



MILLENNIUM ENGINEERING, INC.
Land Surveyors and Civil Engineers

September 20, 2022

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

Attn: Lisa Pearson, Planning Director

Re: 45 Toll Road/63 Main Street
Major Site Plan/Special Permit Modification

Members of the Board,

On behalf of the Applicant, Chirag Realty, LLC, attached please find eight (8) copies of a Major Site Plan/Special Permit Modification for the above referenced project. A full set of plans is included, although only sheets 2 & 3 have been updated.

At 45 Toll Road, the applicant proposes to widen the parking lot by 4 feet, widen the previously approved MassDOT driveway entrances to 24 feet, and provide a connection to 63 Main Street for overflow parking. The westerly driveway will be two-way traffic for access and egress into the site and the easterly driveway will be for tractor trailers exiting the site. A portion of the paved loading area behind the building will be removed. While these changes will result in an increase of 940 s.f. of pavement from the previously approved plans, the calculations show that more open space is still provided than was shown on the existing conditions plan.

At 63 Main Street, the existing driveway entrance along Main Street will be removed and the existing 43-foot-wide driveway opening on Toll Road will be reduced to 24 feet. 8 overflow parking spaces are proposed. These changes will result in a decrease of 365 s.f. of pavement.

Although it's off the applicant's property and within the R.O.W. and can't be included in the open space calculations, an additional 5,100 s.f. of pavement will be removed and replaced with loam and seed or landscaping.

The stormwater calculations have been reviewed and the underground infiltration system is sized to handle this increase in impervious area.

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