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**Planning Board**  
Town of Salisbury  
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**Salisbury Planning Board:**

**John "Marty" Doggett**, *Chairperson*  
**Deborah Rider** *Vice Chairperson*  
**Gil Medeiros**,  
**Lou Masiello**,  
**Don Egan**,  
**John Schillizzi**, *Alternate & Clerk*

**LETTER OF RECOMMENDATION**

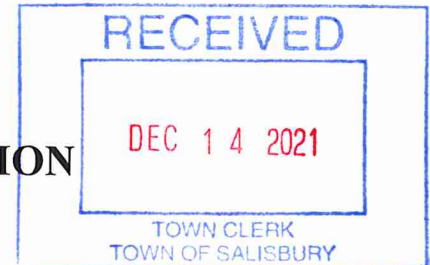
DATE: December 14, 2021

TO: Derek DePetrillo, Town of Salisbury Zoning Board of Appeals Chair

FROM: John "Marty" Doggett, Town of Salisbury Planning Board Chair

SUBJECT: Planning Board Recommendations to the Zoning Board of Appeals for an Application for an Accessory Apartment Special Permit Petition, pursuant to §300-60 of the Zoning Bylaws of the Town of Salisbury

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Dear Mr. DePetrillo,

At the December 8, 2021 Planning Board meeting, the Board was presented an application for an accessory dwelling as part of the requirements of Article XI Accessory Apartments of the Zoning Bylaws of the Town of Salisbury. Specifically, pursuant to §300-60 Coordination and decisions, the Planning Board prior to the Zoning Board of Appeals (ZBA) hearing shall submit its recommendations and report to the ZBA, wherein, at a minimum, the following information shall be included:

1. A determination of the area of the lot on which the apartment is located.
2. A general description of the neighborhood in which the lot lies and the effect of the proposed apartment on the neighborhood.
3. Recommendations as to the advisability of granting the special permit and as to any restrictions which should be imposed as a condition of such permit.

Accordingly, 20 Cushing Street (Map 17, Lot 70) presently comprises a lot area of 1.16 acres (50,395sf), a single-family dwelling unit with ample parking and various types of vegetation. Surrounding 20 Cushing Street primarily are two-floored, single-family units along with 5 other accessory apartments on Cushing Street. Similar to 20 Cushing Street, many of the abutting lots have well-manicured landscaping and large segments of natural vegetation. The Planning Board concluded, based on the information presented by the petitioner, the inclusion of the proposed accessory dwelling unit at 20 Cushing Street will not adversely impact the neighborhood, as it is becoming more aesthetically conforming with existing architectural characteristics of the neighborhood. For these reasons, the Planning Board at the

December 8, 2021 meeting, unanimously voted to advise to the Zoning Board of Appeals the special permit request for the granting of the special permit for an accessory dwelling unit at 20 Cushing Street is recommended noting that it meets all of the criteria.

Respectfully,

 12/14/2021  
John "Marty" Doggett, Chair  
Salisbury Planning Board

Date

cc: Applicant,  
Building Inspector,  
Director of Health  
File

