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Planning Board

Don Egan, Chair

John "Mary" Doggett, V. Chair

Gil Medeiros, Clerk

Lou Masiello

Gil Medeiros,

Deborah Rider,

John Schillizzi, Alternate

Planning Board

Town of Salisbury

5 Beach Road

Salisbury, MA 01952

Certificate of Partial Completion

Date: March 4, 2020

Name & Date of Plan: "Plan of Land in Salisbury, Massachusetts Showing an As-Built / Minor Site Modification at 82 Lafayette Road", dated February 4, 2020

Address of Project: 82 Lafayette Road, Salisbury MA 01952

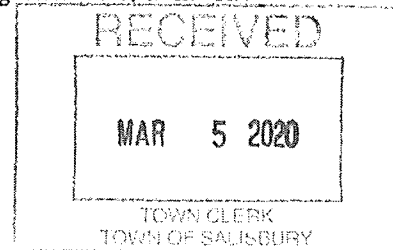
Map/Lot: 22-15

Owner: Brenden Doherty

Owner's Address: 12 56th Street Newburyport, MA 01950

Applicant: Brenden Doherty

Applicant's Address: 12 56th Street Newburyport, MA 01950



John "Marty" Doggett motioned to grant a partial certificate of completion with the following conditions:

1. Applicant shall file for a certificate of completion to close out the project.
2. Prior to the issuance of a certificate of completion, the Applicant shall satisfactorily complete the outhandling items as enumerated in Mr. Joseph Serwatka's review letter dated January 20, 2020 (see Appendix A.) and subsequently file a new certificate of completion application and updated as-built plan detailing the work completed for Planning Board review.
3. The Applicant shall submit a bond to the Planning Board in the amount of \$60,000 to complete the site work, as recommended by Mr. Joseph Serwatka in his review letter dated, January 20, 2020. The bond shall be released subsequent to the issuance of a certificate of completion by the Planning Board.
4. The Applicant shall submit a bond to the Planning Board in the amount of \$10,000 for the remaining lighting work. The bond shall be released subsequent to the issuance of a certificate of completion by the Planning Board.
5. The Applicant shall file with the Planning Department a letter from the Salisbury Fire Department confirming that the access road is adequate to use for fire and emergency response purposes.

Seconded by John Schillizzi

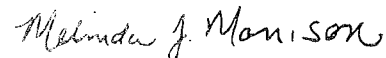
Vote: 5-0.

Motion: Passed.


Signature of Planning Board Chair

3/5/20
Date

A TRUE COPY ATTEST



**TOWN CLERK
TOWN OF SALISBURY**

Certificate of Partial Completion

APPENDIX A.

Joseph J. Serwatka, P.E.
Post Office Box 1016
North Andover, MA 01845
978-314-8731

January 20, 2020

Ms. Lisa Pearson, Planner
Salisbury Planning Department
Town Hall
Salisbury, MA 01952

A TRUE COPY ATTEST
Melinda J. Morrison
TOWN CLERK
TOWN OF SALISBURY

Re: 82 Lafayette Road
As-Built Plan Review

Dear Ms. Pearson:

I have received an As-Built Plan (sheet 1 of 1 revised to January 15, 2020) and Response letter dated January 15, 2020 for 82 Lafayette Road, prepared by Millennium Engineering, Inc. I have reviewed the submitted material relative to my previous review letter dated January 13, 2020, and offer the following comments. The previous comments are in regular type, with the latest comments in bold type.

1. Concrete curb was proposed at the edge of pavement. The as-built plan does not depict this curb. The engineer should address when it will be installed.

The response states that the applicant wishes to install the curbing during the next phase of the project. The board may want to include this in a bond for the remaining work.

2. The engineer should address whether the sliding gate and chain link fence will be installed as depicted on the design plan.

The response states that the fence will not be needed until phase II of the project. The board may also want to include this in a bond for remaining work.

3. It does not appear that the required dumpster enclosure has been installed. The engineer should address this issue.

The response states that "the dumpster will ultimately be installed during phase II". If the phase I building is in use, then there should be a dumpster installed, in my professional opinion. The board may want to require that a dumpster be installed along with occupancy.

4. The engineer should comment on the constructed wetland relative to approved versus as-built elevations/volumes. The constructed wetland also does not appear to be functioning as such, as there does not appear to be any vegetation, the basin always appears to be full, etc.

The response states that "the as-built calculations were analyzed and the constructed wetland is sized appropriately". These calculations should be submitted for review as would be typical. There are other issues relative to incorrect pipe elevations,

negative pitch on a pipe, and no vegetation in the wetland. The response states that the applicant will make the changes in the spring. The board may want to bond the required work.

5. The rear of the site has been disturbed for several years and contains numerous debris piles as noted on the plan. Further, it appears that there are dumpsters and trailers within the wetlands as noted on the as-built plan. The board may want this area cleaned up, revegetated and stabilized prior to final as-built acceptance.

The response states that “any debris piles will be removed from the site”. It also state that the area will be cleaned and revegetated in the spring. The board may want to bond this work to ensure that the area is cleaned and stabilized.

6. The engineer should comment on whether replication areas need to be built to account for the wetland crossing that occurred years ago.

The response states that the replication areas have been built and are added to the plans.

7. The area of rip rap labelled behind the building should be restored with loam and seed as is customary.

The response states that the rip rap will be removed and the area loamed and seeded in the spring.

8. The engineer’s letter refers to a “future site plan” for the rear of the site. Given the recent pace of development, it may be years before that occurs, if ever. The board may want the engineer to comment on whether a turnaround is now required at the end of pavement behind the building.

The response states that “there is no need for the pubic to drive behind the building”, and that emergency vehicles “can turn around at the rear of the site using the existing gravel driveway”. The board may want correspondence from the fire department as to whether access behind the building is adequate. The board may also want to discuss a time limit for the initiation of phase II. If there is no phase II, there would appear to be no need for the paved driveway behind the building.

I would recommend a bond amount of \$60,000 for completion of phase I and cleanup/stabilization of the rear of the site.

Should you have any questions relative to this letter, please contact me.

Sincerely,

Joseph J. Serwatka, P.E.

A TRUE COPY ATTEST
Melinda J. Monison
TOWN CLERK
TOWN OF SALISBURY