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Planning Board

Town of Salisbury
5 Beach Road
Salisbury, MA 01952

Planning Board:

Helen "Trudi" Holder, *Chair*

Gina Park V. *Chair*

Don Egan, *Clerk*

Lou Masiello

John "Marty" Doggett

Gil Medeiros, *Alternate*

SITE PLAN APPROVAL

April 18, 2018

Town Clerk

Town of Salisbury
Salisbury, MA 01952

RE: Site Plan Approval

Applicant: Coastal Lane LLC

Address of Applicant: 91 Belmont Street, North Andover MA

Address of Project: 158 Beach Road

To the Town Clerk:

This is to certify, at a duly noticed public hearing of the Salisbury Planning Board as regards a site plan application, opening on April 11, 2018 and continued and closed on April 17, 2018 by a motion duly made and seconded, it was voted:

"We, the Salisbury Planning Board, as requested by Coastal Lane, LLC under the provisions of Articles XVIII "Site Plan Review" of Zoning By-Laws of the Town of Salisbury, to consider a site plan approval upon the contemplated site plan development to build four single family units with accompanying infrastructure and landscaping for property addressed at 158 Beach Road (Assessors Map 27 Lot 33), as shown on plans ("The Plans") entitled: "Plan of Land in Salisbury, MA Showing a Proposed Condominium at 158 Beach Road (Map 27, Lot 33)", prepared for Coastal Lane, LLC, prepared by Millennium Engineering, Inc. and stamped by Jeffrey Hoffman, dated April 17, 2018 do hereby vote:



I. SITE PLAN APPROVAL

To approve the proposed site plan pursuant to §300-109:

Lou Masiello **motioned** to approve the proposed site plan;

Don Egan **seconded**

Vote on Site Plan: **4-1**

Site Plan: **Approved**

II. MATERIALS

Hereinbelow, but not limited to, are the materials submitted to the Planning Board during the public hearing:

1. The Plan Sheet, Millennium Engineering Inc.: 1-6, dated April 17, 2018
2. Architecture Floor Plans, Silverwatch Architects, LLC: A1; A2; A3 & A4, dated February 13, 2018
3. Site Plan Review Application, dated March 22, 2018 and stamped March 23, 2018
4. Stormwater calculations, dated April 6, 2018
5. Letter from Joseph Serwatka, Planning Board Review Engineer, dated April 16, 2018
6. Town of Salisbury Review Letters from the:
 - a. Assessor, dated April 10, 2018
 - b. Police Department, dated April 11, 2018
 - c. Fire Department, dated April 11, 2018
 - d. Building Department, dated April 11, 2018

III.

FINDINGS

1. The site plan contains a design that has provided the foundation for Planning Board to determine that the requirements, standards and guidelines of the Salisbury Planning Board Rules and Regulations and the general requirements and design and performance standards of Article XXIII of the Zoning By-Laws of the Town of Salisbury have been completed in a satisfactory manner.
2. Currently, 158 Beach Road, the proposed site, is a 0.203-acre lot that is located on corner of Beach Road and Washington Street in the Commercial Zone, Wireless Communication District B. There are three existing buildings on the lot, one of which is built in the right-of-way on the corner. Within the aforementioned buildings are 4 dwelling units.
3. The Applicant was granted relief through a Special Permit by the Zoning Board of Appeals on April 10, 2018 to demolish and re-construct the lot's four (4) dwelling units. The granting of the Special Permit would make the lot less non-conforming.
4. The site's natural features and proposed landscape additions comprise grass landscape yard and decorative trees, bushes and plants. The remaining features will consist of impervious materials, utilities, stormwater system and fixtures to mitigate the effects of stormwater run-off
5. The application proposes to demolish three (3) residential buildings containing four (4) units and construct a new building comprising 5,348 square feet. To accommodate the proposed residential use and to mitigate the impact the proposed development will have on the site and neighborhood, the application has furnished sufficient evidence indicating the ancillary elements of the development such as light fixtures, utilities, landscaping, parking, and access are adequate.
6. Notwithstanding the aforementioned positive elements of the development, the proposed stormwater system design has been identified by the Planning Board's consultant engineer as questionable and needs further review and an explanation from the Applicant on why the system was over-designed to incorporate more run off than them the proposed redevelopment would discharge and the logic behind placing the infiltration trench 10 feet from the proposed building.
7. The application demonstrates that it will not impair the integrity of the land nor the land and natural resources of the abutting properties.
8. The Planning Board has been advised through town staff that the utilities and public works as existing are adequate to serve the project.

IV.

SITE PLAN CONDITIONS

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

1. This approval shall apply to any successor in interest or successor in control of the property subject to this approval and to any contractor or other person performing work.
2. This approval is not final until all administrative appeal periods from this approval have elapsed, or if such an appeal has been taken, until all proceedings have been completed.
3. After the administrative appeal period, this decision and the easements shall be recorded in the registry of deeds before the pre-construction meeting.
4. The work shall conform to the plans and conditions referenced in this approval.
5. All utilities on the site will be underground. If the plan is amended to install above-ground utilities, the Applicant must submit a modification request to the Planning Board.
6. The Applicant or its contractor shall coordinate during construction with local officials to connect the proposed utilities with existing utilities.
7. Stormwater management system must be properly maintained in accordance with its operation and maintenance plan.
8. All signs will conform with Chapter 214, Signs, of the Town Code.
9. All lighting must be dark sky compliant.
10. Prior to the issuance of a building permit, the Applicant must meet with the Planning Board's consultant engineer to review the stormwater system for compliance.
11. All utility work must be completed in Washington Street prior to the reconstruction work on Washington Street.
12. In the instant the Applicant decides to build a porch along the Beach Road side of the proposed development, the Applicant must submit plans to the Building Inspector for approval.
13. In the instance the Applicant intends to install a fence along the Beach Road section of the property, the Applicant must submit a site plan and supporting documents to the Planning Board for approval.

PRIOR TO ANY SITE WORK

14. The lastly revised plans dated April 17, 2018 shall be updated as conditioned in this Decision and five (5) complete sets shall be provided to the Planning Department, properly stamped, dated and indexed. These plans shall indicate compliance with all applicable Zoning By-Laws, except where relief has been expressly given by the proper authority.
15. The Applicant shall coordinate with the Planning Department a pre-construction meeting with the Town staff prior to the start of any construction to review these conditions and any final construction sequencing, details, and plans for this Project. Commencement of construction includes any site clearing or grading. The limit of work line for the particular area or phase being developed shall be demarcated at this time through the placement of temporary snow fence material and erosion control barriers. Periodic status reports (agreed upon at said pre-construction meeting) shall be submitted to the Town outlining the general status of the construction and major milestones completed.
16. The Applicant shall provide an updated Construction Sequencing Plan, subject to the approval of the Town Engineering Consultant or designee.
17. The Applicant is to meet with the Town of Salisbury Department of Public Works to ensure compliance with any requirements, including bonding.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

18. No building permit shall be issued until all required bonds are posted, finalized plans are submitted to the Planning Department, and a pre-construction meeting has occurred.
19. All other requirements and permits shall be sought and received, including, but not limited to, utility connections. The Applicant shall bear the burden of ensuring all federal, state and local permitting has been sought and received. The "Applicant" refers to the person or entity holding the fee interest to the title to the site from time to time, which can include but is not limited to the Applicant, Developer and Owner.
20. The Applicant shall provide to the Planning Board the name, address and telephone number of the person immediately responsible for supervision of all work and maintaining compliance with the approval. This person shall serve as project manager until a Certificate of Completion is issued, or until another project manager is designated. Should the project manager change during the course of the project, the Planning Board shall be notified as soon as practical of this change.
21. Inform all contractors and subcontractors of the conditions and provisions of this approval. This approval shall be included in all construction contracts and subcontracts dealing with the work.

22. The Applicant shall coordinate with the DPW Director all Town and public easements for water, drainage and sewer, if applicable.
23. The work authorized hereunder must have active development occurring or at least substantial progress toward implementation within five (5) years or the approval becomes void. This approval may be extended by the issuing authority for an additional two-year period if, in the opinion of the issuing authority, there is just cause to approve an extension.

DURING CONSTRUCTION

24. Hours of Construction shall be adhered to and said hours shall be posted in a conspicuous place at the entrance prior to any work on the site. These Hours are:

Hours of Construction Operations:

- I. Construction activity shall not take place on-site or in any building contained therein except during the following hours:

Mondays through Fridays: 7:00 AM to 7:00 PM,
Saturdays: 8:00 AM to 5:00 PM,
Sundays and Legal Holidays: none

25. Town staff or their designee shall have reasonable access to inspect the site to determine compliance with this Decision. All water, sewer and drainage facilities shall be subject to inspection by the Town, and all water and sewer facilities shall be constructed in accordance with Town specifications.
26. Construction activities shall be conducted in a workmanlike manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down, and proper storage and disposal methods.
27. Erosion and sedimentation control measures presented in the plan shall be adequate to retain all sediment within the site and away from wetlands, constructed wetlands, watercourses, and water bodies, both during and after construction.

PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

28. Applicant shall apply for a Certificate of Completion, per §300-112.H of the Salisbury Zoning Bylaws.
29. Prior to the issuance of a certificate of occupancy, the Applicant must provide a bond to the Planning Board for the purpose of re-planting trees and transplanting existing trees on the site.

30. Prior to the issuance of a certificate of occupancy, the Applicant will submit condominium documents and Master Deed to the Assessor for review and approval
31. Upon completion of the work described herein, the Applicant shall submit a Request for a Certificate of Completion to the Planning Board, upon which time the Inspector for the Planning Board has 10 days to inspect the project. This must be done and the Certificate of Completion must be granted in order to receive a Certificate of Occupancy.
32. The Applicant shall schedule a meeting with the Building Inspector and Town Planner at least 30 days before the request for a Certificate of Occupancy to review compliance with this Decision.

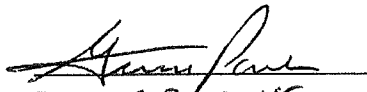
AFTER OCCUPANCY

33. The Applicant or future owner shall have the responsibility of maintaining or replacing the roadway and access, parking area, utilities, landscaping, stormwater and septic systems, signage and lighting as indicated in the plans.

MODIFICATION OF SITE PLAN

34. In the event that the Applicant intends to modify the approved site plan, the Applicant must comply with §300-114 of the Zoning Bylaws.

Gina Park,
Salisbury Planning Board

 , Chair
Date: 5-3-2018

cc: Applicant,
Building Inspector,
DPW Director
File

