

# CIVIL DESIGN Consultants, Inc.

Survey - Design - Permitting - Construction Administration  
344 North Main Street  
Andover, MA 01810-2611 Tel: (978) 416-0920

February 6, 2024

Ms. Lisa Pearson  
Planning Director  
Salisbury Planning Department  
5 Beach Road  
Salisbury, MA 01952

CDCI File #: 21-10254  
Definitive Subdivision Application  
Residential Development  
159 Beach Road  
Salisbury, MA 01952

Dear Ms. Pearson,

**Civil Design Consultants, Inc. (CDCI)**, is pleased to submit this request for Site Plan Review of the proposed residential development located at 159 Beach Road (Tax Map 28 Lot 1) on behalf of the Applicant, Larkin Real Estate Group, Inc. Attached to this letter please find seven copies of the following:

- The Completed Definitive Subdivision Filing Checklist and Form C
- Abutters List Request
- Drainage calculations
- Plans entitled *Definitive Subdivision Plan for 159 Beach Road* prepared by Civil Design Consultants, Inc. and dated December 5, 2023

Project Narrative:

The existing parcel is approximately 30,311-SF in area and is located within the Beach Commercial (BC) Zoning District. The parcel contains an ice cream stand, with associated paved parking, utilities, and a wooded area to the east. The site is situated between Old County Road and Beach Road, with frontage on both roads.

The proposed project consists of the demolition of the existing building and parking in order to construct a 2-lot residential development containing 2 single-family dwellings, with associated porous pavement driveways, utilities, landscaping, and associated site work. Water will be provided through individual connections to the existing main in Old County Road and Beach Road, and sewer will be connected to the existing sewer main in Beach Road.

Stormwater runoff from the site has been analyzed, and is attached. The site is mapped as containing Wareham Loamy Sand and Windsor loamy sand, both with a hydrologic soil rating of A. Test pits were performed to confirm soil conditions and seasonal high groundwater elevations. The logs from the observations are attached with the drainage calculations. In addition, a drainage system has been designed to capture runoff from the proposed roofs, with driveway runoff being treated through the use of porous pavement. Detailed drainage calculations are attached demonstrating that post development runoff rates will not exceed pre-development rates to any design point.

Detailed site development plans, drainage calculations, and supporting information are attached for your review and consideration.

We appreciate your consideration of this matter. If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

**CIVIL DESIGN CONSULTANTS, INC.**



William Hall, P.E.  
Vice President

# Form C

## SALISBURY PLANNING BOARD DEFINITIVE SUBDIVISION FILING CHECKLIST

*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 and can be found in the Assessors Office). **Attachment 1**
2. Definitive Subdivision application & review fees. Checks payable to the Town of Salisbury.
3. Plan drawn in accordance with the requirements listed in Salisbury's Subdivision Control Regulations Section 6 (7 COPIES).
4. Abutters List Request form must be completed at the Assessor's Office (\$15-checks payable to the Town of Salisbury).
5. Treasurer's Office signature to insure all Taxes are paid up to date on the property in question and any applicable betterments are paid in full. **Attachment 2**
6. Copy of Registered Deed
7. Digital Data Submission Requirements – completed sign off form by MVPC. **Attachment 3**
8. New Streets/Ways Name sign off sheet. **Attachment 4** **N/A - No New Street Proposed**
9. A completed Form C Submittal Checklist. **Attachment 5**

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

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Planning Department

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Town Clerk

### **\*\*\* Notes to Applicant \*\*\***

Applicants shall bear the cost of advertising the legal notices in the Newburyport Daily News, and will be directly billed by that publication.

Board of Health will approve or disapprove plans within 45 Days of submission. Planning Board decision is contingent upon Board of Health approval. Planning Board has up to 135 Days from submission to make 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 signed

**Attachment 1**

**SALISBURY PLANNING BOARD  
FORM C  
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN**

\_\_\_\_\_ Map \_\_\_\_\_ Lot \_\_\_\_\_  
Date \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_  
(Local address needed for hearing notice)

Telephone # & Fax #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Owner of Property: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Plan Entitled: \_\_\_\_\_ Dated \_\_\_\_\_

Zoning District: \_\_\_\_\_

Lot Size: \_\_\_\_\_

Description of Proposed Work: \_\_\_\_\_

Other Permits Required and Status of Applications: \_\_\_\_\_

Waivers Requested: \_\_\_\_\_

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, hereby applies for the approval of said DEFINITIVE plan by the Salisbury Planning Board for property located at 159 Beach Road, Salisbury MA. In furtherance thereof hereby agrees to abide with the Rules and Regulations of said Board. The undersigned hereby further covenants and agrees with the Town of Salisbury, upon the approval of said DEFINITIVE plan by the Board:

1. to install utilities in accordance with the rules and regulations of the Planning Board, the water Department, the Highway Superintendent, the Board of Health, and all general as well as zoning bylaws of Salisbury, as are applicable to the installation of utilities within the limits of ways and streets;
2. to complete and construct the streets or ways shown thereon in accordance with Section 5 of the Rules and Regulations of the Planning Board and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole or part of said land, and assigns of the undersigned; and
3. to complete the aforesaid installations and construction within two years from the date hereof.



\_\_\_\_\_  
Signature of Applicant

Received: \_\_\_\_\_  
Town Clerk

Applicants Copy

## ABUTTERS LIST REQUEST

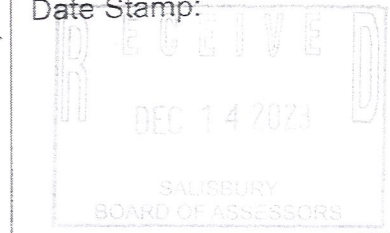
### TO BE SUBMITTED DIRECTLY TO ASSESSORS OFFICE

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

PROPERTY ADDRESS: 159 Beach Road  
NAME OF APPLICANT: Civil Design Consultants Inc.  
NAME OF PROPERTY OWNER: Joanne F Blais  
Edward Fote Jr  
CONTACT PHONE: 978-416-0920  
MAP: 28 LOT: 1

Assessor's Office

Date Stamp:



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   | <u>✓</u> _____ |
|                 | 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: \_\_\_\_\_

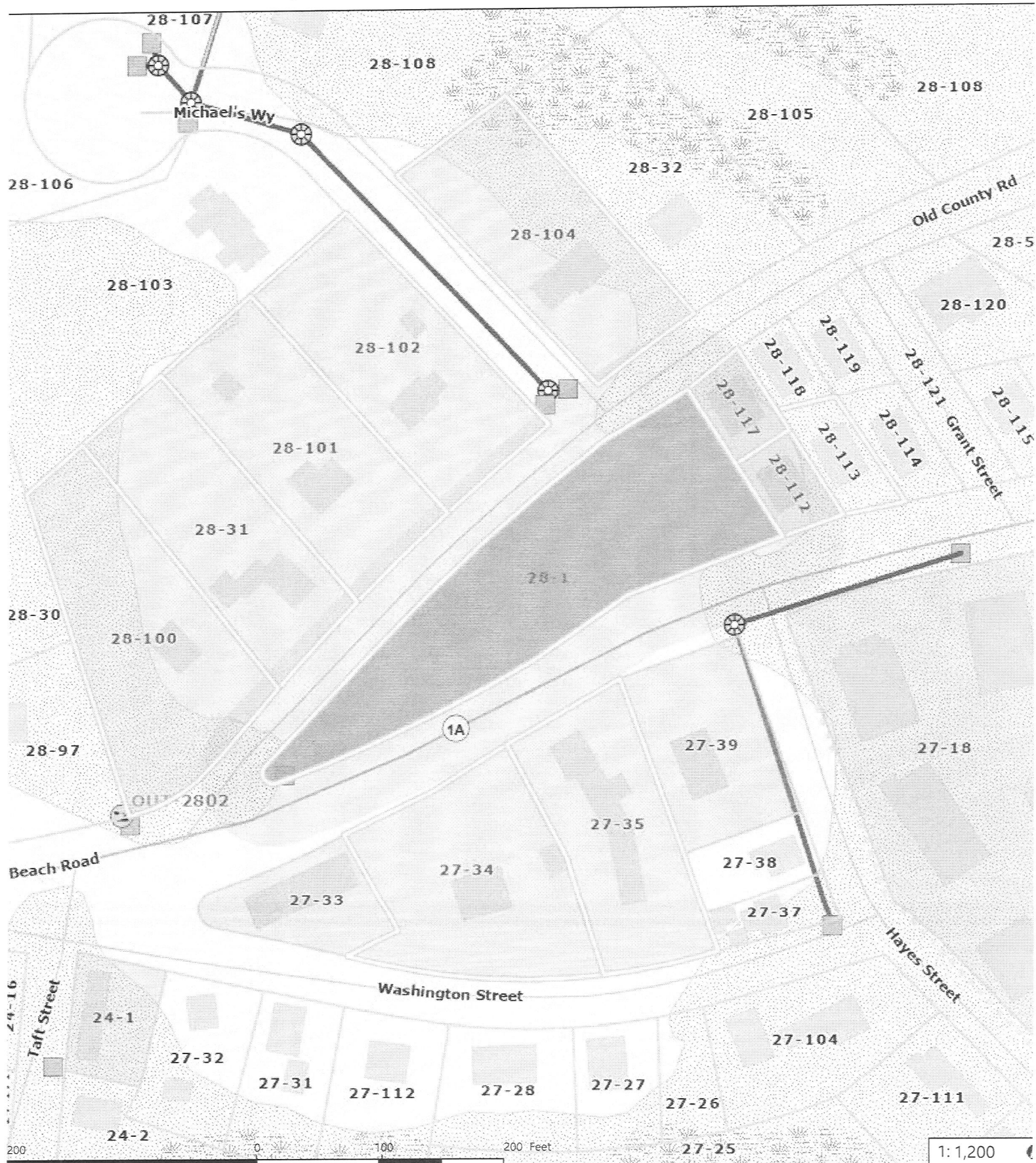
TOTAL PAID: 25.00 CHECK # 3761-CF

ABUTTERS LIST AND LABELS RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

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

# Map 28/Lot 1 Direct-Definitive Subdivision



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



- Municipal Boundary
- Manhole
- State Owned Catchbasin
- Local Road
- 100 Year Floodplain

- Parcel Labels
- Outfall
- State Owned Manhole
- 500 Year Floodplain

## Legend

- Parcels
- Drain Pipe
- Roads
- Hydrographic Features
- Wetlands

- Outfall Labels
- Gravity Main
- Interstate
- Streams

- Catchbasin
- Swale/Ditch
- Major Road
- Floodplain

24-1

KAMPAS KIMBERLY  
TAFT ONE REALTY TRUST  
1 TAFT ST  
SALISBURY, MA 01952

27-18M44

KIGGINS MATTHEW E  
KIGGINS MICHAEL L  
170 BEACH RD UNIT 44  
SALISBURY, MA 01952

27-18L38

MALONE BERNARD P  
MALONE JOAN M  
170 BEACH RD UNIT 38  
SALISBURY, MA 01952

27-18I19

LAMBERT MARK F LAMBERT DEBORAH  
M & D LAMBERT TRUST  
13109 STEINHATCHEE LOOP  
VENICE, FL 34293-1247

27-18N45

HAYDEN MARK D  
HAYDEN COLLEEN M  
170 BEACH RD UNIT 45  
SALISBURY, MA 01952

27-18J21

HOUGHTON ANN-MARIE  
HOUGHTON MARIA  
PO BOX 1805  
SEABROOK, NH 03874-1805

27-18O48

YARVITZ KENNETH  
YARVITZ BETSY  
170 BEACH RD UNIT 48  
SALISBURY, MA 01952

27-18A57

HUNT PAUL F & HUNT MICHELE A  
THE HUNT REALTY TRUST  
170 BEACH ROAD, Unit 57  
SALISBURY, MA 01952

27-18B60

DION ANN  
ANN DION LIVING TRUST  
170 BEACH RD UNIT B60  
SALISBURY, MA 01952

27-18D54

GANDELMAN BETH I  
170 BEACH RD UNIT 54  
SALISBURY, MA 01952

27-18M42

GRIFFIN JR FRANCIS I  
GRIFFIN EMLYN D  
170 BEACH RD UNIT 42  
SALISBURY, MA 01952

27-18L36

MASSE GAIL  
170 BEACH RD, Unit 36  
SALISBURY, MA 01952

27-18I17

SEGAL JOHN A  
SEGAL JENNIFER C  
170 BEACH RD UNIT 17  
SALISBURY, MA 01952

27-18K34

LINNEKIN JR ROBERT L  
LINNEKIN MARY E  
170 BEACH RD UNIT 34  
SALISBURY, MA 01952

27-18N46

DINN JOHN  
BERNHEISEL CHERYL L  
170 BEACH RD UNIT 46  
SALISBURY, MA 01952

27-18J22

WALSH MICHAEL  
170 BEACH RD UNIT 22  
SALISBURY, MA 01952

27-18O49

FRIEDRICH JR JOHN R  
BENSON ROBERTA E  
170 BEACH RD UNIT 49  
SALISBURY, MA 01952

27-18A58

FOLEY ALICE L  
170 BEACH RD UNIT A58  
SALISBURY, MA 01952

27-18B61

ALDRICH SHEILA  
170 BEACH RD UNIT B61  
SALISBURY, MA 01952

27-18D55

SABA ANN M  
170 BEACH RD UNIT 55  
SALISBURY, MA 01952

27-18M43

COTTONE PHILIP  
COTTONE MARY P  
170 BEACH RD UNIT 43  
SALISBURY, MA 01952-2263

27-18L37

SHEEHAN AILEEN B  
SHEEHAN REALTY TRUST  
170 BEACH RD UNIT 37  
SALISBURY, MA 01952

27-18I18

ADRIEN WILLIAM  
ADRIEN JOANNA  
170 BEACH RD UNIT 18  
SALISBURY, MA 01952

27-18K35

SHOREY JR JOHN W  
SHOREY LINDA M  
170 BEACH RD UNIT 35  
SALISBURY, MA 01952

27-18J20

UMBAUGH VIRGINIA J  
3934 PASEO ZUNIGA  
LA MESA, CA 91941

27-18O47

GREILICH WILLIAM J  
GREILICH MONIQUE B  
170 BEACH RD UNIT 47  
SALISBURY, MA 01952

27-18A56

RANDALL CHRISTINE  
170 BEACH RD UNIT A56  
SALISBURY, MA 01952

27-18B59

TEIXEIRA BRUNO F  
LIPPI GIOVANA S  
170 BEACH RD UNIT B59  
SALISBURY, MA 01952

27-18D53

FANEUF RAYMOND A  
170 BEACH RD UNIT 53  
SALISBURY, MA 01952

27-18E50

BOWLES, PRISCILLA J LABELLA, C  
VALDES ROBERT J  
170 BEACH RD UNIT 50  
SALISBURY, MA 01952

27-18E51 X  
WILDER CONSTANCE B  
170 BEACH RD UNIT 51  
SALISBURY, MA 01952

27-18F40 X  
CHILINGIRIAN JOANN E  
CHILINGIRIAN KIM M  
170 BEACH RD UNIT 40  
SALISBURY, MA 01952

27-18H30 X  
FRASER EVELYN L  
EVELYN L FRASER REVOCABLE TRUS  
170 BEACH RD, Unit 30  
SALISBURY, MA 01952

27-18G33 X  
MCQUADE JOANNE  
170 BEACH RD UNIT 33  
SALISBURY, MA 01952

27-18C62 X  
FAZIO ROBERT T  
THE ROBERT T FAZIO REVOCABLE T  
170 BEACH RD, Unit 62  
SALISBURY, MA 01952

27-18P24 X  
JOPLING PAUL D  
JOPLING DIANNE M  
170 BEACH RD UNIT 24  
SALISBURY, MA 01952

27-18 X  
ATLANTIC BREEZE II CONDO  
C/O GREAT NORTH PROPERTY MNGMN  
P.O. BOX 4579 DEPT 125  
HOUSTON, TX 77210

27-33B X  
SAYRS YOLANDA  
1 WASHINGTON ST, Unit 2  
SALISBURY, MA 01952

27-34 X  
BRAMHALL THOMAS K  
BRAMHALL KAREN J  
5 MASYS WY  
HAVERHILL, MA 01832-1070

28-1 Subject  
BLAIS JOANNE F  
FOOTE JR EDWARD  
123 CENTRAL AVE  
SALISBURY, MA 01952

27-18E52 X  
MCCUSKER ELIZABETH A M  
170 BEACH RD UNIT 52  
SALISBURY, MA 01952

27-18F41 X  
MCCARTHY JOHN  
MCCARTHY ELIZABETH  
170 BEACH RD UNIT 41  
SALISBURY, MA 01952

27-18G31 X  
ROBICHAUD JR RICHARD A  
ROBICHAUD KAZIA  
170 BEACH RD UNIT 31  
SALISBURY, MA 01952

27-18H27 X  
PIERMARINI ROBERT  
170 BEACH RD UNIT 27  
SALISBURY, MA 01952

27-18C63 X  
MATTE CAROLE A  
170 BEACH RD UNIT 63  
SALISBURY, MA 01952

27-18Q25 X  
TRAVIS CLARENCE  
TRAVIS JOAN WALENTUK  
170 BEACH RD UNIT 25  
SALISBURY, MA 01952

27-33 X  
COAST LANE LLC  
91 BELMONT ST  
NO ANDOVER, MA 01845

27-33C X  
MULDOON KEVIN J  
MULDOON ROBERT  
1 WASHINGTON ST, Unit 3  
SALEM, MA 01970

27-35 X  
HILTON, JR JOHN A  
HILTON THERESA M  
64 WOODCREST RD  
BOXFORD, MA 01921

28-100 X  
HOLSCHER DAVID M  
HOLSCHER DEBRALYN  
1 OLD COUNTY RD  
SALISBURY, MA 01952

27-18F39 X  
ARNONE KAREN  
170 BEACH RD UNIT 39  
SALISBURY, MA 01952

27-18H29 X  
WORTH WARREN  
170 BEACH RD, Unit 29  
SALISBURY, MA 01952

27-18G32 X  
HARASIM DEBORAH  
170 BEACH RD UNIT 32  
SALISBURY, MA 01952

27-18H28 X  
FOLEY BRENDA  
B.E. FOLEY FAMILY REALTY TRUST  
170 BEACH RD UNIT 28  
SALISBURY, MA 01952

27-18P23 X  
JONES NANCY  
170 BEACH RD UNIT 23  
SALISBURY, MA 01952

27-18Q26 X  
MOAK JOHN F  
MOAK JEAN M  
170 BEACH RD UNIT 26  
SALISBURY, MA 01952

27-33A X  
SULLIVAN LINDA  
1 WASHINGTON ST UNIT 1  
SALISBURY, MA 01952

27-33D X  
NAYIGA EMMA  
1 WASHINGTON ST, Unit 4  
SALISBURY, MA 01952

27-39 X  
MOKAL-MCDERMOTT KAROLEE S  
2 HAYES ST  
SALISBURY, MA 01952

28-101 X  
BARSALOU JR VINCENT  
BARSALOU JENNIFER L  
5 OLD COUNTY RD  
SALISBURY, MA 01952

28-102

CIPOLLA GLENN A  
CIPOLLA KIMBERLY W  
7 OLD COUNTY RD  
SALISBURY, MA 01952

28-117

SCHENA ROBERT & CHRISTINE J  
THE SCHENA FAMILY TRUST  
10 OLD COUNTY RD  
SALISBURY, MA 01952

28-104

NICKOLA THEODORE X  
BERTRAND BRIDGET G  
11 OLD COUNTY RD  
SALISBURY, MA 01952

28-31

RICHARD MICHAEL F  
3 OLD COUNTY RD  
SALISBURY, MA 01952

28-112

MARSHALL SHERRI  
165 BEACH RD  
SALISBURY, MA 01952

Date: 12/18/2023  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 1

| Parcel ID | Location     | Owner Name/Address  |
|-----------|--------------|---|
| 28-001    | 159 BEACH RD | BLAIS JOANNE F<br>FOOTE JR EDWARD<br>123 CENTRAL AVE<br>SALISBURY, MA 01952 |

A B U T T E R S

|          |                       |  |
|----------|-----------------------|--|
| 24-001   | 1 TAFT ST             | KAMPAS KIMBERLY TR<br>TAFT ONE REALTY TRUST<br>1 TAFT ST<br>SALISBURY, MA 01952                            |
| 27-018   | 170 BEACH RD CLUB HSE | ATLANTIC BREEZE II CONDO<br>C/O GREAT NORTH PROPERTY MNGMN<br>P.O. BOX 4579 DEPT 125<br>HOUSTON, TX 77210  |
| 27-033   | 1 WASHINGTON ST       | COAST LANE LLC<br>91 BELMONT ST<br>NO ANDOVER, MA 01845  |
| 27-034   | 160 BEACH RD          | BRAMHALL THOMAS K TR<br>BRAMHALL KAREN J TR<br>5 MASYS WY<br>HAVERHILL, MA 01832-1070                      |
| 27-035   | 162 BEACH RD          | HILTON, JR JOHN A<br>HILTON THERESA M<br>64 WOODCREST RD<br>BOXFORD, MA 01921                              |
| 27-039   | 2 HAYES ST            | MOKAL-MCDERMOTT KAROLEE S<br>2 HAYES ST<br>SALISBURY, MA 01952   |
| 27-18A56 | 170 BEACH RD 56       | RANDALL CHRISTINE<br>170 BEACH RD UNIT A56<br>SALISBURY, MA 01952  |
| 27-18A57 | 170 BEACH RD 57       | HUNT PAUL F & HUNT MICHELE A TR<br>THE HUNT REALTY TRUST<br>170 BEACH ROAD, Unit 57<br>SALISBURY, MA 01952 |
| 27-18A58 | 170 BEACH RD 58       | FOLEY ALICE L<br>FOLEY KRISTIN A<br>170 BEACH RD UNIT 58<br>SALISBURY, MA 01952                            |

Date: 12/18/2023  
txaabut

Town of Salisbury  
CERTIFIED ABUTTERS' LIST

Page 2

| Parcel ID       | Location          | Owner Name/Address  |
|-----------------|-------------------|---|
| =====           | =====             | =====   |
| 28-001          | 159 BEACH RD      | BLAIS JOANNE F<br>FOOTE JR EDWARD<br>123 CENTRAL AVE<br>SALISBURY, MA 01952                         |
| -----           |                   |   |
| A B U T T E R S |                   |   |
| =====           |                   |   |
| 27-18B59        | 170 BEACH RD 59   | TEIXEIRA BRUNO F<br>LIPPI GIOVANA S<br>170 BEACH RD UNIT B59<br>SALISBURY, MA 01952                 |
| 27-18B60        | 170 BEACH RD 60   | DION ANN TR<br>ANN DION LIVING TRUST<br>170 BEACH RD UNIT B60<br>SALISBURY, MA 01952                |
| 27-18B61        | 170 BEACH RD 61   | ALDRICH SHEILA<br>170 BEACH RD UNIT B61<br>SALISBURY, MA 01952                                      |
| 27-18C62        | 170 BEACH RD 62   | FAZIO ROBERT<br>THE ROBERT T FAZIO REVOCABLE T<br>170 BEACH RD 62<br>SALISBURY, MA 01952            |
|                 | Subsequent owner: | FAZIO ROBERT T TR<br>THE ROBERT T FAZIO REVOCABLE T<br>170 BEACH RD, Unit 62<br>SALISBURY, MA 01952 |
| 27-18C63        | 170 BEACH RD 63   | MATTE CAROLE A<br>170 BEACH RD UNIT 63<br>SALISBURY, MA 01952                                       |
| 27-18D53        | 170 BEACH RD 53   | FANEUF RAYMOND<br>170 BEACH RD UNIT 53<br>SALISBURY, MA 01952                                       |
|                 | Subsequent owner: | FANEUF RAYMOND A LE<br>170 BEACH RD UNIT 53<br>SALISBURY, MA 01952                                  |
| 27-18D54        | 170 BEACH RD 54   | GANDELMAN BETH I<br>170 BEACH RD UNIT 54<br>SALISBURY, MA 01952                                     |
| 27-18D55        | 170 BEACH RD 55   | SABA ANN M<br>170 BEACH RD UNIT 55<br>SALISBURY, MA 01952   |

Date: 12/18/2023  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 3

| Parcel ID       | Location        | Owner Name/Address   |
|-----------------|-----------------|--|
| 28-001          | 159 BEACH RD    | BLAIS JOANNE F<br>FOOTE JR EDWARD<br>123 CENTRAL AVE<br>SALISBURY, MA 01952                      |
| -----           |                 |  |
| A B U T T E R S |                 |  |
| =====           |                 |  |
| 27-18E50        | 170 BEACH RD 50 | BOWLES, PRISCILLA J LABELLA, C<br>VALDES ROBERT J<br>170 BEACH RD UNIT 50<br>SALISBURY, MA 01952 |
| 27-18E51        | 170 BEACH RD 51 | WILDER CONSTANCE B<br>170 BEACH RD UNIT 51<br>SALISBURY, MA 01952                                |
| 27-18E52        | 170 BEACH RD 52 | MCCUSKER ELIZABETH A M<br>170 BEACH RD UNIT 52<br>SALISBURY, MA 01952                            |
| 27-18F39        | 170 BEACH RD 39 | ARNONE KAREN<br>170 BEACH RD UNIT 39<br>SALISBURY, MA 01952                                      |
| 27-18F40        | 170 BEACH RD 40 | CHILINGIRIAN JOANN E<br>CHILINGIRIAN KIM M<br>170 BEACH RD UNIT 40<br>SALISBURY, MA 01952        |
| 27-18F41        | 170 BEACH RD 41 | MCCARTHY JOHN<br>MCCARTHY ELIZABETH<br>170 BEACH RD UNIT 41<br>SALISBURY, MA 01952               |
| 27-18G31        | 170 BEACH RD 31 | ROBICHAUD JR RICHARD A<br>ROBICHAUD KAZIA<br>170 BEACH RD UNIT 31<br>SALISBURY, MA 01952         |
| 27-18G32        | 170 BEACH RD 32 | HARASIM DEBORAH<br>170 BEACH RD UNIT 32<br>SALISBURY, MA 01952                                   |
| 27-18G33        | 170 BEACH RD 33 | MCQUADE JOANNE<br>170 BEACH RD UNIT 33<br>SALISBURY, MA 01952                                    |
| 27-18H27        | 170 BEACH RD 27 | PIERMARINI ROBERT<br>170 BEACH RD UNIT 27<br>SALISBURY, MA 01952                                 |

Date: 12/18/2023  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 4

| Parcel ID | Location     | Owner Name/Address  |
|-----------|--------------|---|
| 28-001    | 159 BEACH RD | BLAIS JOANNE F<br>FOOTE JR EDWARD<br>123 CENTRAL AVE<br>SALISBURY, MA 01952 |

A B U T T E R S

|          |                   |   |
|----------|-------------------|---|
| 27-18H28 | 170 BEACH RD 28   | FOLEY BRENDA TR<br>B.E. FOLEY FAMILY REALTY TRUST<br>170 BEACH RD UNIT 28<br>SALISBURY, MA 01952            |
| 27-18H29 | 170 BEACH RD 29   | WORTH WARREN LE<br>170 BEACH RD, Unit 29<br>SALISBURY, MA 01952   |
| 27-18H30 | 170 BEACH RD 30   | FRASER EVELYN<br>EVELYN L FRASER REVOCABLE TRUS<br>170 BEACH RD 30<br>SALISBURY, MA 01952                   |
|          | Subsequent owner: | FRASER EVELYN L TR<br>EVELYN L FRASER REVOCABLE TRUS<br>170 BEACH RD, Unit 30<br>SALISBURY, MA 01952        |
| 27-18I17 | 170 BEACH RD 17   | SEGAL JOHN A<br>SEGAL JENNIFER C<br>170 BEACH RD UNIT 17<br>SALISBURY, MA 01952                             |
| 27-18I18 | 170 BEACH RD 18   | ADRIEN WILLIAM<br>ADRIEN JOANNA<br>170 BEACH RD UNIT 18<br>SALISBURY, MA 01952                              |
| 27-18I19 | 170 BEACH RD 19   | LAMBERT MARK F LAMBERT DEBORAH T<br>M & D LAMBERT TRUST<br>13109 STEINHATCHEE LOOP<br>VENICE, FL 34293-1247 |
| 27-18J20 | 170 BEACH RD 20   | UMBAUGH VIRGINIA J<br>3934 PASEO ZUNIGA<br>LA MESA, CA 91941  |
| 27-18J21 | 170 BEACH RD 21   | HOUGHTON ANN-MARIE<br>HOUGHTON MARIA<br>PO BOX 1805<br>SEABROOK, NH 03874-1805                              |

Date: 12/18/2023  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

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| Parcel ID       | Location        | Owner Name/Address   |
|-----------------|-----------------|--|
| =====           | =====           | =====  |
| 28-001          | 159 BEACH RD    | BLAIS JOANNE F<br>FOOTE JR EDWARD<br>123 CENTRAL AVE<br>SALISBURY, MA 01952                            |
| -----           |                 |  |
| A B U T T E R S |                 |  |
| =====           |                 |  |
| 27-18J22        | 170 BEACH RD 22 | WALSH MICHAEL TR<br>170 BEACH RD UNIT 22<br>SALISBURY, MA 01952  |
| 27-18K34        | 170 BEACH RD 34 | TR LINNEKIN JR ROBERT L LINNEK<br>LINNEKIN LIVING TRUST<br>170 BEACH RD UNIT 34<br>SALISBURY, MA 01952 |
| 27-18K35        | 170 BEACH RD 35 | SHOREY JR JOHN W<br>SHOREY LINDA M<br>170 BEACH RD UNIT 35<br>SALISBURY, MA 01952                      |
| 27-18L36        | 170 BEACH RD 36 | MASSE GAIL<br>170 BEACH RD, Unit 36<br>SALISBURY, MA 01952   |
| 27-18L37        | 170 BEACH RD 37 | SHEEHAN AILEEN B TR<br>SHEEHAN REALTY TRUST<br>170 BEACH RD UNIT 37<br>SALISBURY, MA 01952             |
| 27-18L38        | 170 BEACH RD 38 | MALONE BERNARD P<br>MALONE JOAN M<br>170 BEACH RD UNIT 38<br>SALISBURY, MA 01952                       |
| 27-18M42        | 170 BEACH RD 42 | GRIFFIN JR FRANCIS I<br>GRIFFIN EMLYN D<br>170 BEACH RD UNIT 42<br>SALISBURY, MA 01952                 |
| 27-18M43        | 170 BEACH RD 43 | TR BRETT COTTONE NICOLE<br>170 BEACH RD UNIT 43 IRREVOCAB<br>1 DOGWOOD LN<br>NORTH READING, MA 01864   |
| 27-18M44        | 170 BEACH RD 44 | KIGGINS MATTHEW E TR<br>KIGGINS MICHAEL L TR<br>6958 FIRE OPAL LN<br>CASTLE ROCK, CO 80108             |

CERTIFIED ABUTTERS' LIST

| Parcel ID | Location     | Owner Name/Address  |
|-----------|--------------|---|
| 28-001    | 159 BEACH RD | BLAIS JOANNE F<br>FOOTE JR EDWARD<br>123 CENTRAL AVE<br>SALISBURY, MA 01952 |

A B U T T E R S

|          |                 |   |
|----------|-----------------|---|
| 27-18N45 | 170 BEACH RD 45 | HAYDEN MARK D<br>HAYDEN COLLEEN M<br>170 BEACH RD UNIT 45<br>SALISBURY, MA 01952              |
| 27-18N46 | 170 BEACH RD 46 | DINN JOHN<br>BERNHEISEL CHERYL L<br>170 BEACH RD UNIT 46<br>SALISBURY, MA 01952               |
| 27-18O47 | 170 BEACH RD 47 | GREILICH WILLIAM J TR<br>GREILICH MONIQUE B TR<br>170 BEACH RD UNIT 47<br>SALISBURY, MA 01952 |
| 27-18O48 | 170 BEACH RD 48 | YARVITZ KENNETH<br>YARVITZ BETSY<br>170 BEACH RD UNIT 48<br>SALISBURY, MA 01952               |
| 27-18O49 | 170 BEACH RD 49 | FRIEDRICH JR JOHN R<br>BENSON ROBERTA E<br>170 BEACH RD UNIT 49<br>SALISBURY, MA 01952        |
| 27-18P23 | 170 BEACH RD 23 | JONES NANCY<br>170 BEACH RD UNIT 23<br>SALISBURY, MA 01952                                    |
| 27-18P24 | 170 BEACH RD 24 | JOPLING PAUL D<br>JOPLING DIANNE M<br>170 BEACH RD UNIT 24<br>SALISBURY, MA 01952             |
| 27-18Q25 | 170 BEACH RD 25 | TRAVIS CLARENCE<br>TRAVIS JOAN WALENTUK<br>170 BEACH RD UNIT 25<br>SALISBURY, MA 01952        |
| 27-18Q26 | 170 BEACH RD 26 | MOAK JOHN F<br>MOAK JEAN M<br>170 BEACH RD UNIT 26<br>SALISBURY, MA 01952                     |

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Town of Salisbury  
CERTIFIED ABUTTERS' LIST

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| Parcel ID | Location     | Owner Name/Address  |
|-----------|--------------|---|
| 28-001    | 159 BEACH RD | BLAIS JOANNE F<br>FOOTE JR EDWARD<br>123 CENTRAL AVE<br>SALISBURY, MA 01952 |

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A B U T T E R S  
=====

|        |                   |  |
|--------|-------------------|--|
| 27-33A | 1 WASHINGTON ST 1 | SULLIVAN LINDA<br>1 WASHINGTON ST UNIT 1<br>SALISBURY, MA 01952                        |
| 27-33B | 1 WASHINGTON ST 2 | SAYRS YOLANDA<br>1 WASHINGTON ST, Unit 2<br>SALISBURY, MA 01952                        |
| 27-33C | 1 WASHINGTON ST 3 | MULDOON KEVIN<br>MULDOON ROBERT<br>1 WASHINGTON ST 3<br>SALISBURY, MA 01952            |
|        | Subsequent owner: | MULDOON KEVIN J TR<br>MULDOON ROBERT<br>1 WASHINGTON ST, Unit 3<br>SALISBURY, MA 01952 |
| 27-33D | 1 WASHINGTON ST 4 | NAYIGA EMMA<br>1 WASHINGTON ST, Unit 4<br>SALISBURY, MA 01952                          |
| 28-031 | 3 OLD COUNTY RD   | RICHARD MICHAEL F<br>3 OLD COUNTY RD<br>SALISBURY, MA 01952                            |
| 28-100 | 1 OLD COUNTY RD   | HOLSCHER DAVID M<br>HOLSCHER DEBRALYN<br>1 OLD COUNTY RD<br>SALISBURY, MA 01952        |
| 28-101 | 5 OLD COUNTY RD   | BARSALOU JR VINCENT<br>BARSALOU JENNIFER L<br>5 OLD COUNTY RD<br>SALISBURY, MA 01952   |
| 28-102 | 7 OLD COUNTY RD   | CIPOLLA GLENN A<br>CIPOLLA KIMBERLY W<br>7 OLD COUNTY RD<br>SALISBURY, MA 01952        |

Date: 12/18/2023  
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 8

| Parcel ID | Location     | Owner Name/Address  |
|-----------|--------------|---|
| 28-001    | 159 BEACH RD | BLAIS JOANNE F<br>FOOTE JR EDWARD<br>123 CENTRAL AVE<br>SALISBURY, MA 01952 |

A B U T T E R S

|        |                  |  |
|--------|------------------|--|
| 28-104 | 11 OLD COUNTY RD | NICKOLA THEODORE X<br>BERTRAND BRIDGET G<br>11 OLD COUNTY RD<br>SALISBURY, MA 01952                  |
| 28-112 | 165 BEACH RD     | MARSHALL SHERRI<br>165 BEACH RD<br>SALISBURY, MA 01952   |
| 28-117 | 10 OLD COUNTY RD | SCHENA ROBERT & CHRISTINE J TR<br>THE SCHENA FAMILY TRUST<br>10 OLD COUNTY RD<br>SALISBURY, MA 01952 |

65 parcels listed

Attachment 2

**DEFINITIVE SUBDIVISION APPLICATION**  
**TAX AND BETTERMENT PAYMENT CERTIFICATION**

Date \_\_\_\_\_

Map 28 Parcel 1

Owner's Name: Edward Foote Jr. & Joanne F. Blais

Property Address: 159 Beach Road, Salisbury MA

I, \_\_\_\_\_, certify that all taxes and applicable betterment's have been paid in full for the property located at **Map** 28 **Parcel** 1. The next billing date is \_\_\_\_\_.

Signature: \_\_\_\_\_  
Treasurer or Treasurer's Clerk

Date: \_\_\_\_\_

REG. AS DOC. NO. 219752

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 682

BOOK 8710 PAGE 072

I, Ida P. Foote

of Salisbury,

Essex County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$90,000.00

grant to Edward Foote, Jr., and JoAnne F. Blais as tenants in common

of 7 Lynnwood Avenue, Amesbury, MA 01913

with quitclaim covenants

Three certain parcels of registered and recorded land situated in Salisbury in the County of Essex, Commonwealth of Massachusetts, bounded and described as follows:

FIRST PARCEL:

NORTHWESTERLY by County Road one hundred fifty one and 65/100 (151.65) feet;  
NORTHERLY by lot 282 as shown on plan hereinafter mentioned, one hundred eleven and 83/100 (111.83) feet.  
SOUTHEASTERLY by the State Highway two hundred fifty four and 64/100 (254.64) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 6250-A, drawn by John P. Titcomb, Civil Engineer, dated November 1, 1915, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with original Certificate of Title #3421 in said Registry, and the above described land is shown as lot 281, sheet 2, thereon.

SECOND PARCEL

WESTERLY by County Road thirty three (33) feet  
NORTHERLY by land now or formerly of Samuel F. Beckman two hundred eighty six and 84/100 (286.84) feet;  
SOUTHEASTERLY by the State Highway, on two lines measuring one hundred forty five and 36/100 (145.36) feet and thirty three and 05/100 (33.05) feet respectively; and  
SOUTHERLY by lot 281, as shown on said plan, one hundred eleven and 83/100 (111.83) feet.

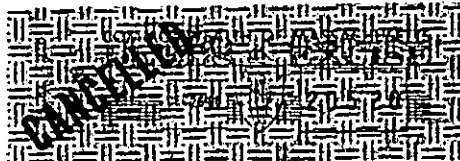
Being shown as lot #282, sheet 2, on said plan.

So much of the above described land as is included within said State Highway, Jackson Street and County Road is subject to the rights of all persons lawfully entitled thereto in and over the same, and there is appurtenant to said above described land the right to use all the streets and ways shown on said plan in common with others entitled thereto.

PARCEL THREE

Land situated on the South side of County Road in said Salisbury bounded now or formerly on the East by Lots 274 and 279, Ocean Park; West, Old County Road; North, Old County Road; South, State Highway and Lot 282, Ocean Park, and recorded in said Registry of Deeds, Book 1702, Page 511, and supposed to contain one-quarter (1/4) acre, more or less.

Conveying hereby the same premises conveyed to Charles D. Foote, Jr., by Charles D. Foote and Ida P. Foote by deed dated



1975 DEC 26 AM 9:27

000011

BOOK 87101073

Witness hand and seal this twenty-second day of December, 1986

*Ida P. Foote*  
IDA P. FOOTE

City of Commonwealth of Massachusetts

Essex

December 22, 1986

Then personally appeared the above named Ida P. Foote

and acknowledged the foregoing instrument to be

her free act and deed, before me

*John P. Healey*  
Notary Public — American Notary Public

My Commission Expires September 5, 1991

### Attachment 3

The applicant shall submit two copies of the Definitive Plan in a digital format to the Merrimack Valley Planning Commission. Before any application for a Form C Definitive Subdivision is accepted, the form below must be completed by MVPC. Failure to submit form will cause the application to be incomplete

#### **Municipal Mapping –Digital Data Submission Requirements**

---

The following requirements apply to the submission of SANR or subdivision plans as well as for plans and as-built drawings for infrastructure projects (water/sewer installation or repair, road work, and other capital improvements).

1. All plans and specifications must be submitted on electronic media (3.5" floppy or CD\_ROM using an IBM-PC or compatible file format). Acceptable file formats include: AutoCAD \*.dwg, AutoCAD \*.dxf, ArcView \*.shp, ArcInfo \*.E00. The files must be identical to the printed plan and contain all information included on the written plan. Upon project completion a digital submission of the "as-built" plan is required for final release of the performance bond associated with any project.
2. All digital mapping data must be delivered in the Massachusetts State Plane Coordinate system with a horizontal datum of NAD83 and vertical datum of NGVD88. All lot lines and easements depicted on the electronic submittal will conform to survey accuracy. Where possible all bearings and distances should be adjusted for true north OR the applicant shall provide a listing of the number of degrees, minutes, and seconds of deviation between true north and magnetic north. If necessary data will be accepted in NAD27 using the aforementioned specifications.
3. Each feature type must be organized in the CAD or GIS data structure as a separate layer. For example, there must be separate CAD layers for buildings, roads, road centerlines, surface water, wetlands, etc. Having all these features in a single CAD layer or GIS file will not be accepted.
4. CAD data may be tiled on paper, PDF or other form of digital output as individual sheets for improved readability, but plans should be derived from a single master drawing. All data will be topologically clean, meaning that polygons are closed (no overshoots or undershoots) and lines connect at nodes. Features that naturally connect such as driveways to roads must connect seamlessly. All text in AutoCAD files will appear on top of other features and will be in separate annotation layer. Features under text should not be erased or 'broken' in order to make the text clearer.
5. Documentation of the data format must be provided with a description of the CAD layers and list of the types of features placed in each layer. Submission of multiple files must also include a list of the files and their purpose.
6. Attributes or databases that are included in mapping files must have a definition of the meaning of each field as well as a definition of any values used in each field. Features that contain an elevation component (z-value) must have that elevation value within the attribute data.
7. The data submitted must include documentation on the method used to gather the data, the name of the person(s) responsible for preparing the data, contact information, an estimation of the horizontal and vertical accuracy, and the date of data capture. All media shall be free from any and all defects and viruses, and labeled as to their contents.

**DIGITAL DATE SUBMISSION SIGN-OFF**

**Note to applicant: Please allow 10 days for MVPC review and response.**

Applicant: \_\_\_\_\_ Phone #: \_\_\_\_\_

Plan Engineer: \_\_\_\_\_ Phone#: \_\_\_\_\_

Engineer Project Number: \_\_\_\_\_

- 1) Date submitted to MVPC? \_\_\_\_\_
- 2) Street address of submitted plan? \_\_\_\_\_
- 3) Map and lot of submitted plan if available? \_\_\_\_\_
- 4) Type of lot adjustment (new lot, subdivision, lot line correction, lot combination, easement, other – describe): \_\_\_\_\_
- 5) Projection used by engineering firm (state plane 1927, state plane 1983, or WGS 84)?  
\_\_\_\_\_
- 6) File name, file format and version of software (if applicable)? \_\_\_\_\_
- 7) Additional comments or instructions (if necessary)? \_\_\_\_\_

**To be filled out by Merrimack Valley Planning Commission:**

- 8) Presence of latitude/longitude feature on paper plan? \_\_\_\_\_
- 9) Adjusted for true north or declination depicted on paper plan? \_\_\_\_\_
- 10) Arcs closed to create parcel polygons? \_\_\_\_\_
- 11) Are all features independent? \_\_\_\_\_
- 12) Is there documentation of each layer? \_\_\_\_\_
- 13) Has the accuracy been estimated? \_\_\_\_\_

MVPC has reviewed the digital data submitted and finds it acceptable and complete:

---

(signature)

(date)

# NEW STREETS/WAYS NAME SIGN OFF SHEET PLANNING BOARD

APPLICANT: \_\_\_\_\_ MAP/LOT: \_\_\_\_\_ PHONE: \_\_\_\_\_

PROPOSED STREET NAME: \_\_\_\_\_

PROPOSED ALTERNATE STREET NAME: \_\_\_\_\_

---

**BELOW THIS LINE FOR OFFICE USE ONLY**

*Please circulate in the following order:*

**1. POLICE DEPARTMENT**

APPROVAL OF STREET NAME: \_\_\_\_\_

\_\_\_\_\_  
POLICE CHIEF

DATE: \_\_\_\_\_

**2. FIRE DEPARTMENT**

APPROVAL OF STREET NAME: \_\_\_\_\_

\_\_\_\_\_  
FIRE DEPARTMENT

DATE: \_\_\_\_\_

**3. DEPARTMENT OF PUBLIC WORKS**

APPROVAL OF STREET NAME: \_\_\_\_\_

\_\_\_\_\_  
LISA DEMEO

DATE: \_\_\_\_\_

**4. ASSESSOR'S OFFICE- MUST SUPPLY A COPY OF THE PLAN**

*\* Please allow 10 days for Assessor's Office review\**

APPROVAL OF STREET NAME: \_\_\_\_\_

\_\_\_\_\_  
JONATHAN GREENO

PRELIMINARY ISSUANCE OF STREET NUMBERS: \_\_\_\_\_ (See Attached)

DATE: \_\_\_\_\_

FINAL ISSUANCE OF STREET NUMBERS: \_\_\_\_\_ (See Attached)

*(Final issuance of Map/Lot and street numbers after Planning Board approval and recording at the Registry of Deeds)*

DATE: \_\_\_\_\_

**OWNER(S):**

BY SIGNING THIS DOCUMENT, THE OWNER UNDERSTANDS, ACCEPTS, AND AGREES TO COMPLY WITH THE FOLLOWING STATEMENTS:

1. The Developer or Applicant before the Planning Board is responsible for the cost and installation of a street sign. Specifications for street signs may be obtained from the Director of Public Works, Lisa DeMeo. The average cost of a sign and installation is between \$150-\$200. Signs are available from:

**Stay Safe Traffic Products**  
c/o Catherine  
38 Lowell Road  
Westford, MA 01886  
866-692-2114

**Sign A Rama USA**  
141 Elm Street  
Salisbury, MA 01952  
978-462-1804

2. Any division resulting in additional lots will be identified and taxed in the subsequent fiscal year as separate lots, after Planning Board approval and recording at the Registry of Deeds.

3. The Police Department requires a street number to be placed on the house or mailbox, for emergency 911 purposes, at the time of occupancy. Failure to comply will result in a fine.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**N/A - No New Street Proposed**

**Attachment 5**

**FORM C PLAN SUBMITTAL CHECKLIST**

*Before any Form C Definitive Subdivision 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: \_\_\_\_\_ Date: \_\_\_\_\_

**Fire Department**

(1 Set of Plans & application) Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**Department of Public Works**

(3 Sets of Plans & application) Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**Building Department**

(1 Set of Plans & application) Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**Conservation Commission**

(1 Set of Plans & application) Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**Police Department**

(1 Set of Plans & application) Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**Assessor's Department**

(1 Set of Plans & application) Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**Planning Department**

(1 Set of Plans & application) Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**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: \_\_\_\_\_