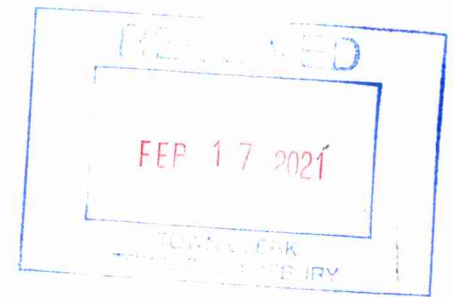


Attachment 1

TOWN OF SALISBURY
APPLICATION FOR SITE PLAN REVIEW



A REGISTERED SITE PLAN MUST BE FILED WITH THIS APPLICATION FORM

Date 1/4/21

Applicant's Name 504 North End Blvd, LLC c/o Lisa Mero, Mero, Taborman & Coster, LLC

Applicant's Address 30 Green St., Newburyport MA 01950

Telephone # & Fax # 9784637700 (T) 9784637747 (Fax)


E-mail Address Lisa@MTCLawyers.com

Application is hereby made for Site Plan Review. This application is for property located at 504 North End Blvd, Salisbury, Massachusetts.

Tax Map # — Lot # — See Attached List

1. Owner of Property: 504 North End Blvd, LLC
Owner's Address: 229 Stedman St. Lowell, MA
2. Zoning District: R3
3. Lot Size: 22,498 sq ft +/-
4. Existing Use: Mult Family Res
5. Proposed Use: Mult Family Res in detached dwellings
6. Description of Proposed Work: Alter/Remove existing structures and replace with 9 single family homes.
7. Square Footage of All Proposed Work: 11,558 sf
8. Other Permits Required and Status of Applications: Findy & Variance ZBA, Order of Conditions - Conservation. In process.
9. Site Plan Waivers Requested: See Attached
10. Reason for Waiver Request: See Attached


Signature of Applicant


Signature of Owner

Assessor's Reference

36-138A
36-138B
36-138C
36-138D
36-138E
36-138F
36-138G
36-138H
36-138I
36-138J
36-138K
36-138L



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

January 4, 2021

By Email

Donald Egan, Chair
Salisbury Planning Board
5 Beach Road
Salisbury, Massachusetts 01952

RE: Major Site Plan Review
504 North End Blvd (the "Property")
Assessors Map and Lots: 36 – 138 A-L

Dear Chair and Members of the Board:

Reference is made to the above captioned matter. In that connection this firm represents 504 North End Blvd LLC (the "Applicant") for approval of a Major Site Plan Review in accordance with Article XVIII, Section 300-109-120 of the Salisbury Zoning Bylaw ("SZB") and accompanying regulations of the Planning Board governing Site Plan Review.

The Property is located in the R-3 zoning district and currently includes a multifamily use which was in existence prior to the adoption of zoning in the town of Salisbury in 1975, the structures having been constructed in or around 1969. On the Property exists two six-unit multifamily buildings last being occupied in September of 2019. The Property is non-conforming for the aforementioned use and for the northern most structure which is non-conforming for side yard setback with 8.1 feet where 10 feet are required. The Property consists of 22,498 square feet of area and, 100 feet of frontage along North End Blvd. Further, the Property has three (3) different FEMA flood zones intersecting it, namely the VE, the X and the AO. The Property's topography rises from North End Blvd from elevation 8 to elevation 19 at the eastern most property line, a rise of eleven feet over a distance of 200 feet.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

The Applicants proposes to remove the existing structures and replace them with nine (9) single family detached dwelling units. The Applicant will be providing the required 18 parking spaces (2 per unit) and an additional four (4) for visitor spaces for a total of 22 spaces provided. The unit parking will be located under each structure. The Applicant is applying for a Finding from the Zoning Board of Appeals for modification to the pre-existing non-conforming use and structures, a variance for height. The Applicant also is required to obtain an Order of Conditions from the Conservation Commission.

In accordance with the Board's Regulations, I submit the following:

1. Site Plan: the Site Plan attached hereto by Landplex, includes the location and boundaries of the Property, the structures, signage (of which there is none except the street number), landscaping prepared by a landscape designer and wetlands scientist, traffic showing adequate pedestrian access and parking and internal vehicular access, the location of parking, there is no public access as this is a private property, lighting¹, topography, and water, waste and stormwater utilities.
2. Project Narratives:
 - a. Surface and ground water pollution: A storm water report is attached.
 - b. Soils: The storm water report addresses the soils.
 - c. Environmental and Community Impact Analysis: The project is constructed, as noted above, on the Property which is previously developed and includes two 6-unit multifamily structures which were constructed prior to the current FEMA flood plan requirements. The existing conditions neither include a formal parking or landscape areas and were developed pre-Salisbury Zoning requirements or Site Plan Review requirements. Both structures represent solid obstructions with concrete aprons at grade within the Velocity Flood Zone and within the mapped primary frontal dune and severely limit the function of the dune, barrier beach, and flood plain. During a storm event, the existing

¹ The Applicant will request a waiver from the requirement for providing a photometric plan as this is residential lighting only and dark sky compliant.

buildings and concrete would serve to deflect and concentrate the moving flood waters within the velocity zone, potentially damaging other properties and infrastructure.

The proposed project includes the removal of the non-compliant structures and in their place the construction of nine (9) detached single-family homes. There will be a reduction in intensity of use by three (3) units thereby reducing impacts to the sewer system in the Town. Further, the new structures will meet the construction requirements for the FEMA zones in which they will be constructed, namely the VE, X and AO. The project will remove concrete at grade and the ground surface will be comprised of materials that are compatible with dune function. Further, the structures will be placed landward, with several in lower risk floodplains. During a flood event, flood waters will be able to flow through the site unimpeded by the open pile foundations. The aggregate materials used for the parking areas and walkways will be able to reduce the energy of any wave action or flood waters. Further, appropriate access to the beach will be provided on site to direct residents to prepared pathways as opposed to allowing treading over the dunes. Parking will be provided under the structures and an additional four (4) spaces will be provided for visitor parking. As you can see on the plan, environmentally appropriate landscaping will be added to help maintain the environmentally sensitive areas and to provide vegetation at various points throughout the site, not just seaward of the buildings. Outdoor leisure space is also provided for each unit in a designated area. The proposed redevelopment will be sensitive to the neighbors as it is a reduction in usage and provides for more air and light circulation throughout the site and the provision of more plantings. The redevelopment of the site will be in line with FEMA standards and in accordance with Wetlands Regulations providing a resilient and “softer” environmentally sensitive design for the Property.

d. Traffic Impacts: The Applicant seeks a waiver for a formal submission under this section.

However, it should be noted that the use is being reduced from 12 to 9 units thereby reducing the traffic impacts over existing conditions. The use will remain residential. Further, the Applicant is providing the required number of parking spaces and in addition 4 visitor parking spaces. There are no sidewalks on the eastern side of North End Blvd and that condition therefore is not changing. No intersections will be adversely impacted given the reduction in the number of units.

e. Architectural Style: The Applicant has attached elevations of each of the structures and floor plans.

As you can see, exterior materials, roof type and materials, window details, signage (none), photos showing relationship to other structures in the vicinity, elevations and renderings, cross sections of the site and buildings and product literature for the light fixtures are all attached.

f. Other Permits: The Applicant is required to obtain an Order of Conditions from the Conservation Commission, and a Finding and Variance from the Zoning Board.

We look forward to presenting the plan to the Board.

Respectfully submitted,
504 North End Blvd., LLC
~~By its Attorney,~~


Lisa L. Mead

cc: Client



SO.ESSEX #587 Bk:38806 Pg:358
08/10/2020 04:28 PM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 08/10/2020 04:28 PM
ID: 1380748 Doc# 20200810005870
Fee: \$10,032.00 Cons: \$2,200,000.00

CONDOMINIUM UNIT DEED

WE. LAURA GRAZIANO, FRANK PALMISANO, MICHAEL PALMISANO, MARY GRACE SPRINGTHORPE and RITA A. PALMISANO, being all current and former Trustees and Beneficiaries of the Palmisano Family Nominee Trust, udt dated June 24, 2002, with an address of 47 Lorenzo Circle, Methuen, Essex County, Massachusetts 01844 and recorded in the Registered Land division of the Essex South Registry of Deeds as Document No. 407917,

for consideration paid, and in full consideration of TWO MILLION TWO HUNDRED THOUSAND and 00/100 (\$2,200,000.00) Dollars

grant to 504 North End Blvd LLC, a Massachusetts Limited Liability Company, of 229 Stedman Street, Lowell, MA 01851

with Quitclaim Covenants

the unit owner(s) as defined in Chapter 183A of the General Laws of that certain condominium unit situated in SALISBURY in the County of Essex and Commonwealth of Massachusetts, designated as follows:

SUNRISE SHORES CONDOMINIUM NO 2

Unit Numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, as described in the Master Condominium Certificate of title No. C28, document no. 192215 and indicated on Condominium Plan No. 3200-189 for Condominium filed with Certificate of Title No. C28 together with an undivided fractional interest in the common areas as set forth in the Master Condominium Certificate and Master Deed and as they may be or have been lawfully amended under the provisions of said Chapter 183A.

Subject to and with the benefit of all easements as set forth in said Master Condominium Certificate and Master Deed.

Property Address: 504 North End Boulevard, Salisbury, MA 01952

Being the same premises as described in Certificate of Title No. C028 003 and deed registered in the Southern Registry District of Essex County District of the Land Court as Document No. 407919. See also Withdrawal from Land Court filed with Essex South Registry District of Land Court Document No. 492532 and recorded with Essex South District Registry of Deeds in Book 28035, Page 68.

This is not homestead property of the grantors and pursuant to M.G.L. c. 188 the Grantors state under the pains and penalties of perjury that there are no other parties or persons that possess homestead rights in the property.

Witness my hand and seal this 2nd day of August 2020.

Paul A. Magliocchetti
Witness to A.V.

Witness

Laura Graziano
Frank Palmisano

Witness

Mary Grace Springthorpe

Witness

Michael Palmisano

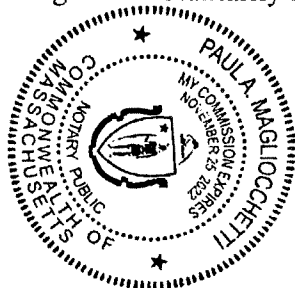
Witness

Rita A. Palmisano

Commonwealth of Massachusetts

County of Essex

On this 2nd day of August, before me, the undersigned notary public, personally appeared Laura Graziano, Frank Palmisano, Michael Palmisano, Mary Grace Springthorpe, and Rita Palmisano, as Trustees and Beneficiaries aforesaid, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.



Paul A. Magliocchetti
Notary Public: Paul A. Magliocchetti
My Commission expires: 11-25-2022

SITE PLAN APPLICATION
TAX AND BETTERMENT PAYMENT CERTIFICATION

Date December 28, 2020

Map 36 Parcel 138A, 138B, 138C, 138D, 138E, 138F, 138G, 138H, 138I, 138J, 138K, 138L

Owner's Name: 504 North End Blvd LLC

Property Address: 504 North End Blvd, Salisbury, MA

I, Laura Hamilton, certify that all taxes and applicable betterment's have been paid in full for the property located at Map 36 Parcel 138A, 138B, 138C, 138D, 138E, 138F, 138G, 138H, 138I, 138J, 138K, 138L. The next billing date is 2/1/2021.

Signature: Laura Hamilton
Treasurer or Treasurer's Clerk

Date: 12/28/2020



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

January 4, 2021

By Email

Donald Egan, Chair
Salisbury Planning Board
5 Beach Road
Salisbury, Massachusetts 01952

RE: Major Site Plan Review
Waiver Request
504 North End Blvd (the "Property")
Assessors Map and Lots: 36 – 138 A-L

Dear Chair and Members of the Board:

Reference is made to the above captioned matter. In that connection this firm represents 504 North End Blvd LLC (the "Applicant") for approval of a Major Site Plan Review in accordance with Article XVIII, Section 300-109-120 of the Salisbury Zoning Bylaw ("SZB") and accompanying regulations of the Planning Board governing Site Plan Review. This letter shall serve as a formal request for Waivers in accordance with section 300-112(D) of the SZB.

Request: Landscape Plan Certified by Landscape Architect: The Applicant has submitted plans on which the landscaping is designed by a wetlands scientist designer. Given the location of the Property and therefore the vegetation is on the barrier beach and in a coastal dune it is subject to review under the wetlands protection act, the landscape plan is more appropriately done by a wetland scientist with experience in sand dune ecology. The public interest will be served as plantings in line with the protection of the dune and guiding access around the site will provide a more appropriate use of the site and environmentally sensitive use of the natural resources.

Millis Office

730 Main Street, Suite 1F
Millis, MA 02054
Phone 508.376.8400

Request: Traffic Impacts Report: The Applicant requests a waiver from providing a full traffic report. The proposed use is a reduction in intensity of the use of the Property. The Site Plans include all necessary pedestrian access and vehicular access to and from the site, again for a less intense use than currently exists. There is no change to the public infrastructure and no sidewalks exist on the eastern side of North End Blvd. The provision of a formal traffic study is not necessary to serve the public interest given the type of use is not changing and the intensity of the use is being reduced.

Request: Provision of a Photometric Plan: The Applicant is providing residential grade lights on the units. Each unit will have one exterior light. The Board is provided with the cut sheet for the proposed light fixture. The lights are dark sky compliant. They will be located internal to the site and not on the edges. No public benefit will be served by requiring a photometric plan when the Board can determine from the materials presented the low impact of the proposed light fixtures.

Respectfully submitted,
504 North End Blvd, LLC
By its Attorney,

A handwritten signature in black ink, appearing to read 'LLM', with a long horizontal flourish extending to the right.

Lisa L. Mead

cc: Client



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

January 4, 2021

By Email

Donald Egan, Chair
Salisbury Planning Board
5 Beach Road
Salisbury, Massachusetts 01952

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504 North End Blvd, LLC
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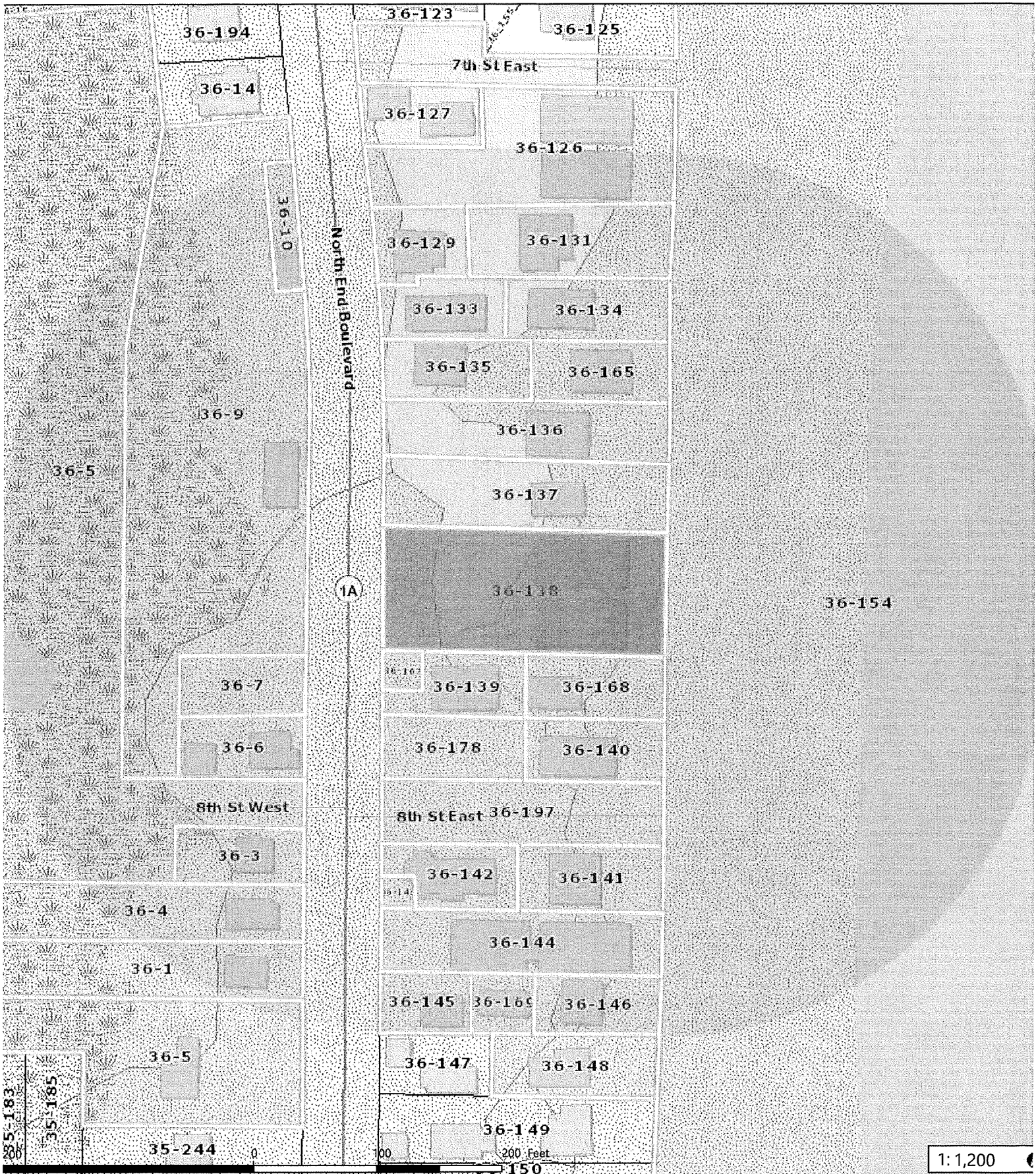


Lisa L. Mead

cc: Client

Town of Salisbury

12/22/20



1:1,200

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Salisbury & MassGIS/MassGIS.
 MVPC AND THE TOWN OF SALISBURY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF SALISBURY AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



- ☐ Municipal Boundary
- ☐ Major Road
- ☐ Floodplain

- Parcel Labels
- Local Road
- ☐ 100 Year Floodplain
- ☐ 500 Year Floodplain

Legend

- ☐ Parcels
- ☐ Roads
- ☐ Hydrographic Features
- ☐ Wetlands

- ☐ Interstate
- ☐ Streams

Date: 12/22/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 1

| Parcel ID | Location | Owner Name/Address |
|-----------|-----------------|--|
| 36-138 | 504 NO END BLVD | GRAZIANO, LAURA; PALMISANO, FR S/O 504 NORTH END BLVD LLC 229 STEDMAN ST LOWELL, MA 01851 |

A B U T T E R S

| | | |
|----------|-----------------|---|
| 30-SOL-1 | 218 BEACH RD | COMMONWEALTH OF MASSACHUSETTS DEPT OF CONSERVATION & RECREAT 251 CAUSEWAY ST SUITE 900 BOSTON, MA 02114-2104 |
| 36-001 | 479 NO END BLVD | MONAHAN BRIAN K TR 491 DUTTON ST UNIT 403 LOWELL, MA 01854-4290 |
| 36-003 | 483 NO END BLVD | LAROCQUE DIANE M TR DIANE M LAROCQUE REVOCABLE LIV 40 MARIANNA RD SALEM, NH 03079 |
| 36-004 | 481 NO END BLVD | CREEGAN JR PAUL G CREEGAN SUZANNE D 64 SEVENTH AVE LOWELL, MA 01854 |
| 36-005 | 473 NO END BLVD | LAFFELY RONALD N TR LAFFELY SALLY A TR 22 LAFAYETTE RD SALISBURY, MA 01952 |
| 36-006 | 487 NO END BLVD | FARO MICHAEL C FARO ELIZABETH ANN 76 POND ST SALEM, NH 03079 |
| 36-007 | 489 NO END BLVD | FARO ELIZABETH ANN TR NAVANOD REVOCABLE LIVING TR 76 POND ST SALEM, NH 03079 |
| 36-009 | 503 NO END BLVD | FUCHSER ADRIAN 25 STOREY AVE STE 8 NEWBURYPORT, MA 01950 |
| 36-010 | 529 NO END BLVD | PALMISANO, FRANK & RITA A TRS PALMISANO FAMILY NOMINEE TRUST PO BOX 2078 METHUEN, MA 01844 |

Date: 12/22/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 2

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|-----------|-----------------|--|
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A B U T T E R S

| | | |
|---------|-------------------------|--|
| 36-126A | 528 NO END BLVD 1 NORTH | GALLAGHER, ROBERT J S/O MEARS WILLIAM A FOGARTY ANDREA D 528 NO END BLVD UNIT 1N SALISBURY, MA 01952 |
| 36-126B | 528 NO END BLVD 2 NORTH | RENAUD WILLIAM G TR RENAUD MAURA A TR 215 LEXINGTON RD DRACUT, MA 01826-4170 |
| 36-126C | 528 NO END BLVD 1 SOUTH | PICCOLOMINI ANN M 202 WHEELER ST METHUEN, MA 01844 |
| 36-126D | 528 NO END BLVD 2 SOUTH | FOURNIER AMY C/O NIXON PEABODY LLP ATTN: S CONNOLLY 53 STATE ST BOSTON, MA 02109 |
| 36-126E | 528 NO END BLVD 3 NORTH | CUSCIA RONALD S LE CUSCIA JOANNE LE 69 SOUTH BRADFORD ST NO ANDOVER, MA 01845 |
| 36-126F | 528 NO END BLVD 4 NORTH | SZAREK MICHAEL S SZAREK SOTIRIA SANDRA 11 MACINTOSH DR DRACUT, MA 01826 |
| 36-126G | 528 NO END BLVD 3 SOUTH | RENAUD WILLIAM G TR RENAUD MAURA A TR 215 LEXINGTON RD DRACUT, MA 01826-4170 |
| 36-126H | 528 NO END BLVD 4 SOUTH | GOMES MANUEL C GOMES NATEVIDADE A 24 RICHMOND RD LUDLOW, MA 01056 |

Date: 12/22/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 3

| Parcel ID | Location | Owner Name/Address |
|-----------|-----------------|--|
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A B U T T E R S

| | | |
|---------|-------------------------|---|
| 36-126I | 528 NO END BLVD 5 NORTH | LUCAS THOMAS L TR DONAHUE NATALIE S TR 528 NO END BLVD UNIT 5N SALISBURY, MA 01952 |
| 36-126J | 528 NO END BLVD 6 NORTH | KOURKOUNIAN ARMEN & CHRISTINE SARKISIAN SARKIS/RITA/OLGA 137 CHANDLER RD ANDOVER, MA 01810 |
| 36-126K | 528 NO END BLVD 5 SOUTH | FOURNIER ALLYSON R C/O NIXON PEABODY 53 STATE ST BOSTON, MA 02109 |
| 36-126L | 528 NO END BLVD 6 SOUTH | FOURNIER JOANNE D C/O NIXON & PEABODY LLC 53 STATE ST BOSTON, MA 02109 |
| 36-127 | 530 NO END BLVD | FOLEY ELIZABETH C/O ELAINE LAVOIE 61 COWBELL XING ATKINSON, NH 03811-2385 |
| 36-129 | 520 NO END BLVD | SHAHEEN HELEN BRIDGET SHAHEEN FAMILY TRUST 308 OCEAN BLVD SEABROOK, NH 03874 |
| 36-131 | 522 NO END BLVD | SHAHEEN HELEN BRIDGET TR SHAHEEN FAMILY TRUST 308 OCEAN BLVD SEABROOK, NH 03874 |
| 36-133 | 514 NO END BLVD | ROBERTSON GARY R ROBERTSON DALE G 16 HANCOCK ST BILLERICA, MA 01821 |
| 36-134 | 516 NO END BLVD | FRANK KENNETH L CONNOLLY ANNEMARGARET 224 8TH ST WASHINGTON, DC 20003 |

Date: 12/22/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 4

| Parcel ID | Location | Owner Name/Address |
|-----------|-----------------|--|
| 36-138 | 504 NO END BLVD | GRAZIANO, LAURA; PALMISANO, FR S/O 504 NORTH END BLVD LLC 229 STEDMAN ST LOWELL, MA 01851 |

A B U T T E R S

| | | |
|--------|-----------------|--|
| 36-135 | 510 NO END BLVD | CONNOLLY ELIZABETH TR CONNOLLY REALTY TRUST 510 NO END BLVD SALISBURY, MA 01952 |
| 36-136 | 508 NO END BLVD | MARGGRAF PETER C TR MARGGRAF STEPHEN P TR 508 NO END BLVD SALISBURY, MA 01952 |
| 36-137 | 506 NO END BLVD | KAZAROSIAN, MARSHA V, TR S/O KAZAROSIAN MARSHA V 40 LAKEWOOD TERRACE HAVERHILL, MA 01830 |
| 36-139 | 496 NO END BLVD | ARSENAULT STEPHEN M ARSENAULT NAJAT 496 NO END BLVD SALISBURY, MA 01952-1741 |
| 36-140 | 494 NO END BLVD | LUCAS, NATALIE S BATES, DONNA TR C/O NATALIE S DONAHUE 104 FOXWOOD DR NORTH ANDOVER, MA 01845 |
| 36-141 | 488 NO END BLVD | FISICHELLI, JANICE M FISICHELLI T FISICHELLI, STEVEN A FISICHELLI T 488 NO END BLVD SALISBURY, MA 01952 |
| 36-142 | 486 NO END BLVD | PETERSON ROBERT J 9 SHELLY DR PELHAM, NH 03076 |
| 36-143 | 484 NO END BLVD | FISICHELLI, JANICE M FISICHELLI T FISICHELLI, STEVEN A FISICHELL T PO BOX 2157 METHUEN, MA 01844 |
| 36-144 | 480 NO END BLVD | OCEANFRONT PROPERTIES LLC PO BOX 1167 SALEM, NH 03079-1167 |

Date: 12/22/2020
txaabut

Town of Salisbury

CERTIFIED ABUTTERS' LIST

Page 5

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A B U T T E R S

| | | |
|--------|-----------------|--|
| 36-145 | 474 NO END BLVD | HELFRICH SR,DANIEL HELFRICH,MA CLYONS,KATHERINE F, MORIARTY, 24 NUTMEG CIR MONROE, CT 06468 |
| 36-146 | 478 NO END BLVD | GRONDINE SUSAN E TR MOODY REALTY TRUST 4 MOODY AVE METHUEN, MA 01844 |
| 36-148 | 472 NO END BLVD | LUPIEN PETER J LUPIEN DENISE K 472 NO END BLVD SALISBURY, MA 01952 |
| 36-165 | 512 NO END BLVD | 512 NORTH END BOULEVARD LLC PO BOX 26 MIDDLETON, MA 01949-0026 |
| 36-167 | 500 NO END BLVD | RUSSO TERESA A PO BOX 1625 ANDOVER, MA 01810-2416 |
| 36-168 | 498 NO END BLVD | RUSSO TERESA A PO BOX 1625 ANDOVER, MA 01810-2416 |
| 36-169 | 476 NO END BLVD | PETERSON RICHARD M PETERSON DENISE J 476 NO END BLVD SALISBURY, MA 01952 |
| 36-178 | 492 NO END BLVD | CONNELLY HEIDI A TR C/O NATALIE DONAHUE 481 REA ST NORTH ANDOVER, MA 01845 |
| 36-197 | 8TH ST EAST | DOYLE JO DEE FOUR NINETY-FOUR NEB REALTY TR 39 FERRY RD NEWBURYPORT, MA 01950 |

44 parcels listed