

Salisbury Planning Board  
5 Beach Road  
Salisbury, MA 01952

Dear Board Members

Subject: 30-32 Cable Ave. – Project Narratives



### Existing Site Conditions

The site is located at 30-32 Cable Avenue as shown on Assessors Map 32, Parcels 46 and 48. There is an existing single-family home at 32 Cable Avenue and 30 Cable Avenue is undeveloped. The total area of the site is 6,984 square feet. The topography is relatively flat with less than a foot of drop across the property, generally sloping from the front to the rear. There is one tree in the northern portion of the site and the rest of the site is gravel and some gravel and grass mix. The soils are mainly sand. There is a 5' wide concrete sidewalk with a vertical granite curb running along the frontage to Cable Avenue with a break in the curb for the driveway entrance. The west side of the property is a public parking lot separated by a chain link fence and some wild shrubs and small trees. On the North side of the site is an existing 3 story multifamily residential structure with a chain link fence along the property line. On the South side is a single-family home with a chain link fence and a wood rail fence near the property line. The property is serviced by municipal water and sewer. There is overhead electric, cable, and communication wires from a utility pole on the opposite side of Cable Avenue. There is gas service available in Cable Avenue, but there is no observed connection to the existing home.

### Proposed Project

The existing home on the property will be razed and all bituminous pavement areas will be removed. The proposed building will house six residential condominium units. Each unit will have 3 bedrooms. The site will be owned by the condominium association with some dedicated common space for parking for each unit. There will be no public open space. The building will be three stories high supported on piles with twelve parking spaces, 2 per unit, between the piles. A skirting will be constructed along the side of the building approximately 2.75 feet above the ground as required by the Conservation Commission. The building will be approximately 46 feet in height from the average ground elevation to the highest point on the roof, well below the maximum requirement of 65 feet. The front will be open to the parking area under the building. To access the site there will be two curb cuts of twelve feet each for a total of 24' of curb cuts. The proposed drive and parking area will be gravel to provide infiltration of stormwater and a stable base for vehicles, bicycles, and pedestrians. An infiltration trench will be placed under the drip line of the roof on most of sides and a portion of the rear. The overflow of the trench along with any surface runoff from the parking will be directed to a bio-retention area in the rear of the building. The stormwater mitigation measures will ensure that the runoff from the site will be treated, infiltrated and detained. The peak runoff will be less than the existing runoff for the 2, 10, and 100 year 24 hour storms as required by Mass DEP Stormwater regulations as well as Salisbury stormwater regulations. A new water service will be installed for the domestic water. A new water line for a fire suppression system will also be installed. For the sewer

115 GLASTONBURY BLVD  
GLASTONBURY CT 06033  
860.659.1416

6 CHESTNUT ST  
AMESBURY MA 01913  
978.388.2157

197 LOUDON RD  
SUITE 310  
CONCORD NH 03301  
603.856.7854

317 IRON HORSE WAY  
SUITE 100  
PROVIDENCE RI 02908  
401.383.6530

120 MIDDLESEX AVENUE  
SUITE 20  
SOMERVILLE, MA 02145  
617.776.3350

flow, a new six-inch PVC pipe will connect to the existing sewer main in Cable Ave. The proposed landscaping will consist of two trees along Cable Avenue, on each side of the curd cuts. Along the sides and rear will be left as the natural ground cover since the site is considered a sand dune. Any disturbed area due to construction will be planted with native plantings as governed by the Conservation Commission. Trash will be collected in trash containers stored in the rear of the building under the porches and brought to the re-cycle center as needed. The proposed lighting will be building mounted and directed downward to provide lighting for safety. Ceiling mounted lighting will be used for the parking area under the building. Six mail boxes are proposed to be mounted on wood poles at the front side of the sidewalk. The estimated schedule of construction is to start in the spring of 2022 and be completed by the spring of 2023. The project will not be phased due to only one structure is proposed.

### **Project Impacts**

- a. **Surface and ground water pollution:** The stormwater will be infiltrated to the extent possible and treated by use of a bio-retention area. The stormwater will have little to no impact on waterbodies or groundwater.
- b. **Soils:** The site is very flat and there is very little potential for erosion and sedimentation. The existing subsurface soils are sand.
- c. **Environmental and Community impact analysis:** The size of the project is small. The total site area is 6,984 SF. There will be no environmental impact on the natural resources in the area. The adjacent building is a similar development as proposed and other buildings in the area are of similar size and use. The Community impact and Neighborhood impact will be minimal.
- d. **Traffic Impacts:** There is an increase of 5 residential units. The increase in traffic is minimal and will have no impact on the traffic.
- e. **Architectural style:** The siding will be clapboards and shingles similar to the building in the area. The roof will be sloped and surfaced with shingles. The massing and size is similar to other multifamily buildings in the area. Elevations of the building have been provided with the project site plans. Lighting will be down directed and building mounted for the safety of the residents and consideration of the neighbors.
- f. **Other Permits Required:** A notice of Intent has been submitted to the Conservation Commission to obtain an Order of Conditions. That permit is pending. A demolition permit will be obtained from the Building Department to demolish the existing residential home. A street opening permit will be required to install the utilities in Cable Avenue. A building permit will be required from the Building Department.

The project has been considered a Major Site Plan Review by the Building Inspector. All appropriate and required procedures will be followed in submitting this project for review by the Planning Board and the Conservation Commission.

We look forward in presenting this project at the Public Hearing to be scheduled with the Planning Board.

Sincerely,  
DCI a GM2 Company

*Denis M. Hamel* —

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Denis M. Hamel, CPESC

Project Manager





Front Elevation



Right Elevation



Left Elevation

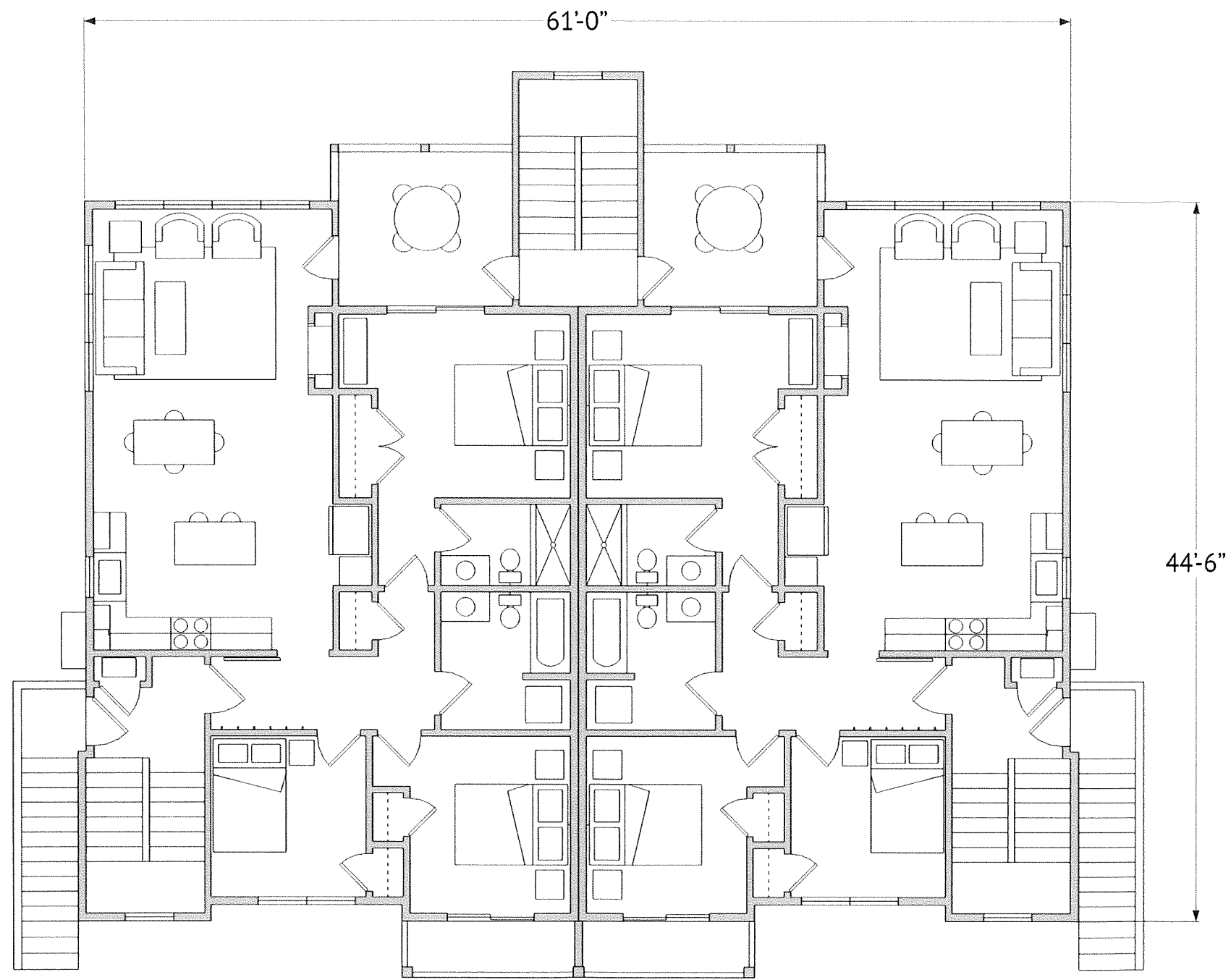


Rear Elevation

**30-32 Cable Avenue, Salisbury, MA**

Multifamily Exterior Elevations - 3/32"=1'-0"

July 2, 2021



Typical Floor Plan

## 30-32 Cable Avenue, Salisbury, MA

Multifamily Typical Floor Plan - 1/8" = 1'-0"

July 2, 2021