



Planning Department
Town of Salisbury
5 Beach Road
Salisbury, MA 01952
(978) 463-2266
planningdept@salisburyma.gov



MAJOR MODIFICATION OF A SITE PLAN APPROVAL FILING CHECKLIST

*Applicants encouraged to meet with planning department for review of application prior to filing. Applications will not be considered **COMPLETE** for the Planning Board, until the Planning Department determines that the following items are included with the application:*

Required Submission Materials:

- ☐ 1. Completed Application for Major Modification of a Site Plan Approval. Attachment 1
- ☐ 2. A complete Major Site Plan Modification Submittal Checklist must be submitted along with copies of site plans. Attachment 2
- ☐ 3. Modification of a Site Plan Approval Fee – Checks payable to the Town of Salisbury.
- ☐ 4. Abutters List Request form must be completed at the Assessor's Office (\$15-checks payable to the Town of Salisbury).
- ☐ 5. Project Description / Narrative explaining requested modification.
- ☐ 6. Additional Materials as Needed / Required to support the Application.
- ☐ 7. Updated Site Plans drawn to scale and in conformance with Section II.B.1 of the Site Plan Review requirements.
- ☐ 8. PDFs of all documents shall be sent to the Planning Department.
(asstplanner@salisburyma.gov)

Planning Department Signature: _____

Date: 2/15/24

Town Clerk Signature: _____

Date: 2/15/2024

***COMPLETE APPLICATION MUST BE SUBMITTED TO THE PLANNING DEPARTMENT BY 12 PM ON THE WEDNESDAY 2 WEEKS BEFORE THE NEXT SCHEDULED PLANNING BOARD MEETING.**

**** APPLICANTS SHALL BEAR THE COST OF ADVERTISING THE LEGAL NOTICES IN THE NEWBURYPORT DAILY NEWS, AND WILL BE DIRECTLY BILLED BY THAT PUBLICATION.**

APPLICATION FOR MINOR MODIFICATION OF A SITE PLAN
APPROVAL

APPLICANT & PROPERTY OWNER INFORMATION:

APPLICANT'S NAME: Arakelian Family LLC
APPLICANT'S ADDRESS: 195-201 ELM ST
TELEPHONE #: 603-401-9595 E-MAIL ADDRESS: Bda64@comcast.net
OWNER'S NAME (if different from applicant): Bruce Arakelian
OWNER'S ADDRESS (if different from applicant): 9 main st unit 495 Atkinson NH 0381
TELEPHONE #: 603-401-9595 E-MAIL ADDRESS: Bda64@comcast.net

SITE INFORMATION:

PROJECT ADDRESS: 195-201 ELM ST
MAP: 9 LOT: 9-46
ZONING DISTRICT(S): C + C3
LOT SIZE: 13.895
CURRENT USE: Vacant Land

PROJECT/PLAN INFORMATION:

PLAN TITLE: Self Storage
DATE OF REVISION: 1/30/2024
PREPARED BY (name/address of preparer): ASB Design
TELEPHONE #: 978-500-8419 E-MAIL ADDRESS: Thadberry,2@verizon.net
Briefly state requested modification: Changing size of Storage
Buildings and adding Buildings slightly
smaller Foot Print

Applicant's Signature: B.A. Arakelian Date: 2/8/2024
Owner's Signature (if not applicant): B.A. Arakelian Date: 2/8/2024

MAJOR SITE PLAN MODIFICATION SUBMITTAL CHECKLIST

Before any Major Site Plan Modification 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: Shirley Gray Date: 2/12/24

Fire Department

(1 Set of Plans & application) Received By: [Signature] Date: 2/12/24

Department of Public Works

(3 Sets of Plans & application) Received By: Leigh Ann D'Amico Date: 2/18/24

Building Department

(1 Set of Plans & application) Received By: Shirley Gray Date: 2/12/24

Conservation Commission

(1 Set of Plans & application) Received By: [Signature] Date: 2/12/24

Police Department

(1 Set of Plans & application) Received By: [Signature] Date: 2/13/24

Assessor's Department

(1 Set of Plans & application) Received By: Cathy Fowler Date: 2/12/24

Planning Department

(1 Set of Plans & application) Received By: [Signature] Date: 2/15/24

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: _____

ASB design group

February 12, 2024

Planning and Development Department
Town of Salisbury
5 Beach Road
Salisbury, MA. 01952

Re: **Site Plan Review: Minor Modification – Traffic Flow
Mini Storage Facility
201 Elm Street
Salisbury, MA. 01952
Job No.: 2017-09
Map 9 Lot 46**

Dear Members:

On behalf of our client, Arakelian Family, LLC, **ASB** design group, LLC (ASB) is submitting this Summary Letter to address the Traffic Flow for the proposed Mini Storage Facility located at 201 Elm Street.

The Site Plan Submission (Minor Modification) includes the following Sheets:

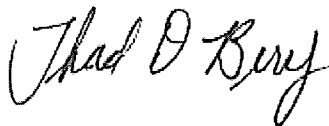
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- Sheets SE1.1 – SE1.3 Site Lighting (Electrical Systems Engineering Inc.)
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Please also note that the revised building layout has no impact on the existing traffic flow for the restaurant or movie theater.

If you have any questions and or concerns, please feel free to contact me at 978-500-8419

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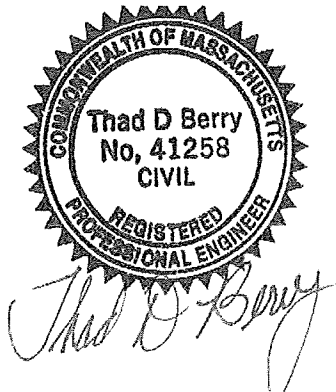


ASB design group, LLC

ASB design group

363 boston street, route 1, topsfield, ma 01867
781.944.5606 www.asbdesigngroup.com

Thad D. Berry, P.E.
Principal



ASB design group

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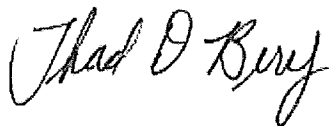
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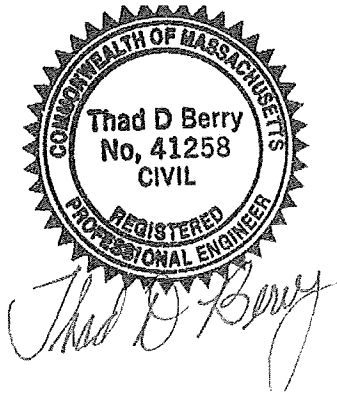


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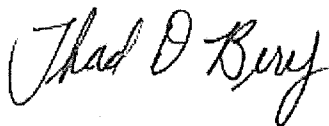
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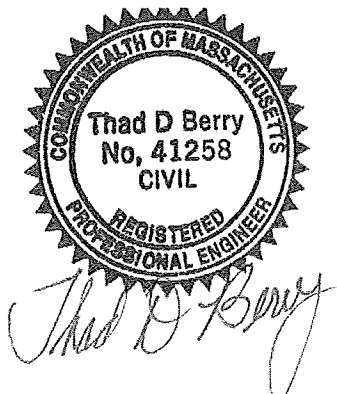


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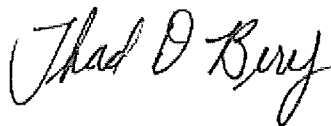
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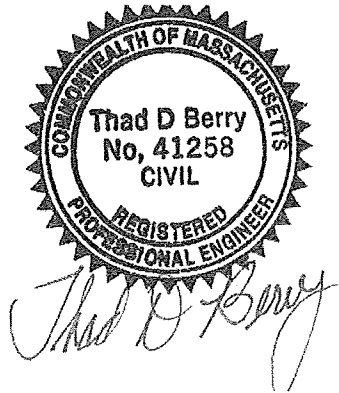


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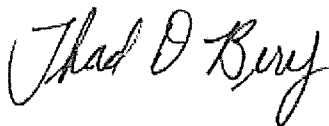
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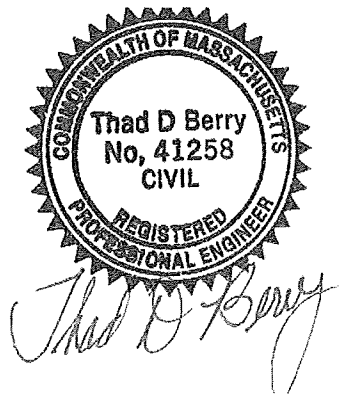


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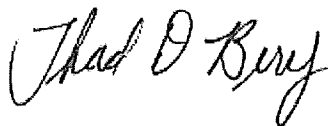
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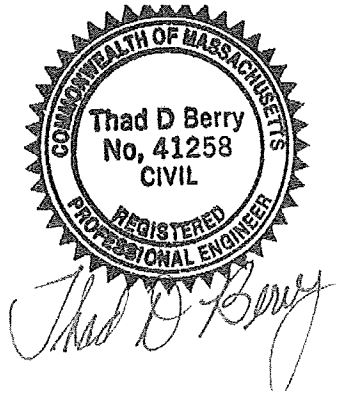


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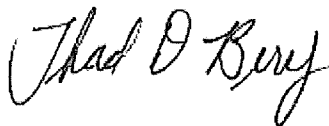
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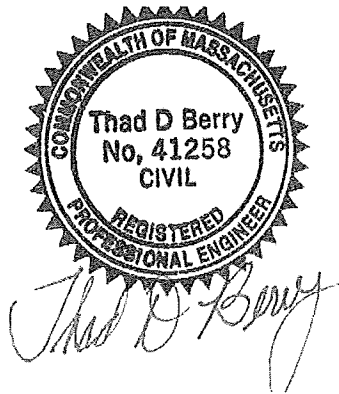


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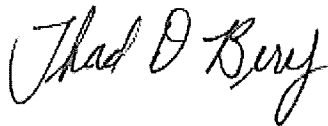
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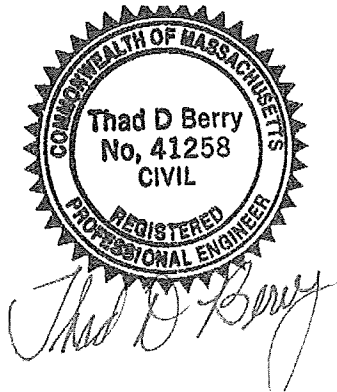


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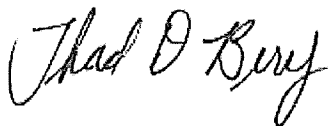
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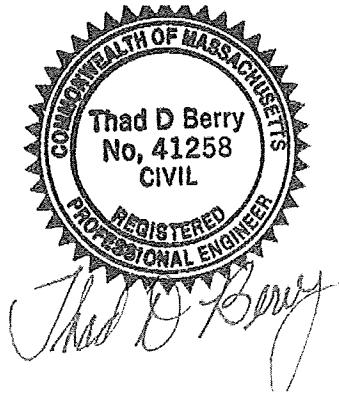


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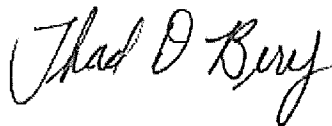
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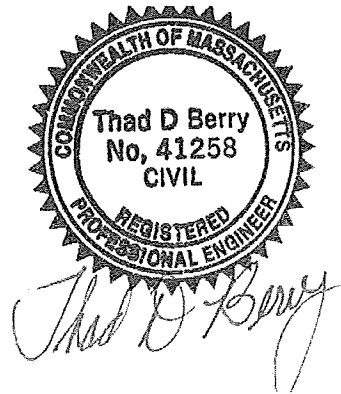


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Applicants Copy

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: 201 ELM ST

NAME OF APPLICANT: Bruce Arakelian

NAME OF PROPERTY OWNER: Arakelian Family LLC

CONTACT PHONE:

MAP: 9 LOT: 46

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)	_____ X _____
	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

NOTE: You will need to provide proof of mailing to the Conservation Commission. Please send notices via certified mail or certificate of mailing.

BOARD OF
SELECTMEN: 100 FEET OR ABUTTER TO ABUTTER _____

LIQUOR
COMMISSION: DIRECT _____

OTHER: _____

TOTAL PAID: 25 CHECK # 942 - paid CF

ABUTTERS LIST AND LABELS RECEIVED BY: [Signature] DATE: 3/1/24

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

Map 9/Lot 46 300' Abutters List

02/29/20



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.



10-147 X
RESENDES RUI P
204 ELM STREET
SALISBURY, MA 01952

10-150 X
KARLEN GARY R
KARLEN GAIL
17 OLD ELM ST
SALISBURY, MA 01952

10-198 X
PEARSON CHARON
11 COURSER BROOK
BYFIELD, MA 01922

9-42A2 X
CT REALTY ASSOCIATES LLC
193 ELM ST
SALISBURY, MA 01952

9-42A5 X
CT REALTY ASSOCIATES LLC
193 ELM ST
SALISBURY, MA 01952

9-42C1 X
CORNED BEEF & CABBAGE REALTY D
211 ELM ST
SALISBURY, MA 01952

9-42
C&C CONDOMINIUM TRUST
CONDO MAIN

9-47 X
CAIL CLARA
HOME SITE REALTY TRUST
211 ELM ST
SALISBURY, MA 01952

9-50 X
SIMMONS SHARON A
REGGIE REALTY TRUST
213 ELM ST
SALISBURY, MA 01952

9-67 X
ARAKELIAN FAMILY LLC
SYLVAN STREET GRILLE
PEABODY, MA 01960

10-148 X
VP DUNI REAL ESTATE LLC
194 ELM STREET
SALISBURY, MA 01952

10-151 X
DOW LYNDIA J
19 OLD ELM ST
SALISBURY, MA 01952

10-216 X
SALISBURY DT, LLC
C/O MELANIE MARCUS
63 HARVARD AVE UNIT 1
BROOKLINE, MA 02446

9-42A3 X
CT REALTY ASSOCIATES LLC
193 ELM ST
SALISBURY, MA 01952

9-42A6 X
CT REALTY ASSOCIATES LLC
193 ELM ST
SALISBURY, MA 01952

9-42C2 X
SCF RC FUNDING IV LLC
902 CARNEGIE CENTER BLVD
PRINCETON, NJ 08540

9-44 X
JOHN ASFORD LINK HOUSE INC
197 ELM ST
SALISBURY, MA 01952

9-48 X
KELLEHER HUGH
KELLEHER CAMERON HUGH
12 ATWOOD ST
NEWBURYPORT, MA 01950

9-51 X
FIFTEEN SAC SELF STORAGE CORP
207 E CLAREDON AVE
PHOENIX, AZ 85012-2072

10-149 X
MABARDY CHARLES M
720 LAFAYETTE RD
SEABROOK, NH 03874

10-152 X
COIMBRA EDSON
21 OLD ELM ST
SALISBURY, MA 01952

9-42A1 X
CT REALTY ASSOCIATES LLC
193 ELM ST
SALISBURY, MA 01952

9-42A4 X
CT REALTY ASSOCIATES LLC
193 ELM ST
SALISBURY, MA 01952

9-42B1 X
191 ELM STREET SALISBURY LLC
PO BOX 547
NEWBURYPORT, MA 01950

9-42C3 X
SCF RC FUNDING IV LLC
902 CARNEGIE CTR STE 520
PRINCETON, NJ 08540

9-46 X
ARAKELIAN FAMILY LLC
C/O HOYT'S CINEMAS LEASE ADMINI
PO BOX 495
ATKINSON, NH 03811-0495

9-49
OWNER UNKNOWN

9-53 X
CDJ MOULTON LLC
33 OLD ELM ST
SALISBURY, MA 01952

Date: 02/29/2024
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 1

Parcel ID	Location	Owner Name/Address
09-046	201 ELM ST	ARAKELIAN FAMILY LLC C/O HOYTS CINEMAS LEASE ADMINI PO BOX 495 ATKINSON, NH 03811-0495

A B U T T E R S =====		
09-044	197 ELM ST	JOHN ASFORD LINK HOUSE INC 110 HAVERHILL RD BLDG B STE#20 AMESBURY, MA 01913
09-047	211 ELM ST	CAIL CLARA HOME SITE REALTY TRUST 211 ELM ST SALISBURY, MA 01952
09-048	BOGGY MEADOWS	TR KELLEHER HUGH HUGH KELLEHER TRUST 12 ATWOOD ST NEWBURYPORT, MA 01952
09-050	213 ELM ST	SIMMONS SHARON A TR REGGIE REALTY TRUST 213 ELM ST SALISBURY, MA 01952
09-051	1 MERRILL ST	FIFTEEN SAC SELF STORAGE CORP 207 E CLAREDON AVE PHOENIX, AZ 85012-2072
09-053	MERRILL ST	CDJ MOULTON LLC 33 OLD ELM ST SALISBURY, MA 01952
09-067	195 ELM ST	ARAKELIAN FAMILY LLC SYLVAN STREET GRILLE 12 SYLVAN STREET PEABODY, MA 01960
09-42A1	191 ELM ST A1	CT REALTY ASSOCIATES LLC 193 ELM ST SALISBURY, MA 01952
09-42A2	191 ELM ST A2	CT REALTY ASSOCIATES LLC 193 ELM ST SALISBURY, MA 01952
09-42A3	191 ELM ST A3	CT REALTY ASSOCIATES LLC 193 ELM ST SALISBURY, MA 01952

Date: 02/29/2024
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 3

Parcel ID	Location	Owner Name/Address
09-046	201 ELM ST	ARAKELIAN FAMILY LLC C/O HOYTS CINEMAS LEASE ADMINI PO BOX 495 ATKINSON, NH 03811-0495

A B U T T E R S		
=====		
10-150	17 OLD ELM ST	KARLEN GARY R KARLEN GAIL 17 OLD ELM ST SALISBURY, MA 01952
10-151	19 OLD ELM ST	DOW LYNDA 19 OLD ELM ST SALISBURY, MA 01952
	Subsequent owner:	DOW LYNDA J 19 OLD ELM ST SALISBURY, MA 01952
10-152	21 OLD ELM ST	COIMBRA EDSON 21 OLD ELM ST SALISBURY, MA 01952
10-198	198 ELM ST	PEARSON CHARON 11 COURSER BROOK BYFIELD, MA 01922
10-216	208 ELM ST	SALISBURY DT, LLC C/O MELANIE MARCUS 63 HARVARD AVE UNIT 1 BROOKLINE, MA 02446

26 parcels listed