

Lisa Pearson
Director of Planning and
Development
lpearson@salisburyma.gov

Connie Brawders
Assistant Planner
AsstPlanner@salisburyma.gov

Sue Johnson
Planning Board Secretary
planningdept@salisburyma.gov

phone: 978-463-2266
fax: 978-462-3915



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

RECEIVED
TOWN CLERK
TOWN OF SALISBURY

2021 FEB 19 P 1:00
Planning Board:
Don Egan, Chairperson
John Marty Doggett, Vice Chairperson
Gil Medeiros, Clerk
Lou Masiello
Deborah Rider
John Schillizzi, Alternate

APPROVAL FOR MINOR MODIFICATION OF SITE PLAN

February 12, 2021

Town Clerk
5 Beach Road
Salisbury, MA 01952

Applicant: Ganesh Wellness, LLC
Address: 28 State Road, Boston, MA 02109
Project Address & Map & Lot #: 232-238 Lafayette Road (Map 23, Lots 17 and 18)
Zoning District: Lafayette Main Subdistrict C and Recreational Marijuana Overlay District
Deed Book and Page: 8366/141

To the Town Clerk:

This is to certify, at a public meeting of the Salisbury Planning Board regarding a Minor Site Plan modification application that was heard on February 10, 2021 by a motion duly made and seconded, it was voted:

“We, the Salisbury Planning Board, as proposed by applicant’s agent, Christopher M. York, P.E., (Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952) under the provisions of Articles XVIII “Site Plan Review” and XXIIIA. “Recreational Marijuana Overlay District” of the Zoning By-Laws of the Town of Salisbury, MA, approve three (3) changes modifying Site Plan approval granted July 8, 2020, at the property addressed as 232-238 Lafayette Road (Assessors Map 23, Lots 17 and 18)”.

Lisa Pearson
Director of Planning and
Development
lpearson@salisburyma.gov

Connie Brawders
Assistant Planner
AsstPlanner@salisburyma.gov

Sue Johnson
Planning Board Secretary
planningdept@salisburyma.gov

phone: 978-463-2266
fax: 978-462-3915



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

Planning Board:
Don Egan, Chairperson
John "Marty" Doggett, Vice Chairperson
Gil Medeiros, Clerk
Lou Masiello
Deborah Rider
John Schillizzi, Alternate

****Scriivener's Error***

APPROVAL FOR MINOR MODIFICATION OF SITE PLAN

February 12, 2021

Town Clerk
5 Beach Road
Salisbury, MA 01952

Applicant: **Ganesh Wellness, LLC**
Address: **28 State Road, Boston, MA 02109**
Project Address & Map & Lot #: **232-238 Lafayette Road (Map 23, Lots 17 and 18)**
Zoning District: **Lafayette Main Subdistrict C and Recreational Marijuana Overlay District**
Deed Book and Page: **8366/141**

To the Town Clerk:

This is to certify, at a public meeting of the Salisbury Planning Board regarding a Minor Site Plan modification application that was heard on February 10, 2021 by a motion duly made and seconded, it was voted:

"We, the Salisbury Planning Board, as proposed by applicant's agent, Christopher M. York, P.E., (Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952) under the provisions of Articles XVIII "Site Plan Review" and XXIIIA. "Recreational Marijuana Overlay District" of the Zoning By-Laws of the Town of Salisbury, MA, approve three (3) changes modifying Site Plan approval granted July 8, 2020, at the property addressed as 232-238 Lafayette Road (Assessors Map 23, Lots 17 and 18)".

I. SITE PLAN MODIFICATION APPROVAL

The Site Plan Modification was reviewed under Other Business and declared a modification for Minor Site Plan; no public hearing was required.

Motion by Gil Medeiros, with second by Louis Masiello; Vote five (5) – zero (0)

The Planning Board accepted and approved the changes to a Minor Site Plan pursuant to §300-114 of the Zoning By-Laws of the Town of Salisbury, MA:

1. To reduce the amount of designated, paved, parking surface area (***Site and landscaping** plans to be updated and approved by the Planning department prior to construction), thereby decreasing the number of required parking spaces from 89 to 60 spaces. The owner shall maintain this overflow area in its natural vegetative state and shall preserve the overflow area for any future parking needs. The Town of Salisbury, its Planning Board, and Planning Department reserve the right to stipulate additional parking be installed, at the cost of the owner, to serve the needs of the business use;
2. To substitute exterior finish materials with Certainteed vinyl siding, having five (5) inch wide lap, in gray color, described by the applicant's agent as having nearly the same color and width dimension of the Hardy Board previously approved under site plan review; and
3. To eliminate the gable window on the north side of the building.

Board member **Louis Masiello** motioned to approve the application for minor modification, as shown on plans represented on February 10, 2021 and described under II. Materials, with the following conditions:

1. That the applicant provides a revised site plan showing the approved parking plan for review and acceptance by the Planning Department.

Board member **Deborah Rider** seconded.

Don Egan, Chairperson - Yes

John "Marty" Doggett, Vice Chairperson – Yes

Gil Medeiros, Clerk – Yes

Deborah Rider – Yes

Louis Masiello – Yes


Vote on motion, 5 – 0 passed unanimous.

II. MATERIALS


Hereinbelow, but not limited to, are the materials submitted to the Planning Board during the discussion:

1. Site Plan showing proposed site improvements at 232-238 Lafayette Road in Salisbury, MA dated 01/25/2021, for Ganesh Wellness, LLC, 28 State Street, Boston, MA 02109, prepared by Millennium Engineering, 62 Elm Street, Salisbury, MA 01952 (Sheet 2 of 6);

2. Exterior Renderings for Ganesh Wellness Dispensary located at 238 Lafayette Road, Salisbury, MA 01952, dated 11/18/2020, drawn by BKA/Architects, 142 Crescent Street, Brockton, MA 02302 consisting of six (6) sheets [R1-1 – R1-6];
3. Letter of request for modification to Site Plans for 232-238 Lafayette Road, Salisbury, MA 01952 dated January 25, 2021 submitted by Christopher M. York, P.E., Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952.



Don Egan, Chairperson
Salisbury Planning Board



Date

Cc: Applicant
 Building Inspector
 File