



MILLENNIUM ENGINEERING, INC.
Land Surveyors and Civil Engineers

June 23, 2021

Salisbury Planning Board
Town Hall, 5 Beach Road
Salisbury, MA 01952

Attn: Connie Brawders, Assistant Director of Planning

Re: Site Plan Application for
207 Beach Road

Members of the Board,

On behalf of the Applicant, Tom Patenaude, attached please find eight (8) copies of a Site Plan Application and supporting plans for the construction of 14 residential units at 207 Beach Road.

This submittal includes the following:

- Site Plan Application
- Site Plan Application Filing Fee (\$1514.00)
- Site Plan Project Review Fee (\$4,000.00)
- Project Narrative
- Certified Abutter List
- Site Plans w/ Electronic Copies
- Stormwater Management Report (2 copies)

We trust this submittal provides the necessary information for the Board's review and approval. If you have any questions, please feel free to contact our office at your earliest convenience.

Sincerely

Millennium Engineering, Inc.

Christopher M. York, P.E.
Project Manager

Massachusetts:	62 Elm Street - Salisbury - MA - 01952	Phone: 978 - 463 - 8980	Fax: 978 - 499 - 0029
Massachusetts:	10 Mulliken Way - Newburyport - MA - 01950	978 - 961 - 9931	978 - 499 - 0029
New Hampshire:	13 Hampton Road - Exeter - NH - 03833	603 - 778 - 0528	603 - 772 - 0689
	www.Mei-MA.com	www.Mei-NH.com	

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 Jun. 3, 2021

Applicant's Name Tom Patenaude

Applicant's Address P.O. Box 5 N. Andover, MA 01845

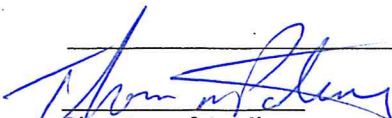
Telephone # & Fax # 978-815-7692

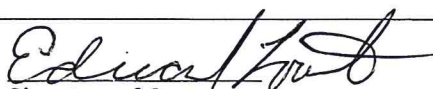
E-mail Address tpaten1209@yahoo.com

Application is hereby made for Site Plan Review. This application is for property located at
207 Beach Road, Salisbury, Massachusetts.

Tax Map # 28 Lot # 10

1. Owner of Property: Ida + Edward Foote
Owner's Address: 123 Central Ave Salisbury, MA 01952
2. Zoning District: Beach Commercial
3. Lot Size: 1.22 Ac.
4. Existing Use: Vacant
5. Proposed Use: Residential
6. Description of Proposed Work: 14 Residential units are proposed
(6 duplexes + 2 single family dwellings). A 24' wide driveway
is proposed for access to the units.
7. Square Footage of All Proposed Work: 1.0 Acres
8. Other Permits Required and Status of Applications: Notice of Intent +
MassDOT applications will be filed
9. Site Plan Waivers Requested: N/A
10. Reason for Waiver Request: N/A


Signature of Applicant


Signature of Owner

Planning BoardREQUIREMENTS AND WAIVER REQUEST FORMApplicant Tom Patenaude Map and Parcel # M28 L10Property Owner Ida + Edward Foote Project Address 207 Beach Rd

Plan Requirements	Included in Application	Requesting Waiver
A. Plans drawn by registered professional	<u>X</u>	
B. Existing site conditions:		
1. All waterbodies	<u>X</u>	
2. Wetland and Boundaries	<u>X</u>	
3. Topography	<u>X</u>	
4. Vegetation types	<u>X</u>	
5. Other natural features	<u>X</u>	
C. Location of:		
1. Proposed landscaping	<u>X</u>	
2. Existing landscaping and open space	<u>X</u>	
D. Use Plan indicating locations of		
1. Proposed building and additions	<u>X</u>	
2. Parking	<u>X</u>	
3. Service and loading areas	<u>X</u>	
4. Curbing and driveway locations	<u>X</u>	
5. Trash and receptacles or dumpsters	<u>X</u>	
6. Lighting	<u>X</u>	
7. Other site alterations	<u>X</u>	
E. Architectural plans of all proposed buildings		
1. Floor plans	<u>X</u>	
2. Elevation plans	<u>X</u>	
F. Utility Plans showing		
1. Water and sewer connection	<u>X</u>	
2. Stormwater Drainage Plan	<u>X</u>	
G. Luminaire Plan showing		
1. Foot Candles	<u>X</u>	

ABUTTERS LIST REQUEST

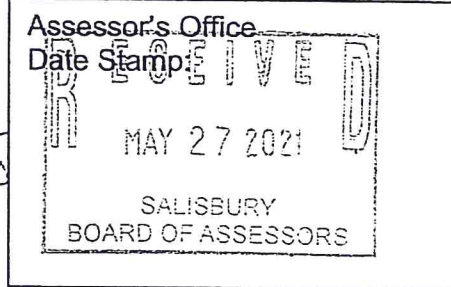
TO BE SUBMITTED DIRECTLY TO ASSESSORS OFFICE

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

PROPERTY ADDRESS: 207 Beach Rd
NAME OF APPLICANT: Sue Roy MEI
NAME OF PROPERTY OWNER: TOM PATENAUDE
CONTACT PHONE: Sue - 978-463-8980
MAP: 28 LOT: 10

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

\$40



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)	_____
	<u>300 FEET</u>	<u>SITE PLAN REVIEW (MAJOR)</u>	<u>_____</u>
	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

BOARD OF
SELECTMEN: 100 FEET OR ABUTTER TO ABUTTER _____

LIQUOR
COMMISSION: DIRECT _____

OTHER: _____

TOTAL PAID: \$40

CHECK # 419

ABUTTERS LIST AND LABELS RECEIVED BY: Sue Roy DATE: 6/1/21

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

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

I will bring a check @ pick-up
Sue Roy

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
28-010	207 BEACH RD	FOOTE IDA P FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

A B U T T E R S

27-SOL-8	200 BEACH RD	COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF FISH & GAME 251 CAUSEWAY ST SUITE 400 BOSTON, MA 02114
28-008	191 BEACH RD	191 BEACH REALTY LLC 304 MAPLEWOOD AVE PORTSMOUTH, NH 03801
28-009	201 BEACH RD	HASKELL GEORGE W HASKELL HESTER A 522 MAIN ST HAVERHILL, MA 01830-3220
28-011	50 OLD COUNTY RD	MARKS, BRENT A S/O TOM PATENAUE HOMES, INC PO BOX 5 NO ANDOVER, MA 01845
28-012	48 OLD COUNTY RD	MARKS, BRENT A S/O TOM PATENAUE HOMES, INC PO BOX 5 NO ANDOVER, MA 01845
28-014	46 OLD COUNTY RD	SALISBURY TOWN OF LAND-LOCKED LAND 5 BEACH RD SALISBURY, MA 01952
28-015	42 OLD COUNTY RD	KOULOURAS GENA 42 OLD COUNTY RD SALISBURY, MA 01952
28-016	40 OLD COUNTY RD	BOHEMIER YVONNE 40 OLD COUNTY RD SALISBURY, MA 01952
28-041	45 OLD COUNTY RD	WOLPERT, HOWARD, TR S/O H & M INDUSTRIES INC 45 FOREST RD SALISBURY, MA 01952

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
28-010	207 BEACH RD	FOOTE IDA P FOOTE JR EDWARD 123 CENTRAL AVE SALISBURY, MA 01952

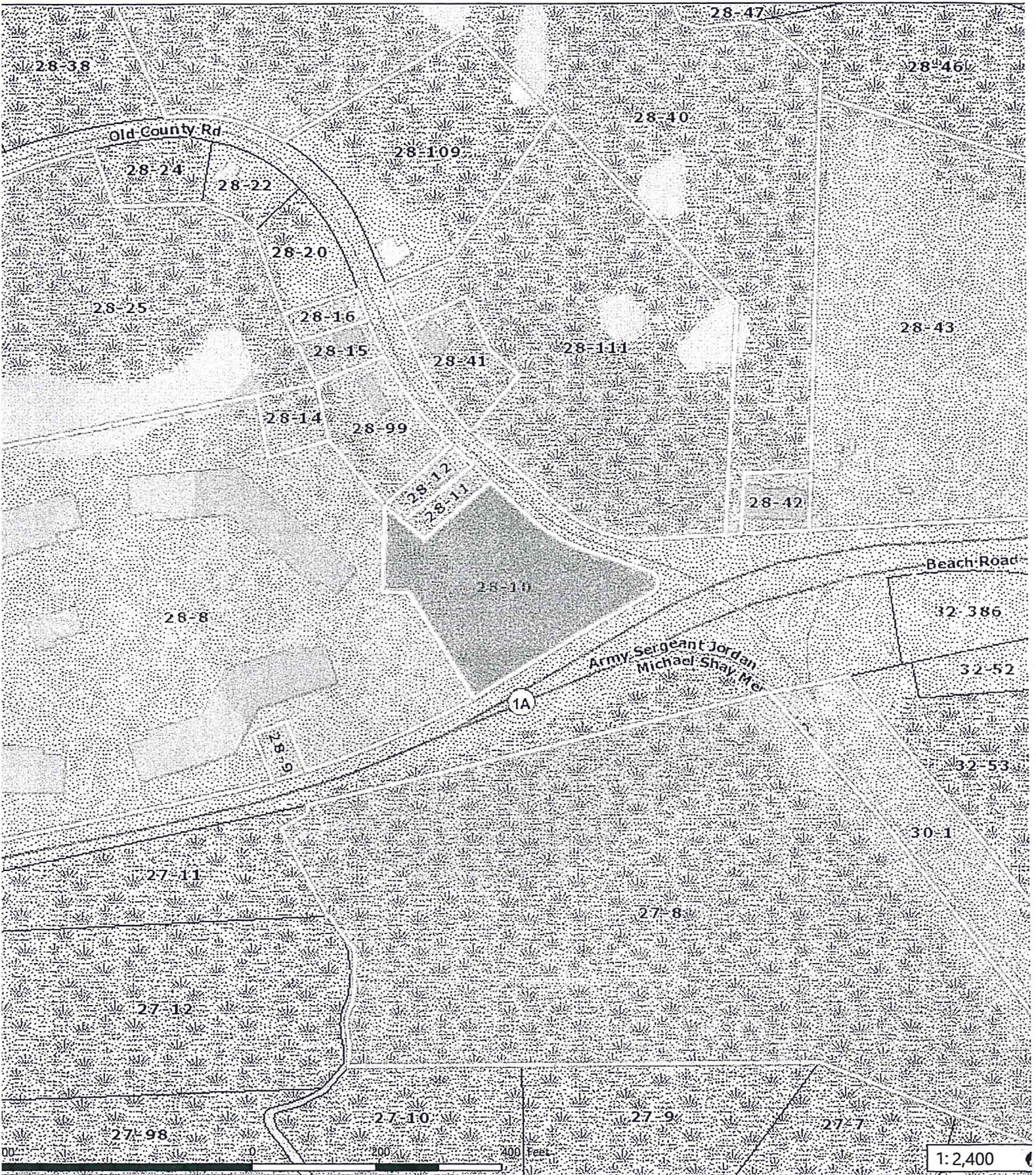
A B U T T E R S
=====

28-042	211 BEACH RD	WOLPERT, HOWARD, TR S/O 211 BEACH ROAD, LLC 76 STATE ST 3RD FLOOR NEWBURYPORT, MA 01950
28-043	215 BEACH RD	SALISBURY TOWN OF LITTLE LEAGUE FIELD 5 BEACH RD SALISBURY, MA 01952
28-099	44 OLD COUNTY RD	CALVI ROBERT J TR SHUTTLE REALTY TRUST 44 OLD COUNTY ROAD SALISBURY, MA 01952
30-SOL-1	218 BEACH RD	COMMONWEALTH OF MASSACHUSETTS DEPT OF CONSERVATION & RECREAT 251 CAUSEWAY ST SUITE 900 BOSTON, MA 02114-2104

14 parcels listed

Town of Salisbury

05/27/20



1:2,400

Map 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
- Major Road
- Floodplain

- Parcel Labels
- Local Road
- 100 Year Floodplain

- Legend
- Parcels
- 500 Year Floodplain

- Roads
- Hydrographic Features
- Wetlands

- Interstate
- Streams

SITE PLAN APPLICATION
TAX AND BETTERMENT PAYMENT CERTIFICATION

Date June 1, 2021

Map 28 Parcel 10

Owner's Name: Ida + Edward Foote

Property Address: 207 Beach Road, Salisbury, MA

I, Laura Hamilton, certify that all taxes and ~~applicable betterment~~'s have been paid in full for the property located at Map 28 Parcel 10. The next billing date is Aug 1, 2021.

Signature: Laura Hamilton
Treasurer or Treasurer's Clerk

Date: 6/2/2021

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: _____

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: _____

PROJECT NARRATIVE

for

207 Beach Road, Salisbury, MA

June 22, 2021

Applicant:	Tom Patenaude P.O. Box 5 North Andover, MA 01845
Engineer:	Millennium Engineering, Inc. 62 Elm Street Salisbury, MA 01952

- 1.0 Overview
- 2.0 Existing Conditions
- 3.0 Proposed Improvements
- 4.0 Other Permits / Approvals

1.0 Overview

The Applicant proposes to construct a multi-unit residential development consisting of 14 units (6 duplexes and 2 single-family dwellings). A 24' wide roadway is proposed for access to the units.

Associated infrastructure improvements will include a stormwater management system, lighting and landscaping.

2.0 Existing Conditions

The site (Map 28, Lot 10) is located in the Beach Commercial District (BC) and is approximately 1.22 acres in size. It is located at the corner of Old County Road and Beach Road. The existing site consists of a large flat area of open lawn area with an area of marsh along the westerly property line. Elevations within the project site range from 7.00' throughout most of the site to 5.00' in the wetlands at the west side of the site. Land use surrounding the project lot includes residential use.

3.0 Proposed Improvements

The proposed development will service 6 duplexes and 2 single-family dwellings, totaling 14 units. Each duplex has a footprint of 756 s.f. and each single-family dwelling has a footprint of 960 s.f. Each unit will have 3 parking spaces (2 within the garage and 1 in the driveway).

319 linear feet of 24' wide paved roadway connecting to Old County Road and Beach Road is proposed. The roadway profile throughout the development ranges from 1% to 3%.

The development will include the installation of public and private utilities to support the units. The development will tie into the existing water distribution system and the existing wastewater collection system to provide service to the new residences. Natural gas, electrical, telephone and cable service will be provided.

The storm water management system for the proposed development will consist of granite curbing to direct the runoff to the low points of the road. A standard catch basin/manhole and piping system is proposed for the roadway network and will also service portions of the surrounding lawn/landscaped areas sloping towards the roadway. From the low point, the runoff will connect to the existing State drainage system on Beach Road. A Contech treatment device is proposed to treat the stormwater before it discharges to the State's drainage system.

Site lighting is included in this submittal. The lighting consists of posts and fixtures scattered along the proposed roadway. A lighting plan is included in the plan-set detailing the level of lighting for the site.

Landscaping is also included in the submittal. The landscaping has been developed to focus on visual aesthetics in place of screening. This design element is a function of providing uninterrupted sight lines for vehicles entering and exiting the site. A combination of Serviceberry and Sweetgum are proposed along the roadway and along the perimeter of the property.

With the assumption of approval, the Applicant has indicated that construction activities will begin as soon as possible.

4.0 Other Permits / Approvals

In addition to Site Plan approval the proposed development will require the following:

- Salisbury Conservation Commission (Notice of Intent for work within wetland buffer zone)
- MassDOT Access Permit

END

25 REG. AS DOC. NO. 245349

MASSACHUSETTS DEED BOOK 6208 PAGE 248 BK010016FC248

Reg as Doc

I, Ida P. Foote,
of Salisbury,

Essex County, Massachusetts

being unmarried, for consideration paid, and in full consideration of being nominal,

grant to Ida P. Foote and Edward Foote, Jr., as joint tenants

of 2 Salisbury Square, Salisbury, Massachusetts,

with quitclaim covenants

the land in Salisbury, Essex County, Massachusetts, bounded and described as follows:

[Description and encumbrances, if any]

three parcels of land situate in Salisbury, in the County of Essex and said Commonwealth bounded and described as follows:

FIRST PARCEL:

NORTHEASTERLY by County Road eighty (80) feet;
SOUTHEASTERLY by lots 258 and 257, as shown on plan hereinafter mentioned, one hundred thirty five and 18/100 (135.18) feet;
SOUTHWESTERLY by lot 268, as shown on said plan, eighty (80) feet; and
NORTHWESTERLY by lot 261, as shown on said plan, one hundred thirty four and 89/100 (134.89) 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 lots 259 and 260, sheet 4, thereon.

SECOND PARCEL:

NORTHEASTERLY by lots 262, 261, 260 and 259, as shown on above mentioned plan, one hundred sixty seven and 10/100 (167.10) feet;
SOUTHEASTERLY by lot 257 and by Jackson Street, as shown on said plan, one hundred four and 88/100 (104.88) feet; and
WESTERLY by lots 236, 237, 238 and 239, as shown on said plan, one hundred sixty two and 23/100 (162.23) feet.

Being shown as lot 268, sheet 4, on said plan.

THIRD PARCEL:

Ten lots of land in said Salisbury, being lots numbered 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, on a plan of "Ocean Park" surveyed by John P. Titcomb, C.E., dated November 1, 1915, said plan being registered as Sheet 4 of Plan 6250A, filed with Certificate of Title No. 3421 in the Essex South Registry District.

For the title of the grantor to the First and Second Parcels herein, see Owners Duplicate Certificate of Title No. 56648.

For title to the Third Parcel herein, see the deed of Charles D. Foote and Ida P. Foote to Charles D. Foote, Jr., dated December 30, 1975, recorded in the Essex South District Registry of Deeds, Book 6208, Page 250, and the estate of Charles D. Foote, Jr., Essex Probate Docket No. 85PD492-A1.

1983 MAY 31 AM 8:08

000007

Witness my hand and seal this twenty-fifth day of May, 1989

Ida P. Foote

The Commonwealth of Massachusetts

Essex 

May 25, 19 89

Then personally appeared the above named Ida P. Foote

and acknowledged the foregoing instrument to be her

Free act and deed, before me

Notary Public—~~State of the Mexico~~

My commission expires..September..5,..... 19 91

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.