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

LETTER OF RECOMMENDATION

DATE: August 3, 2021

TO: Susan Pawlisheck, Town of Salisbury Zoning Board of Appeals Chair

FROM: Don Egan, Town of Salisbury Planning Board Chair

SUBJECT: Planning Board Recommendations to the Zoning Board of Appeals for an Application for an Accessory Apartment Special Permit Petition, pursuant to §300-60 of the Zoning Bylaws of the Town of Salisbury

Dear Ms. Pawlisheck,

At the July 28, 2021 Planning Board meeting, the Board was presented an application for an accessory dwelling as part of the requirements of Article XI Accessory Apartments of the Zoning Bylaws of the Town of Salisbury. Specifically, pursuant to §300-60 Coordination and decisions, the Planning Board prior to the Zoning Board of Appeals (ZBA) hearing shall submit its recommendations and report to the ZBA, wherein, at a minimum, the following information shall be included:

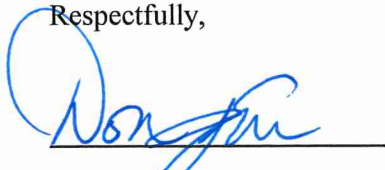
1. A determination of the area of the lot on which the apartment is located.
2. A general description of the neighborhood in which the lot lies and the effect of the proposed apartment on the neighborhood.
3. Recommendations as to the advisability of granting the special permit and as to any restrictions which should be imposed as a condition of such permit.

Accordingly, 57 Baker Road (Map 10, Lot 66) presently comprises a lot area of 1.63 acres (71,002.8sf), a single-family dwelling unit with 8 parking spaces and various types of vegetation. Surrounding 57 Baker Road primarily are two-floored, single-family units along with 2 other accessory apartments on Baker Road. Similar to 57 Baker Road, many of the abutting lots have well-manicured landscaping and large segments of natural vegetation. The Planning Board concluded, based on the information presented by the petitioner, the inclusion of the proposed accessory dwelling unit at 57 Baker Road will not adversely impact the neighborhood, as it is becoming more aesthetically conforming with existing architectural characteristics of the neighborhood. The Planning Board did note that the square footage of

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the unit is 1,084 which does not conform with the Special Permit criteria. For these reasons, the Planning Board at the July 28, 2021 meeting, unanimously voted to advise to the Zoning Board of Appeals the special permit request for the granting of the special permit for an accessory dwelling unit at 57 Baker Road is recommended noting that it meets all of the criteria except the total square footage does not conform and it should be restricted to 900 square feet.

Respectfully,



Don Egan, Chair
Salisbury Planning Board

8/3/21

Date

cc: Applicant,
Building Inspector,
Director of Health
File

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