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

Planning Board:
John "Marty" Doggett, Chair
Deb Rider, Vice Chair
Gil Medeiros
Lou Masiello
Don Egan
John Schillizzi, Alternate & Clerk



MODIFICATION OF SPECIAL PERMIT AND SITE PLAN APPROVAL
DECISION

May 3, 2022

Town Clerk
5 Beach Road
Salisbury, MA 01952

Applicant: **Chirag Realty LLC**

Address: **45 Toll Road, Salisbury, MA 01952**

Project Address & Map & Lot #: **45 Toll Road, Salisbury, MA 01952 (Map 18, Lot 227)**

To the Town Clerk:

This is to certify, at a public meeting of the Salisbury Planning Board regarding a Special Permit and Minor Site Plan Approval Decision modification application that was opened on April 13, 2022, and closed on April 13, 2022, by a motion duly made and seconded, it was voted:

"We, the Salisbury Planning Board, as proposed by applicant, Chirag Realty LLC, under the provisions of Articles IX "Water Resource District" §300-41.1(C) and Articles XVIII "Site Plan Review" of the Zoning By-Laws of the Town of Salisbury, MA, considered the following requests for modification of the Special Permit and Major Site Plan Approval at the property addressed as 45 Toll Road, Salisbury, MA 01952 (Map 18, Lot 227):

1. The proposal to pave the access way/loading area at the rear of the building, increasing the paved area by 2,065 SF. The paved area will be increased from 9,235 SF to a total of 11,300 SF.
2. In addition, the applicant has proposed a stone trench along the newly paved area to infiltrate the runoff produced from the newly paved area.

as noted on plans ("The Plans") entitled: ***Plan of Land in Salisbury, MA – Site Plan Review at 45 Toll Road, prepared for Chirag Realty, LLC, 45 Toll Road, Salisbury, MA 01952, with a revised date of March 15, 2022, prepared by Millennium Engineering, Inc, 62 Elm Street, Salisbury, MA 01952, hereby vote,***

I.

SITE PLAN & SPECIAL PERMIT MODIFICATION APPROVAL

1. To determine the proposed modification to a Special Permit and Site Plan Approval as minor vs major, Board Member, **Lou Masiello**, motioned to accept the proposed modification as a minor modification.

Board member **Gil Medeiros** seconded.

John "Marty" Doggett Chairperson – Yes

Deborah Rider, Vice Chairperson – Yes

Gil Medeiros– Yes

Louis Masiello - Yes

Don Egan– Yes

Vote on motion, 5 – 0 passed unanimous.

2. To approve the proposed minor special permit & site plan modification pursuant to §300-114 of the Zoning By-Laws of the Town of Salisbury, MA Board member, **Gil Medeiros**, motioned to approve the application for minor modification.

Board member **Deborah Rider** seconded.

John "Marty" Doggett Chairperson – Yes

Deborah Rider, Vice Chairperson – Yes

Gil Medeiros, Clerk – Yes

Louis Masiello - Yes

Don Egan– Yes

Vote on motion, 5 – 0 passed unanimous.

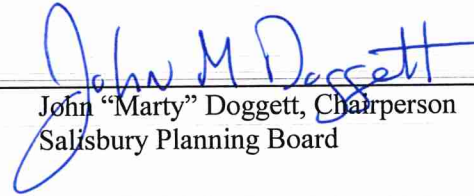
II.

MATERIALS

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

1. **Plan of Land in Salisbury, MA – Site Plan Review at 45 Toll Road**, prepared for Chirag Realty, LLC, 45 Toll Road, Salisbury, MA 01952, with a revised date of March 15, 2022, prepared by Millennium Engineering, Inc, 62 Elm Street, Salisbury, MA 01952, consisting of seven (7) sheets:
 - a. Existing Conditions (Sheet 1 of 7)
 - b. Site Plan (Sheet 2 of 7)
 - c. Grading Plan (Sheet 3 of 7)
 - d. Lighting Plan (Sheet 4 of 7)
 - e. Landscape Plan (Sheet 5 of 7)
 - f. Site & Utility Details (Sheet 6 of 7)
 - g. Drainage & Erosion Control Details (Sheet 7 of 7)

2. Stormwater Management Report, prepared for Chirag Realty, LLC, 45 Toll Road, Salisbury, MA 01952, with a revised date of March 29, 2022, prepared by Millennium Engineering, Inc, 62 Elm Street, Salisbury, MA 01952
3. 45 Toll Road Minor Site Plan Modification Request Letter Dated March 29, 2022


John "Marty" Doggett, Chairperson
Salisbury Planning Board

Date: 5/5/22

Cc: Applicant
Building Inspector
File

