

**Lisa Pearson**  
Director of Planning and  
Development  
[lpearson@salisburyma.gov](mailto:lpearson@salisburyma.gov)

**Connie Brawders**  
Assistant Planner  
[AsstPlanner@salisburyma.gov](mailto:AsstPlanner@salisburyma.gov)

**Sue Johnson**  
Planning Board Secretary  
[planningdept@salisburyma.gov](mailto:planningdept@salisburyma.gov)

phone: 978-463-2266  
fax: 978-462-3915



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

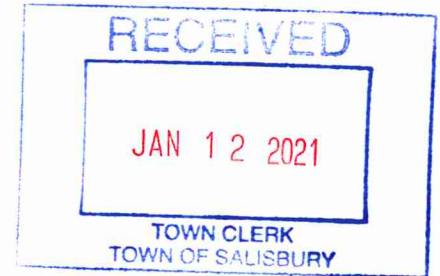
**Planning Board:**  
**Don Egan, Chairperson**  
**John "Marty" Doggett, Vice Chairperson**  
**Gil Medeiros, Clerk**  
**Lou Masiello**  
**Deborah Rider**  
**John Schillizzi, Alternate**

**MODIFICATION OF APPROVAL FOR MINOR SITE PLAN**

January 08, 2021

Town Clerk  
5 Beach Road  
Salisbury, MA 01952

Applicant: **The Daly Group, LLC**  
Address: **229 Steadman Street, Lowell, MA 01851**  
Project Address & Map & Lot #: **57 Railroad Avenue, Map 32, Lot 86**



***To the Town Clerk:***

***This is to certify, at a public meeting of the Salisbury Planning Board regarding a Minor Site Plan modification application that was heard on May 27, 2020 by a motion duly made and seconded, it was voted:***

***"We, the Salisbury Planning Board, as proposed by applicant's agent, Matthew Hamor, (LandPlex, LLC, 10 George Street, Ste. 208, Lowell, MA 01852) under the provisions of Articles XVIII "Site Plan Review" of the Zoning By-Laws of the Town of Salisbury, MA, considered the request for two (2) modifications for a Minor Site Plan at the property addressed as 57 Railroad Avenue (Assessors Map 32, Lot 86):***

- To substitute and replace the previously approved driveway material, comprised of shells, with washed 1/2-3/4-inch diameter gravel deposited over a sand base, and
- Add five (5) to seven (7) stepping stones, of one (1) – two (2) foot in size, for a pathway along the slope of the rear embankment that is constructed at the end of the driveway;

as noted on plans ("The Plans") entitled: Exhibit Plan, for 57 Railroad Avenue, Salisbury, MA, dated May 04, 2020, for the Daly Group, 229 Steadman Street, Lowell, MA, prepared by LandPlex, LLC, 10 George Street, Ste. 208, Lowell, MA 01852, hereby **vote**, with conditions.

## I. SITE PLAN MODIFICATION APPROVAL

---

To approve the proposed minor site plan modification pursuant to §300-114 of the Zoning By-Laws of the Town of Salisbury, MA

Board member **Louis Masiello** motioned to approve the application for minor modification, as shown on plans represented on May 27, 2020 and described above, with the following conditions:

1. The association governing the condominiums at 57 Railroad Avenue shall adopt a provision to the Rules and Regulations of the Condominium Association stipulating that the Association is responsible for cleaning any stray gravel from the site premises that escapes, or is tracked, onto the street known as Railroad Avenue.
2. All other conditions as enumerated in the March 14, 2019 Site Plan Approval and May 29, 2019 Site Plan Modification Approval shall remain.

Board member **Gil Medeiros** seconded.

**Don Egan, Chairperson - Yes**

**John "Marty" Doggett, Vice Chairperson – Yes**

**Gil Medeiros, Clerk – Yes**

**Deborah Ryder – Yes**

**Louis Masiello – Yes**

**Vote on motion, 5 – 0 passed unanimous.**

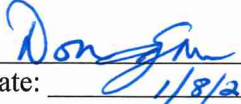
## II. MATERIALS

---

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

1. Exhibit Plan, for 57 Railroad Avenue, Salisbury, MA, dated May 04, 2020, for the Daly Group, 229 Steadman Street, Lowell, MA, prepared by LandPlex, LLC, 10 George Street, Ste. 208, Lowell, MA 01852 (consisting of one sheet);
2. Letter of request for amendment to Site Plans for 57 Railroad Avenue dated May 22, 2020 submitted by Matthew Hamor, P.E., LandPlex, 10 George Street, Ste. 208, Lowell, MA 01852;
3. Gravel Specifications dated 09/11/2018 for client, Lynch Materials (800 Salem Street, Wilmington, MA).

Don Egan  
Salisbury Planning Board

 , Chairperson  
Date: 1/8/21

Cc: Applicant  
Building Inspector  
File