



MILLENNIUM ENGINEERING, INC.
Land Surveyors and Civil Engineers

January 18, 2023

Planning Board
5 Beach Road
Salisbury, MA. 01952

Re: Accessory apartment application
28 True Road

Dear Members of the Board,

On behalf of Mary Capolupo, Millennium Engineering, Inc. is submitting an Accessory Apartment Application for the property located at 28 True Road Salisbury, MA. Attached, please find the following materials for the Boards review:

- Request for planning Board Recommendation – Accessory Apartment
- A copy of the special permit application to the Board of Appeals
- Site Plan showing existing conditions and proposed improvements. (7 Copies)

If you have any questions on this submittal please feel free to contact our office 978-463-8980.

Sincerely,

Millennium Engineering, Inc.

Sam Colombo
Project Engineer

SALISBURY PLANNING BOARD ACCESSORY APARTMENT SPECIAL PERMIT RECOMMENDATION

Please include the following items to ensure a timely recommendation to the Board of Appeals by the Planning Board:

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. A copy of the Special Permit Application to the Board of Appeals.
3. A Plan drawn to scale which includes the floor plan of the entire building, any other accessory buildings, the lot lines with lot area specified, and parking. (7 Copies)

IMPROPER OR INCOMPLETE INFORMATION WILL RESULT IN A DELAY IN THE FINAL RECOMMENDATION.

Town Planner

As soon as all information mentioned above is submitted, the Planning Board will place the item on the agenda within 30 Days.

ACC

Attachment 1

TOWN OF SALISBURY REQUEST FOR PLANNING BOARD RECOMMENDATION – ACCESSORY APARTMENT

Date 1/17/23

Applicant's Name
Mary Ann Capolupo

Applicant's Address
28 True Road Salisbury, MA 1952

Telephone #
(978) 918-2552

This application is for property located at
28 True Road, Salisbury,
Massachusetts.

Tax Map # 17 Lot # 22

1. Owner of Property:
Capolupo, Mary Ann

Owner's Address:
28 True Road Salisbury, MA

2. Zoning District:
R1

3. Lot Size:
36.76 Acres

4. Existing Use:
Single Family Dwelling

5. Proposed Floor area of Accessory Apartment:
876.8 S.F.

6. Total Area of lot covered by all existing and proposed buildings:
6,268 S.F.

7. Number of parking spaces provided:
8

8. Other Permits Required and Status of Applications:


Signature of Applicant
Signature of Owner

Received: _____
Planning Board



Navigate to...

▼

APPLY FOR A PROJECT

Home / Services / Planning/Zoning / Apply for a development project

| indicates a required field

| Project Type:

Zoning Board Application

▼

| Sub Type:

Special Permit

▼

| Project Description:

Accessory Apartment Special Permit

| Address:

28 TRUE RD

|

Salisbury

MA

01952

| Parcel #:

17-22

| Property Owner:

CAPOLUPO MARY ANN

ENTER A DIFFERENT ADDRESS →

If any continuance is required use following form: [Found Here \(../Documents/370/3%20ZBA%20CASE%20CONTINUANCE%20FORM.pdf\)](#)

Fees [Found Here \(../Documents/370/zbafees.pdf\)](#)

Checklist for All Petitions for Zoning Relief [Found Here \(../Documents/370/Checklist%202021.pdf\)](#)

| Have you appeared before any other Town Board or Commission related to this Project?:

No

▼

| Applicable Bylaw:

CONTACTS

| Applicant Type?:

Representative

| Doing Business As?:

Millennium Engineering

APPLICATION INFORMATION

| Applicable Section(s) of the Zoning Bylaw Found Here (<https://ecode360.com/11770072>):

Article XI. Accessory Apartments

| Description of Work:

The applicant at 28 True Road proposes to build an accessory apartment within the building footprint of the existing single-family dwelling. The proposed 876.8 S.F. 1-bedroom apartment will be located above the garage, and take place of the existing bedroom. Provisions will be made for satisfactory means of ingress/egress to the apartment. It is of the professional opinion of Millennium Engineering that the existing septic system abides to the standards for new construction and therefore no upgrades are necessary to the system.

| Proposed Use of Property Found Here (<https://ecode360.com/attachment/SA2220/SA2220-300a%20Table%20of%20Use%20Regs.pdf>):

Residential

| Proposed Use Sub-Definition:

Accessory Apartment

| Is the property located in a designated Historic District or is it designated as a Historic Landmark? (See Here (<https://www.salisburyma.gov/rings-island-neighborhood-preservation-district-committee>)):

No

FILL IN THE APPLICABLE DATA BELOW

SPECIAL PERMIT FORM

| Type of Special Permit:

Residential Uses

▼

| Type of Use:

▼

| 1. The use requested is listed in the Table of Use Regulations as a special permit in the district for which the application is being made, or is similar but no listed.:

| 2. Is the requested use essential and/or desirable to the public convenience or welfare?:

N/A

▼

| 3. Will the use create undue traffic congestion or unduly impair pedestrian safety?:

No

▼

| 4. Will the requested use overload any public water, drainage or sewer or other municipal system so as to adversely affect health, safety, and general welfare of the Town?:

No

▼

| 5. Are all special regulations for the use, as set forth in the Special Permit Table, or within the Bylaw section listing requirements for this Permit, fulfilled and completed?:

Yes

▼

| 6. Will the requested use impair the integrity or character of the district or adjoining districts so as to adversely affect health, safety, and general welfare of the Neighborhood?:

No

▼

| 7. Will the requested use, by its addition to a neighborhood, cause an excess of that use that could be detrimental to the Neighborhood?:

No

▼

| Has a variance, special permit, or finding been requested before for these premises?:

No

▼

| Other ZBA Decision on Property:

Select File

| Site/Plot Plans:

Select File

| Building Plans:

Select File

| Tax Statement:

Select File

| Deed:

Select File

| Other Petitions:

Select File


| Other Supplemental Material:

Select File

SIGNATURE

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Zoning Board of Appeals public hearing associated with this application are true to the best of my knowledge and belief.

| Signature:

signature.png (WorkOrderDocuments?Action=ViewDocument&Document_ID=331277303&mimeType= image/png&fileName=signature.png&src=PORTALCUSTOMSIGN) 

LEGAL NOTICE

M.G.L. Ch. 40A sets the legal requirement for a Special Permit

The permit granting authority shall have the power after public hearing for which notice has been given by publication and posting as provided in Section 11 and by mailing to all parties in interest to grant upon appeal or upon petition with respect to particular and or structures a variance from the terms of the applicable Zoning ordinance or bylaw where such permit granting authority finds that owing to circumstances relating to soil conditions, shape or topography of such land or structures by not affecting generally the zoning district in which it is located , a literal enforcement of the provisions of the ordinance of bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to he public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or bylaw.

INTERNAL USE

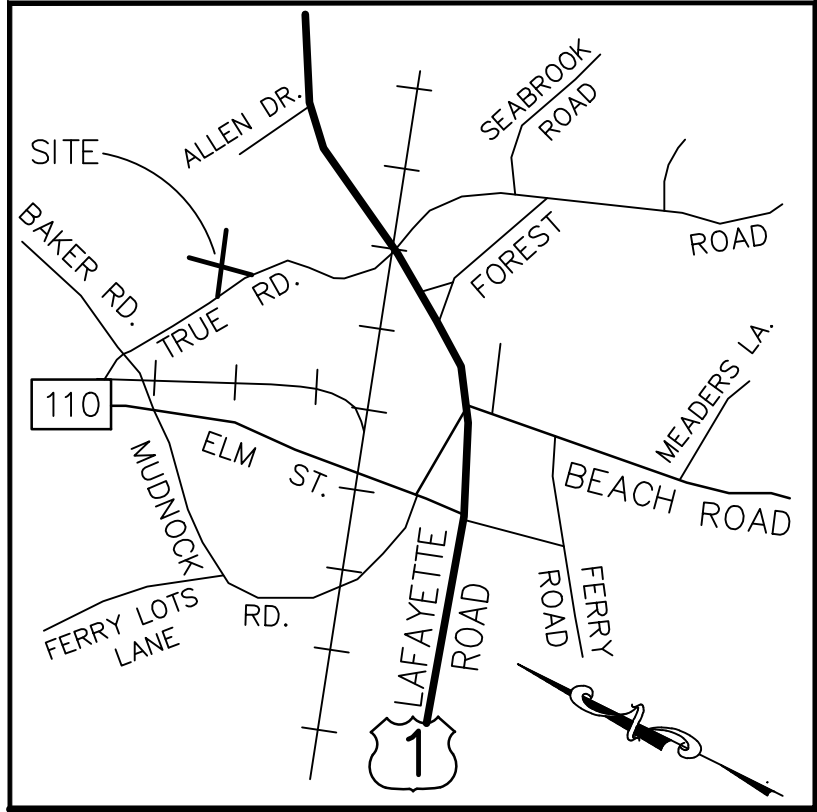
SUBMIT

SAVE FOR LATER

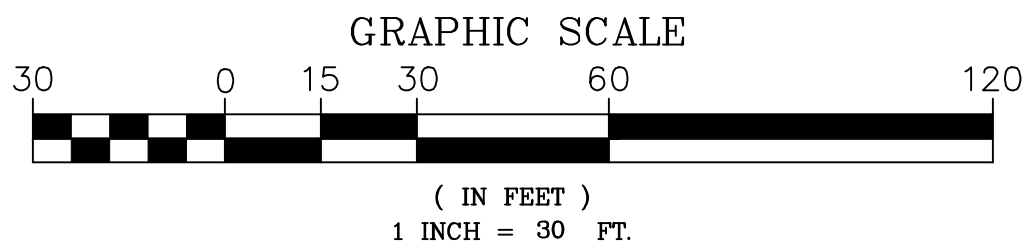
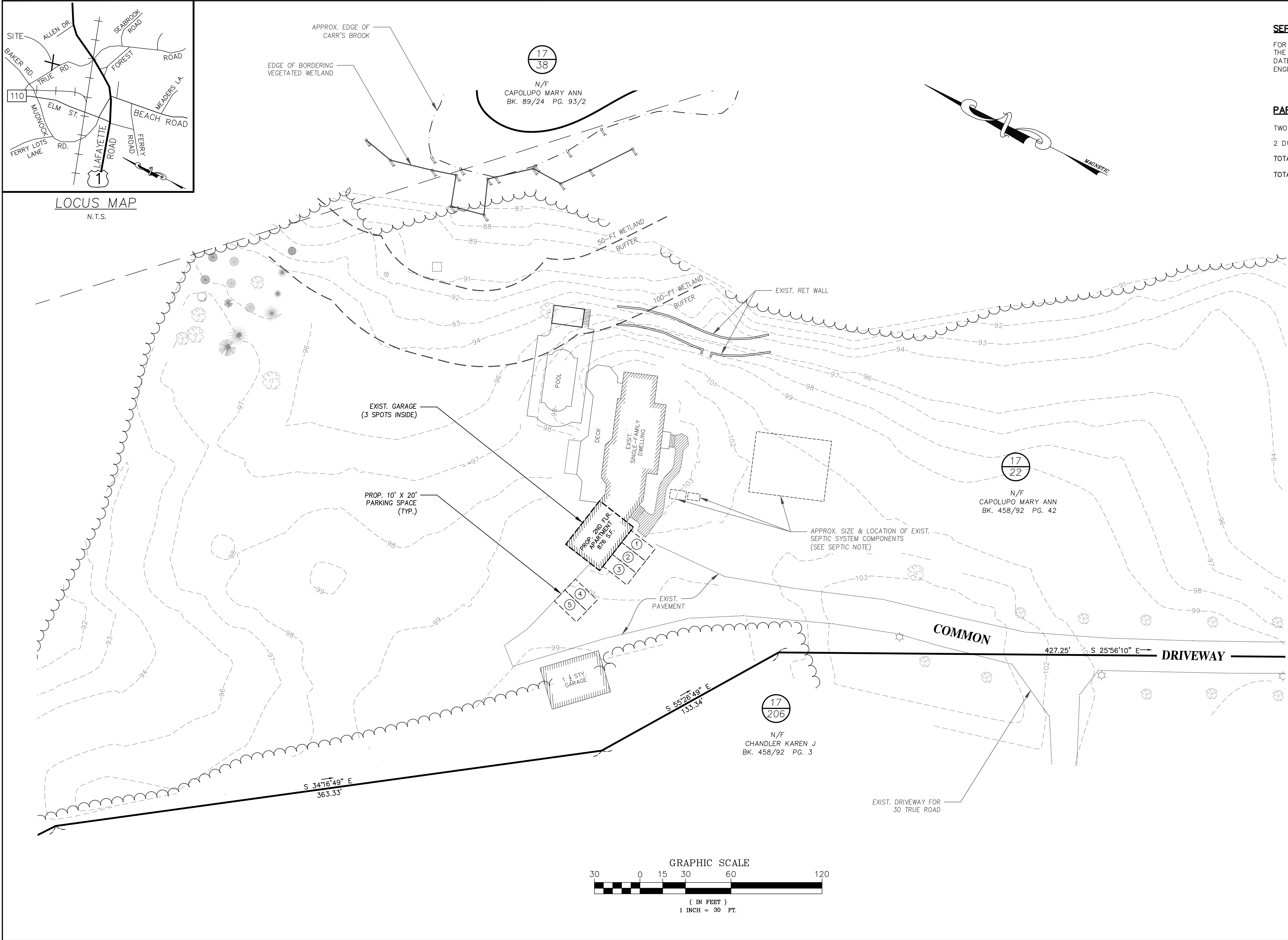
DELETE

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LOCUS MAP
N.T.S.

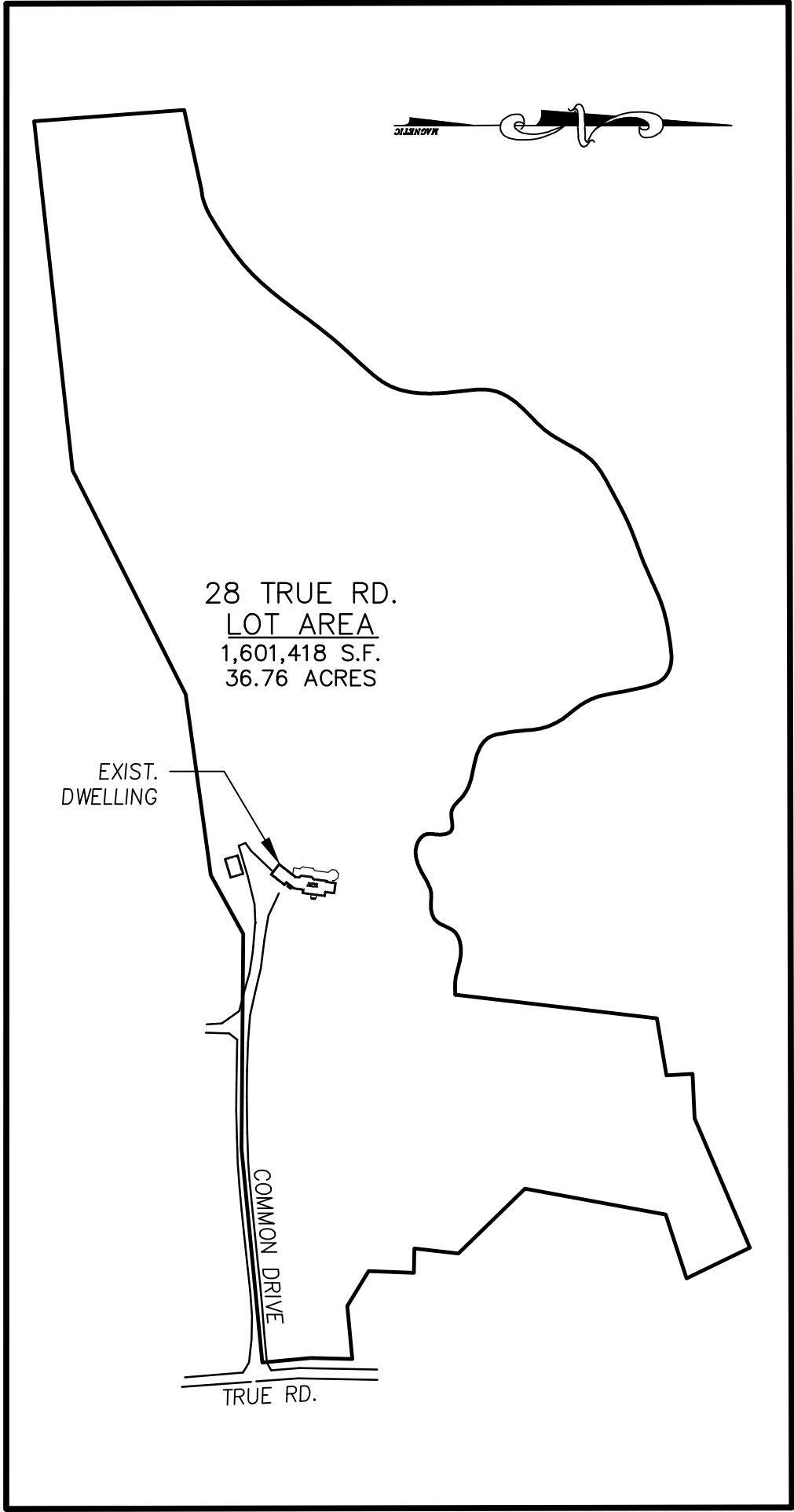


SEPTIC NOTE:

FOR LOCATION AND SIZE OF ALL SYSTEM COMPONENTS SEE THE SEPTIC DESIGN PLAN BY MILLENNIUM ENGINEERING DATED 2/6/96 AND SEPTIC AS-BUILT PLAN BY MILLENNIUM ENGINEERING DATED 10/1/96.

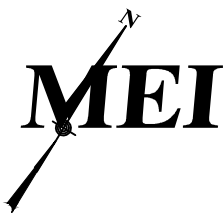
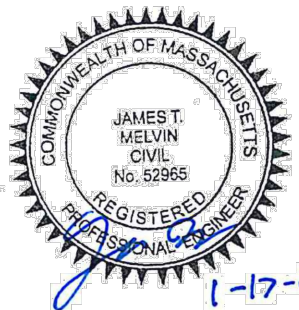
PARKING REQUIREMENTS

TWO PARKING SPACES PER DWELLING UNIT:
2 DWELLING UNITS X 2 SPACES PER UNIT
TOTAL PARKING REQUIRED = 4 SPACES
TOTAL SPACES PROVIDED = 8 SPACES (3 INSIDE GARAGE)



SCALE
(IN FEET)
1 INCH = 300 FT.

NO.	DATE	DESCRIPTION	BY



MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM. ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD., P.O. BOX 745 EXETER, NH 03833 (603) 778-0528

**PLAN TO ACCOMPANY
ACCESSORY APARTMENT
APPLICATION
SALISBURY, MA**

PREPARED FOR

MARY CAPOLUPO
28 TRUE ROAD
SALISBURY, MA. 01952

SHOWING

PROPOSED SITE IMPROVEMENTS
28 TRUE ROAD
(MAP 17, LOT 22)

SCALE: AS NOTED	CALC. BY: S.R.C.	PROJECT: M173195
DATE: JAN. 17, 2023	CHKD. BY: E.W.B.	SHEET: 1 OF 1