

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**

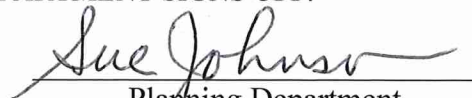
**Motel Reuse
Wireless Communication Facility
Village Center District**

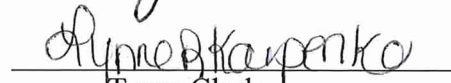
**Repetitive Petition
Other
(Specify) _____**

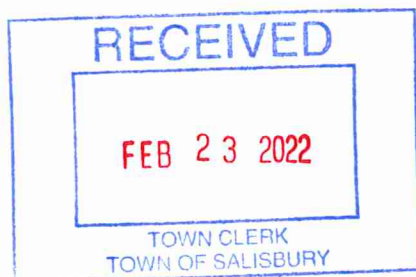
Applications will not be stamped in at the Town Clerk's office for the Planning Board, until the Planning Department determines that the following items are included with the application:

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 February 15, 2022

Applicant: Seacoast Canine 5a Fanaras Drive, Salisbury, MA 01952 978-270-6868
Full name Address phone number

Applicant's E-mail Address: jenny@seacoastcanine.com

Owner Jaycee Triandafilou c/o Kathy Baines 65 Flagship Drive Suite A 781-444-9845
Full name Address phone number

Lessee: _____
Full name Address phone number

Tax Map # 22 Lot # 2

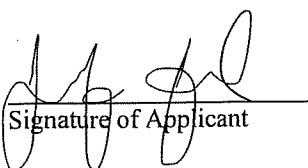
1. Location of Premises: 156 Lafayette Road
2. Zoning District: Lafayette Main Commercial Subdistrict B
3. Parcel Size: 1.15 acres
4. (OSRD applications only): Applicable Land Area: NA Open Space Percentage: NA
5. Number of existing buildings on parcel: one (1)
6. What is the existing use of the subject premise? Fence Storage/Junk yard
7. Provide a detailed description of the proposed use of premises, including # of proposed structures (attach additional pages if necessary):

The proposed project is for the re-development of the site from a storage/junk yard to a dog training facility with appropriate buildings, fencing, lighting, and parking. Four (4) proposed structures are attached. One new enclosed and heated building. Three (3) three-side outdoor shelters. The existing building will also remain.

8. Zoning by-law provision under which application is made: Section 300-161 (Special Permit in LM District)

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): See attachment

10. Other Permits Required and Status of Applications: Notice of Intent with Salisbury Conservation Commission. In the process of being prepared/submitted, and will be reviewed.


Signature of Applicant

*/s/ William P Lenahan, Trustee and poa for
Jaycee Triandafilou Trustee*

Signature of Owner

Salisbury Planning Board

REQUIREMENTS AND WAIVER REQUEST FORM

Map and Parcel # 22-2____Project Address 156 Lafayette Road_____

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

Salisbury Planning Board

TAX AND BETTERMENT PAYMENT CERTIFICATION

Date January 5, 2022

Map 22 Parcel 2

Owner's Name: Jayce Triandafilou c/o Kathy Baines

Property Address: 156 Lafayette Road, Salisbury, MA

I, JOANNE CROWIN, certify that all taxes and applicable betterment's have been paid in full for the property located at Map 22 Parcel 2. The next billing date is 5/2/22.

Signature: Joanne L. Crowin (cc) Date: 2/16/22
Treasurer or Treasurer's Clerk

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: Kate White Date: 2-23-22
(1 copy of special permit application)

Fire Department

(1 Sets of Plans) Received By: [Signature] Date: 2/23/22
(1 copy of special permit application)

Department of Public Works

(1 Sets of Plans) Received By: Liz Anne Doherty Date: 2/23/22
(1 copy of special permit application)

Building Department

(1 Sets of Plans) Received By: Kate White Date: 2-23-22
(1 copy of special permit application)

Conservation Commission

(1 Sets of Plans) Received By: Janet Quamy Date: 2-23-22
(1 copy of special permit application)

Police Department

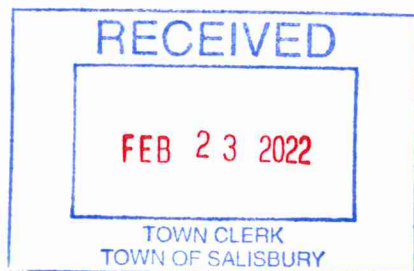
(1 Sets of Plans) Received By: [Signature] Date: 2-23-22
(1 copy of special permit application)

Assessor's Department

(1 Sets of Plans) Received By: Clare Acers Date: 2/23/22
(1 copy of special permit application)

Planning Department

(1 Sets of Plans) Received By: Sue Johnson Date: 2-23-22
(1 copy of special permit application)



ADDENDUM TO SPECIAL PERMIT APPLICATION

No. 9: “*State grounds for this application, please be specific.*”

Response:

Seacoast Canine, LLC seeks a Special Permit pursuant to Section 300-161 of the Salisbury Zoning By-laws, *i.e.*, Special Permits in the Lafayette-Main Commercial (LM) District, as the locus at 156 Lafayette Road is in the LM district, specifically the LM-B subdistrict.

The Planning Board is the special permit granting authority (SMPG) in the LM districts, whereas the Zoning Board of Appeals is the SMPG for other special permits granted pursuant to Section 300-35 (Zoning Board of Appeals section).

Section 300-161 states the following criteria for the Planning Board’s consideration of Special Permits in the LM districts:

The Planning Board shall impose conditions in its decision as necessary to ensure compliance with *the purposes of this Article XXIV*. Approval of a project shall be conditioned to provide that no further division of land which increases the number of lots or units or results in any alteration of the area to be set aside as open space may occur without a modification of the special permit.

Section 300-161(b) (emphasis added).

“The purposes of this Article XXXIV” are stated in the by-law, and read as follows:

The purposes of the Lafayette-Main Commercial District are to encourage diverse, high-quality, and attractive commercial developments and mixed use developments on Lafayette Road, Main Street, and Toll Road, substantially consistent with the Salisbury Master Plan; to meet the goods and services needs of residents and visitors; and to create attractive, organized activity centers on Lafayette Road and Main Street.

In the Lafayette-Main Commercial District, no structure shall be erected or altered and no building, structure, premises, or land shall be used for any purpose or in any manner other than as permitted in this Article XXIV, except as provided in Article V of this bylaw.

Section 300-157.

Seacoast Canine’s proposal meets the purpose of the LM district by-laws, as stated in Section 300-157, and thus merits the Planning Board’s consideration and issuance of a Special Permit, as per Section 161(b), because the proposal is a redevelopment of an underutilized and

aesthetically unappealing piece of property that will dramatically improve its current condition; will provide an attractive commercial development adding to a mix of existing and soon-to-be redeveloped structures and new commercial uses in this part of the Rte. 1 corridor; will feature a thriving business that contributes to the tax base; is substantially consistent with Salisbury's Master Plan; and will provide much-needed, high-quality dog care and training services to residents in the Greater Salisbury area, including citizens of Salisbury.

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 Lafayette Road

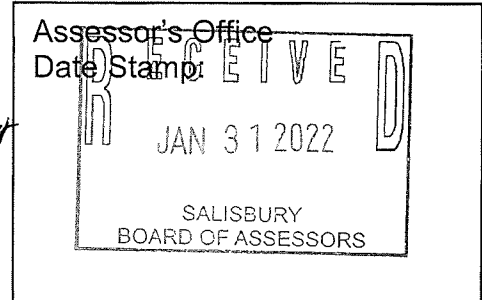
NAME OF APPLICANT: Seacoast Canine, LLC

NAME OF PROPERTY OWNER: Dorothy Triandafilou Trust

CONTACT PHONE: 617-835-8850 William Linahan, Trustee

MAP: 22 LOT: 2

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



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)	_____ ✓
	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 # 340

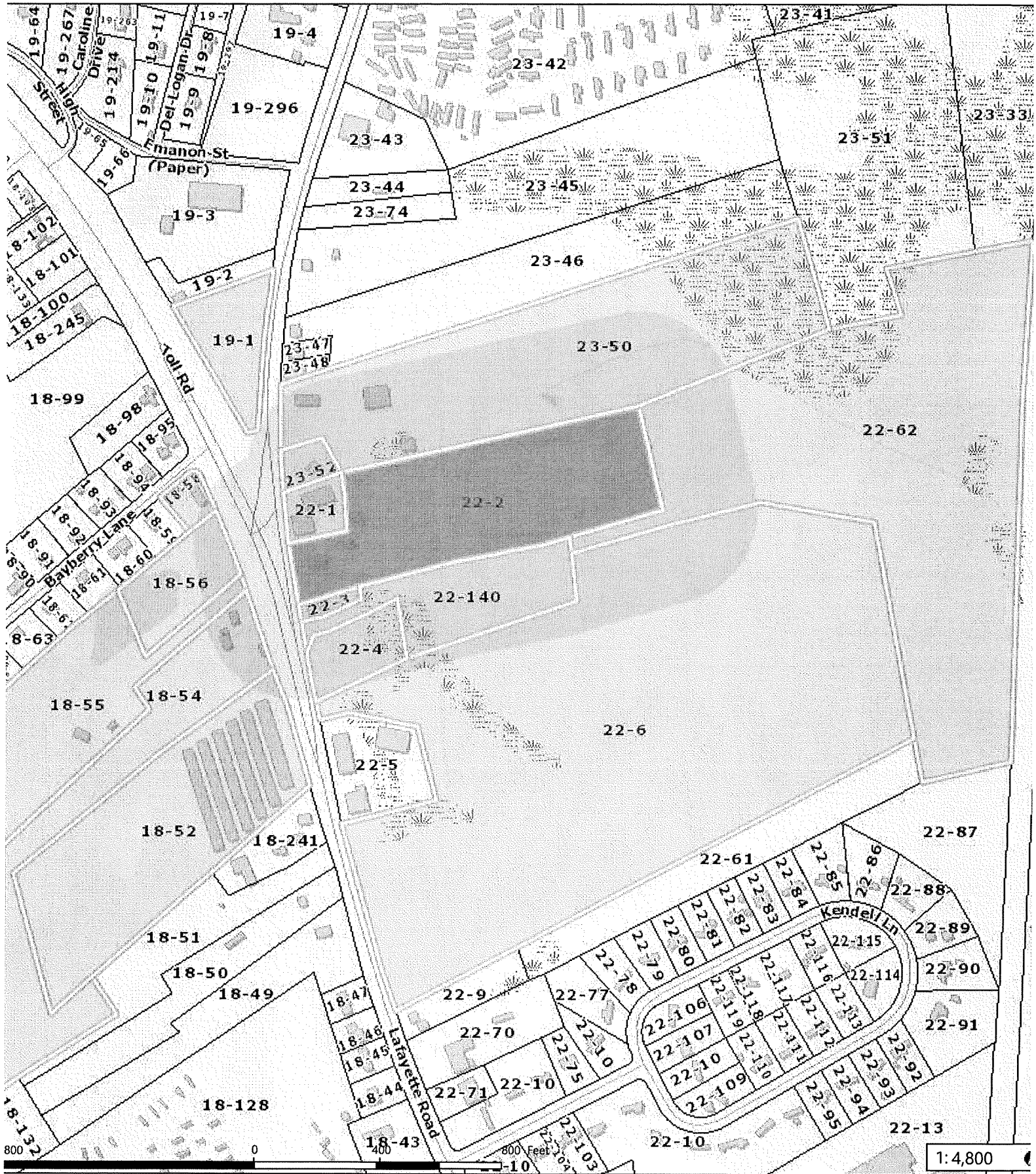
ABUTTERS LIST AND LABELS RECEIVED BY: Ben Tyman DATE: 2/2/22

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

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

Town of Salisbury

01/31/20



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Salisbury & MassGIS/MassGIS.

MVPC AND THE TOWN OF SALISBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF SALISBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



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

1:4,800

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
22-002	156 LAFAYETTE RD	TRIANDAFILOU JAYCEE S/O LENAHAH WILLIAM 65A FLAGSHIP DR NORTH ANDOVER, MA 01845
	Subsequent owner:	LENAHAN WILLIAM P TR 65A FLAGSHIP DR NORTH ANDOVER, MA 01845

A B U T T E R S

18-052	143 LAFAYETTE RD	ESS WCOT OWNER LLC PO BOX 71870 6890 S 2300 E SALT LAKE CITY, UT 84171
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
18-056	155 LAFAYETTE RD	BLAIR PROPERTIES LLC 98 ELM ST SALISBURY, MA 01952
18-058	1 TOLL RD	TURNING POINT INC ACCOUNTS PAYABLE PO BOX 548 NEWBURYPORT, MA 01950-0548
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 3343 ELDERBANK DR CHARLOTTE, NC 28216-1919
	Subsequent owner:	158 LAFAYETTE LLC 13 DURGIN DRIVE NEWTON, NH 03858

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
22-002	156 LAFAYETTE RD	TRIANDAFILOU JAYCEE S/O LENAHAAN WILLIAM 65A FLAGSHIP DR NORTH ANDOVER, MA 01845
	Subsequent owner:	LENAHAN WILLIAM P TR 65A FLAGSHIP DR NORTH ANDOVER, MA 01845

A B U T T E R S		
=====		
22-003	152 LAFAYETTE RD	CRIVELLO FRANCIS J 152 LAFAYETTE RD SALISBURY, MA 01952
22-004	148 LAFAYETTE RD	COLCHESTER PROPERTIES, LLC 98 ELM ST SALISBURY, MA 01952
22-006	138 LAFAYETTE RD	CAPOLUPO WAYNE TR LAFAYETTE REALTY TRUST 98 ELM ST SALISBURY, MA 01952
22-062	REAR LAFAYETTE RD	HIGHFIELDS REALTY INC PO BOX 97 BYFIELD, MA 01922-0097
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

15 parcels listed