, Planning Director

Re: Site Plan Application for  
156 Bridge Road

Members of the Board,

On behalf of the Applicant, Jamil Jouraij, attached please find eight (8) copies of a Site Plan Application and supporting plans for the construction of a motor vehicle service and repair garage and 2<sup>nd</sup> floor attached apartment at 156 Bridge Road.

This submittal includes the following:

- Site Plan Application
- Site Plan Application Filing Fee (\$1,467.00)
- Site Plan Project Review Fee (\$4,000.00)
- Project Narrative
- Certified Abutter List
- Site Plans w/ Electronic Copies
- Stormwater Management Report (2 copies)

We trust this submittal provides the necessary information for the Board's review and approval. If you have any questions, please feel free to contact our office at your earliest convenience.

Sincerely

Millennium Engineering, Inc.

Christopher M. York, P.E.  
Project Manager

## PROJECT NARRATIVE

for

156 Bridge Road, Salisbury, MA

January 20, 2022

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Applicant:	Jamil Jouraij 21 Mason Lane Salisbury, MA 01952
Engineer:	Millennium Engineering, Inc. 62 Elm Street Salisbury, MA 01952

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- 1.0 Overview
- 2.0 Existing Conditions
- 3.0 Proposed Improvements
- 4.0 Other Permits / Approvals

### 1.0 Overview

The Applicant proposes to construct a motor vehicle service and repair garage with a 2<sup>nd</sup> floor attached apartment.

Associated infrastructure improvements will include a stormwater management system, utility connections, lighting and landscaping.

### 2.0 Existing Conditions

The site (Map 14, Lot 4) is located in the Commercial District (C) and is 21,704 square feet in size. It is bordered by Bridge Road to the east. The parcel previously contained two buildings that have been torn down within the past two years. The front of the site consists of broken up pavement and gravel. Elevations within the project site range from 8.00' along the northerly side of the site to 4.00' in the wetlands. Land use surrounding the project lot includes commercial use.

### 3.0 Proposed Improvements

The proposal is to construct a motor vehicle service and repair garage with a 2<sup>nd</sup> floor attached apartment. A paved driveway surrounds the building. 7 parking spaces are proposed behind the building.

The development will include the installation of public and private utilities to support the building. The development will tie into the existing water distribution system and the existing wastewater collection system. Natural gas, electrical, telephone and cable service will be provided.

The storm water management system for the proposed development will consist of a drainage swale and constructed wetland along the southerly edge of the property to store and treat the runoff before discharging into the adjacent wetlands.

Site lighting is included in this submittal. The lighting consists of a mix of wall-mounted fixtures and pole-mounted fixtures scattered throughout the site. A lighting plan is included in the plan-set detailing the level of lighting for the site.

Landscaping is also included in the submittal. An area of landscaping is shown along the frontage of the property. Please refer to the Landscape Plan for more details.

With the assumption of approval, the Applicant has indicated that construction activities will begin as soon as possible.

#### **4.0 Other Permits / Approvals**

In addition to Site Plan approval the proposed development will require the following:

- Salisbury Conservation Commission (Will be filed)
- MassDOT Access Permit (Will be filed)

END



# ABUTTERS LIST REQUEST

## TO BE SUBMITTED DIRECTLY TO ASSESSORS OFFICE

Abutters Lists will be processed within 10 days of Receipt by Assessors Office

PROPERTY ADDRESS: 156 BRIDGE ROAD

NAME OF APPLICANT: SUE ROY (MEI)

NAME OF PROPERTY OWNER: JAMIL J. JOURAJI

CONTACT PHONE: Sue or Kathy (MEI)

MAP: 14 LOT: 4

FEE: ☒ \$25 One Board  
☒ \$15 each additional Board  
☐ \$15 Recertification per Board

Assessor's Office

Date Stamp:

*completed*

BOARD/APPLICATION TYPE:

AMOUNT DUE:

ZONING BOARD:	300 FEET	VARIANCE	_____
	300 FEET	SPECIAL PERMIT	_____
	300 FEET	40B PROJECT	_____

PLANNING BOARD:	DIRECT	SITE PLAN REVIEW (MINOR)	_____
	300 FEET	SITE PLAN REVIEW (MAJOR)	<u>\$25</u>
	DIRECT	DEFINITIVE SUBDIVISION	_____
	300 FEET	SPECIAL PERMIT	_____

CONSERVATION COMMISSION:

\*Please see conservation requirements adopted by Wetlands Protection Act 12-2014 on reverse.

\*\*Please supply description of work and a scaled plan

BOARD OF  
SELECTMEN: 100 FEET OR ABUTTER TO ABUTTER \_\_\_\_\_

LIQUOR  
COMMISSION: DIRECT \_\_\_\_\_

OTHER: \_\_\_\_\_

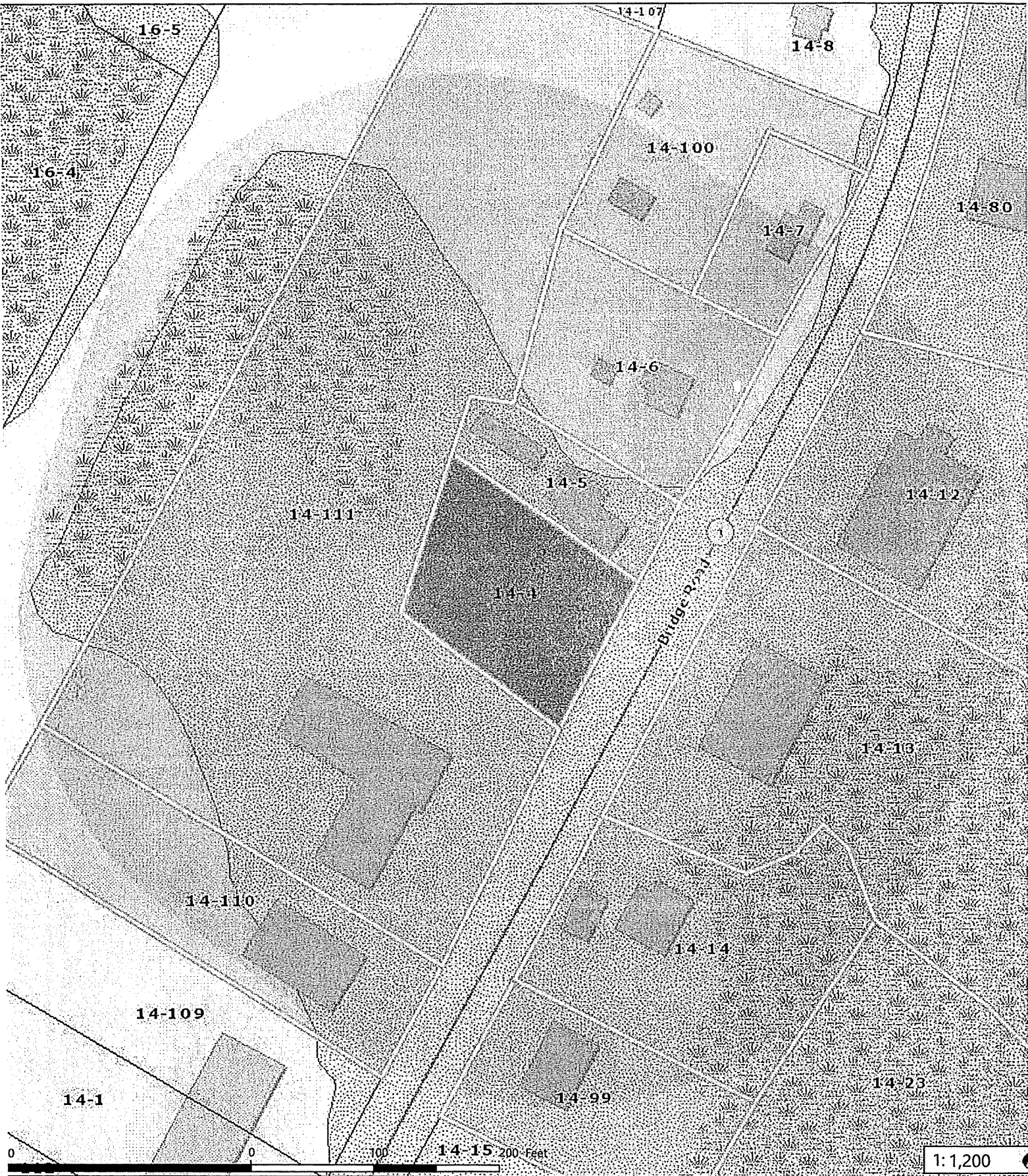
TOTAL PAID: \$40 CHECK # 939

ABUTTERS LIST AND LABELS RECEIVED BY: Sue Roy DATE: 12-9-21

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

O:\Assessor Office\FORMS\Abutters List Forms, Templates, Letters, etc\NEW ABUTTERS LIST REQUEST.doc

*A will pay @ pick-up. Sue*



a Sources: Produced by Merrimack Valley Planning Commission (MVPC)  
 is data provided by the Town of Salisbury & MassGIS.  
 PC AND THE TOWN OF SALISBURY MAKES NO WARRANTIES,  
 'RESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS,  
 IABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF SALISBURY  
 O MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE  
 : OR MISUSE OF THIS INFORMATION.



- |   |  |  |  |   |
|---|--|--|--|---|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Municipal Boundary</li> <li><input type="checkbox"/> Major Road</li> <li><input type="checkbox"/> Floodplain</li> </ul> | <ul style="list-style-type: none"> <li>Parcel Labels</li> <li><input type="checkbox"/> Local Road</li> <li><input type="checkbox"/> 100 Year Floodplain</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> Parcels</li> <li><input type="checkbox"/> 500 Year Floodplain</li> </ul> | <ul style="list-style-type: none"> <li>Roads</li> <li>Hydrographic Features</li> <li>Wetlands</li> </ul> | <ul style="list-style-type: none"> <li>Interstate</li> <li>Streams</li> </ul> |
|---|--|--|--|---|

1:1,200

Date: 12/09/2021  
txaabut

Town of Salisbury

Planning

CERTIFIED ABUTTERS' LIST

Page 1

Parcel ID	Location	Owner Name/Address
14-004	156 BRIDGE RD	U.S. BANK NA S/O FJ REALTY INVESTMENTS LLC 21 MASON LANE SALISBURY, MA 01952

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A B U T T E R S  
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14-005	154 BRIDGE RD	SURAWSKI MICHAEL 154 BRIDGE RD SALISBURY, MA 01952
14-006	150 BRIDGE RD	SAVITKAS MICHAEL S 150 BRIDGE RD SALISBURY, MA 01952
14-007	146 BRIDGE RD	CLIPPER CITY PROPERTIES LLC 135 MAIN ST BYFIELD, MA 01922  Subsequent owner: 144 BRIDGE ROAD LLC 8 PALIS DRIVE SALISBURY, MA 01952
14-012	147 BRIDGE RD	ARASH AHMAD R 126 MERRIMAC ST UNIT 58 NEWBURYPORT, MA 01950-2450
14-013	155 BRIDGE RD	RICHARD WILLIAM R 155 BRIDGE RD SALISBURY, MA 01952
14-014	157 BRIDGE RD	BLUE LAGOON II LLC 55 BORDER WINDS AVENUE SEABROOK, NH 03874
14-023	9 MARCH RD	NUTTER RANDEL FLAHERTY-NUTTER SHANNON 9 MARCH RD SALISBURY, MA 01952
14-080	141 BRIDGE RD	BRIDGE 141 LLC 161 ELM ST SALISBURY, MA 01952
14-099	159 BRIDGE RD	CRABTREE CLAYTON S TR CRABTREE REALTY TRUST 9 FOURTH ST SALISBURY, MA 01952

Date: 12/09/2021  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 2

Parcel ID	Location	Owner Name/Address
14-004	156 BRIDGE RD	U.S. BANK NA S/O FJ REALTY INVESTMENTS LLC 21 MASON LANE SALISBURY, MA 01952

A B U T T E R S

14-100	144 BRIDGE RD	CLIPPER CITY PROPERTIES LLC 135 MAIN ST BYFIELD, MA 01922
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Subsequent owner: 144 BRIDGE ROAD LLC  
8 PALIS DRIVE  
SALISBURY, MA 01952

14-110	160 BRIDGE RD	HILL, JR EDWARD C TR BRIDGE 160 REALTY TRUST PO BOX 445 NEWBURYPORT, MA 01950-0445
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14-111	158 BRIDGE RD	158 BRIDGE ROAD LLC 110 MAIN ST AMESBURY, MA 01913
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13 parcels listed