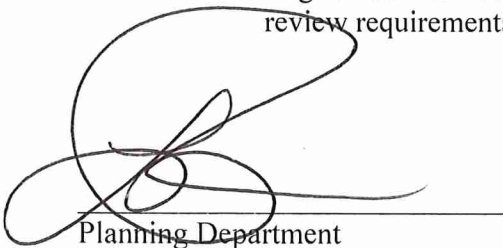


SALISBURY PLANNING BOARD
SITE PLAN REVIEW FILING CHECKLIST

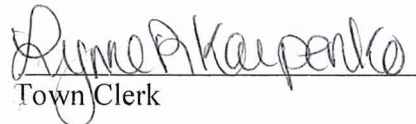


Applicants encouraged to meet with planning department for review of application prior to filing. Applications will not be stamped in at the Town Clerk's office for the Planning Board, until the Planning Department determines that the following items are included with the application:

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 November 5, 2021

Applicant's Name 191 Lafayette Road LLC

Applicant's Address 1 Shandel Dr., Newburyport, MA 01950


Telephone # & Fax # (603) 785-8768 Phone; Fax N/A

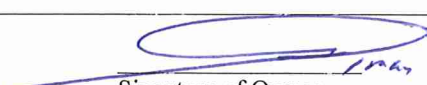
E-mail Address george.haseltine@gmail.com

Application is hereby made for Site Plan Review. This application is for property located at
191 Lafayette Rd., Salisbury, Massachusetts.

Tax Map # 19 Lot # 4

1. Owner of Property: 191 Lafayette Road LLC
Owner's Address: 1 Shandel Dr., Newburyport, MA 01950
Lafayette-Main Commercial District, Subdistrict B (LM-B)
2. Zoning District: Recreational Marijuana Overlay District (RMOB)
3. Lot Size: 1.49 acres (64,715 sq. ft.)
4. Existing Use: Mixed use
5. Proposed Use: Marijuana retailer; brewery
6. Description of Proposed Work: Development of a ±4,588-square-foot marijuana retail facility and a ±6,166-square-foot brewery, together with accompanying parking and other appurtenances.
7. Square Footage of All Proposed Work: 10,754 square feet, more or less
8. Other Permits Required and Status of Applications: Special permits are also required for both of the aforesaid uses. Also, a boundary adjustment with 187 Lafayette Rd. requires amendment(s) to the special permit and site plan approvals issued for the marijuana cultivation and product manufacturing facility thereat.
9. Site Plan Waivers Requested: None
10. Reason for Waiver Request: N/A


Signature of Applicant


Signature of Owner

Planning BoardREQUIREMENTS AND WAIVER REQUEST FORMApplicant 191 Lafayette Road LLC Map and Parcel # 19-4Property Owner 191 Lafayette Road LLC Project Address 191 Lafayette 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 type="checkbox"/> N/A	<input type="checkbox"/>
2. Wetland and Boundaries	<input type="checkbox"/> N/A	<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"/>

Attachment 3

SITE PLAN APPLICATION
TAX AND BETTERMENT PAYMENT CERTIFICATION

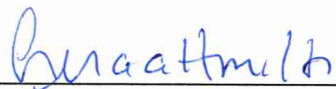
Date _____

Map 19 Parcel 4

Owner's Name: _____

Property Address: _____, Salisbury, MA

I, Lavattmully, certify that all taxes and applicable betterment's have been paid in full for the property located at Map 19 Parcel 4. The next billing date is Feb 1, 2022.

Signature: 
Treasurer or Treasurer's Clerk

Date: 11/5/2021


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:  Date: 11.15.21

Fire Department

(1 Set of Plans & application) Received By:  Date: 11/15/21

Department of Public Works

(3 Sets of Plans & application) Received By:  Date: 11/15/21

Building Department

(1 Set of Plans & application) Received By:  Date: 11.15.2021

Conservation Commission

(1 Set of Plans & application) Received By:  Date: 11/15/21

Police Department

(1 Set of Plans & application) Received By:  Date: 11/15/21

Assessor's Department

(1 Set of Plans & application) Received By:  Date: 11/15/21

Planning Department

(1 Set of Plans & application) Received By:  Date: 11/15/21

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: _____

Salisbury Planning Board

RECEIVED

JAN - 7 2022

TOWN CLERK
TOWN OF SALISBURY

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**

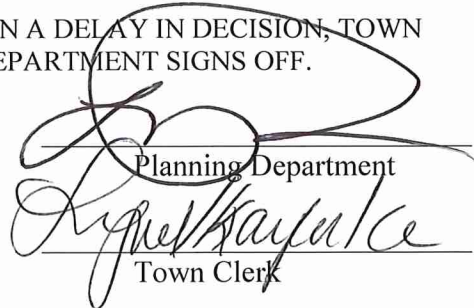
☐ **Repetitive Petition**

☒ **Other** Recreational marijuana
(Specify) establishment, i.e. in the RMOD;
brewery

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 November 5, 2021

Applicant: 191 Lafayette Road LLC 1 Shandel Dr., Newburyport, MA 01950 (603) 785-8768
Full name Address phone number

Applicant's E-mail Address: george.haseltine@gmail.com

Owner: [Same as applicant, above]
Full name Address phone number

Lessee: Ganesh Wellness, Inc., d/b/a
Campfire Cannabis, and other(s) 47 High St., Ste. 432, Medford, MA 02155 (516) 776-2305
Full name Address phone number

Tax Map # 19 Lot # 4

1. Location of Premises: 191 Lafayette Rd.
Lafayette-Main Commercial District, Subdistrict B (LM-B)
2. Zoning District: Recreational Marijuana Overlay District (RMOD)
3. Parcel Size: 1.49 acres (64,715 sq. ft.)
4. ~~(OSRD applications only):~~ Applicable Land Area: _____ Open Space Percentage: _____
5. Number of existing buildings on parcel: 5
6. What is the existing use of the subject premise? Mixed use
7. Provide a detailed description of the proposed use of premises, including # of proposed structures (attach additional pages if necessary): The Applicant's proposal is to develop the site with a ±4,588-square-foot marijuana retail facility and a ±6,166-square-foot brewery, together with accompanying parking and other appurtenances, both uses being allowed by special permit.
8. Zoning by-law provision under which application is made: Article XXIIIA, a.k.a. the "Recreational Marijuana Overlay District," (for the marijuana establishment) and Article III, Section 300-12, a.k.a. the "Table of Use Regulations" (for the brewery).
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): The Applicant's proposal satisfies the general special permit criteria in Section 300-35.A of the Zoning Bylaw, with respect to both the marijuana establishment and the brewery. Additionally, the special permit requirements specific to marijuana establishments, in Article XXIIIA of the Zoning Bylaw, are met. See the accompanying narrative by the Applicant's attorney, with supporting documentation affixed thereto.
10. Other Permits Required and Status of Applications: Site plan approval is also required pursuant to the aforementioned Article XXIIIA of the Zoning Bylaw as well as Article XVIII thereof, a.k.a. "Site Plan Review." Due to an adjustment of the boundary with 187 Lafayette Rd., and associated modifications to parking, the special permit and site plan approvals issued for the marijuana cultivation and product manufacturing facility thereat will require amendment(s), too.


Signature of Applicant


Signature of Owner

Salisbury Planning Board

REQUIREMENTS AND WAIVER REQUEST FORM

Map and Parcel # 19-4 Project Address 191 Lafayette 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	N/A	<input type="checkbox"/>
2. Wetland and Boundaries	N/A	<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"/>

Salisbury Planning Board

TAX AND BETTERMENT PAYMENT CERTIFICATION

Date _____

Map 19 Parcel 4

Owner's Name: _____

Property Address: _____, Salisbury, MA

I, Laurattmilton, certify that all taxes and applicable betterment's have been paid in full for the property located at Map 19 Parcel 4. The next billing date is Feb 1, 2022.

Signature: Laurattmilton Date: 11/5/2021
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:  Date: 11.15.21
(1 copy of special permit application)

Fire Department

(1 Sets of Plans) Received By:  Date: 11/15/21
(1 copy of special permit application)

Department of Public Works

(1 Sets of Plans) Received By:  Date: 11/15/21
(1 copy of special permit application)

Building Department

(1 Sets of Plans) Received By:  Date: 11.15.2021
(1 copy of special permit application)

Conservation Commission

(1 Sets of Plans) Received By:  Date: 11/15/21
(1 copy of special permit application)

Police Department

(1 Sets of Plans) Received By:  Date: 11/15/21
(1 copy of special permit application)

Assessor's Department

(1 Sets of Plans) Received By:  Date: 11/15/21
(1 copy of special permit application)

Planning Department

(1 Sets of Plans) Received By:  Date: 11/15/21
(1 copy of special permit application)

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: 191 Lafayette Rd.

NAME OF APPLICANT: 191 Lafayette Road LLC

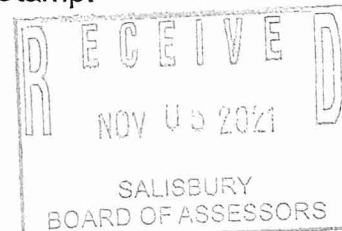
NAME OF PROPERTY OWNER: Same

CONTACT PHONE: c/o Adam Costa
978 831 3008

MAP: 19 LOT: 4

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

Assessor's Office
Date Stamp:



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) \$25

DIRECT DEFINITIVE SUBDIVISION

300 FEET SPECIAL PERMIT \$15

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

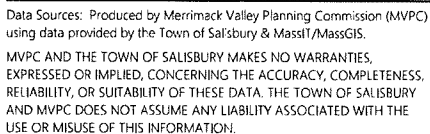
OTHER:

TOTAL PAID: \$40- CHECK # 3646

ABUTTERS LIST AND LABELS RECEIVED BY: Adam Costa DATE: 11/9/21

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

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



- © Merrimack Valley Planning Commis

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
=====	=====	=====
19-004	191 LAFAYETTE RD	191 LAFAYETTE ROAD LLC 1 SHANDEL DRIVE NEWBURYPORT, MA 01950

A B U T T E R S		
=====		
19-005	3 PINE ST	ACKERMAN DEAN R ACKERMAN DENISE A 3 PINE STREET SALISBURY, MA 01952
19-006	5 PINE ST	MCBRIDE BARRY J CAREY-MCBRIDE PATRICIA 5 PINE ST SALISBURY, MA 01952-1431
19-007	7 DEL-LOGAN DR	MACLEAN CHARLES J MACLEAN MARTHA A 7 DEL-LOGAN DR SALISBURY, MA 01952
19-008	9 DEL-LOGAN DR	KEALEY BRIAN R 9 DEL-LOGAN DR SALISBURY, MA 01952
19-009	11 DEL-LOGAN DR	MURPHY JR JOSEPH V 11 DEL-LOGAN DR SALISBURY, MA 01952
19-010	12 DEL-LOGAN DR	MCGHEE HEATHER L 12 DEL LOGAN DR SALISBURY, MA 01952
19-011	10 DEL-LOGAN DR	DESIMONE LINA S/O DESIMONE LINA 10 DEL-LOGAN DR SALISBURY, MA 01952
19-012	8 DEL-LOGAN DR	DELUCA RALPH DELUCA PASQUALINA 8 DEL-LOGAN DR SALISBURY, MA 01952
19-013	6 DEL-LOGAN DR	LEE CYNTHIA F 6 DEL-LOGAN DR SALISBURY, MA 01952
19-014	4 DEL-LOGAN DR	OLSON JASON ADAMS JOCELYN 4 DEL-LOGAN DR SALISBURY, MA 01952

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
19-004	191 LAFAYETTE RD	191 LAFAYETTE ROAD LLC 1 SHANDEL DRIVE NEWBURYPORT, MA 01950

A B U T T E R S =====		
19-015	2 DEL-LOGAN DR	TREMBLAY SAMANTHA TREMBLAY THOMAS 2 DEL-LOGAN DR SALISBURY, MA 01952
19-016	8 PINE ST	ANDREWS JONATHAN ANDREWS JULIE 8 PINE ST SALISBURY, MA 01952
19-017	6 PINE ST	DAVIS RICHARD F 6 PINE ST SALISBURY, MA 01952
	Subsequent owner:	SNOW CHARLES R SNOW WILMA 6 PINE STREET SALISBURY, MA 01952
19-018	4 PINE ST	VATCHER ROBERT K VATCHER RITA A 4 PINE ST SALISBURY, MA 01952
19-031	2 PINE ST	MIDDLETON CHRISTOPHER G TARANTINO SANDRA L 2 PINE ST SALISBURY, MA 01952
19-032	199 LAFAYETTE RD	CUNNINGHAM JAMES A HANKINS JUANITA B 199 LAFAYETTE RD SALISBURY, MA 01952
19-033	201 LAFAYETTE RD	BERUBE ALBERT A & ELEANOR T BERUBE TERRY A 201 LAFAYETTE RD SALISBURY, MA 01952
19-213	3 DEL-LOGAN DR	GOODRICH SANDRA 3 DEL-LOGAN DR SALISBURY, MA 01952

Date: 11/08/2021
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 3

Parcel ID	Location	Owner Name/Address
19-004	191 LAFAYETTE RD	191 LAFAYETTE ROAD LLC 1 SHANDEL DRIVE NEWBURYPORT, MA 01950

A B U T T E R S		
=====		
19-296	187 LAFAYETTE RD	187 LAFAYETTE ROAD LLC PO BOX 1479 NEWBURYPORT, MA 01950
19-297	REAR LAFAYETTE RD	191 LAFAYETTE ROAD LLC 1 SHANDEL DR NEWBURYPORT, MA 01950
23-041	208 LAFAYETTE RD	CONTE WILLIAM A PO BOX 5065 BRADFORD, MA 01835-0065
23-042	194 LAFAYETTE RD	HERITAGE PARK HOMEOWNERS COOPE C/O GREAT NORTH PROPERTY MANAG 3 HOLLAND WY EXETER, NH 03833
23-043	188 LAFAYETTE RD	MUSTO GIOVANNI S/O HARBOR PIZZA RESTAURANT AN 188 LAFAYETTE ROAD SALISBURY, IN 01952
23-080	200 LAFAYETTE RD	ESSEX COUNTY ENTERPRISES LTD PO BOX 1 ROWLEY, MA 01969-0001

25 parcels listed