

ATTACHMENT 1

APPLICATION FOR MAJOR MODIFICATION OF A SPECIAL PERMIT

APPLICANT & PROPERTY OWNER INFORMATION:

APPLICANT'S NAME: DeStefano Development Group, LLC
APPLICANT'S ADDRESS: c/o Mead, Talerman & Costa LLC, 30 Green Street, Newburyport, MA
TELEPHONE #: 9784637700 E-MAIL ADDRESS: Lisa@mtclawyers.com
OWNER'S NAME (if different from applicant): _____
OWNER'S ADDRESS (if different from applicant): _____
TELEPHONE #: _____ E-MAIL ADDRESS: _____

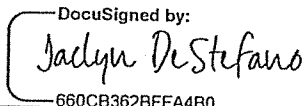
SITE INFORMATION:

PROJECT ADDRESS: 9 Gerrish Road, Salisbury
MAP: 22 LOT: 19
ZONING DISTRICT(S): R-1 and R-2
LOT SIZE: 12.80 acres
CURRENT USE: FRD Subdivision 9 house lots

PROJECT/PLAN INFORMATION:

PLAN TITLE: Site Plan 9 Gerrish Road 39652 - 41
DATE OF REVISION: 1-13-21
PREPARED BY (name/address of preparer): Millennium Engineering
TELEPHONE #: 9784638980 E-MAIL ADDRESS: _____

Briefly state requested modification: _____
Allow release of certificates of occupancy pending installation of permanent street lights where the Town is holding a bond and the street lights are paid for and temporary lights are in place. See attached letter(s). No change to plans.

DocuSigned by:

Applicant's Signature: _____ Date: 9 13 22
Owner's Signature (if not applicant): _____ Date: _____

Attachment 2

MAJOR SPECIAL PERMIT MODIFICATION SUBMITTAL CHECKLIST

Before any Major Site Plan Modification application can be filed at the town clerk's office, the following departments must receive the specified information and sign below that the information has been received. Departments have 14 days within which they may approve, disapprove, or comment on the proposed plan.

Board of Health

(1 Set of Plans & application) Received By: John Henry Date: 9.15.22

Fire Department

(1 Set of Plans & application) Received By: JD Date: 9/15/22

Department of Public Works

(3 Sets of Plans & application) Received By: Light and Form Date: 9/15/22

Building Department

(1 Set of Plans & application) Received By: John Henry Date: 9.15.22

Conservation Commission

(1 Set of Plans & application) Received By: John Henry Date: 9/15/22

Police Department

(1 Set of Plans & application) Received By: WILB Date: 9/15/22

Assessor's Department

(1 Set of Plans & application) Received By: John Henry Date: 9/15/22

Planning Department

(1 Set of Plans & application) Received By: John Henry Date: 9/19/22

Design Review Committee (if Beach Overlay District Applies)

(3 Sets of Plans & application to Planning Department)
Received By: N/A Date: _____

Housing Partnership Committee (if Inclusionary Zoning Applies)

(1 Set of Plans & application to Town Clerk)
Received By: N/A Date: _____



Planning Department
Town of Salisbury
5 Beach Road
Salisbury, MA 01952
(978) 463-2266

planningdept@salisburyma.gov

SALISBURY PLANNING BOARD
MAJOR MODIFICATION OF A SPECIAL PERMIT FILING CHECKLIST

*Applicants encouraged to meet with planning department for review of application prior to filing. Applications will not be considered **COMPLETE** for the Planning Board, until the Planning Department determines that the following items are included with the application:*

Required Submission Materials:

1. Completed Application for Major Modification of a Special Permit. **Attachment 1**
2. Modification of a Special Permit Fee – Checks payable to the Town of Salisbury.
3. Abutters List
4. Project Description / Narrative explaining requested modification.
5. Additional Materials as Needed / Required to support the Application.
6. Updated Site Plans drawn to scale and in conformance with Section II.B.1 of the Site Plan Review requirements. (if applicable)
7. 8 paper copies of all site plans and supporting documents. PDFs of all documents shall be sent to the Planning Department. (assiplanner@salisburyma.gov)

Planning Department Signature: _____

Date: _____

9/19/22

***COMPLETE APPLICATION MUST BE SUBMITTED TO THE PLANNING DEPARTMENT BY 12 PM ON THE WEDNESDAY A WEEK BEFORE THE NEXT SCHEDULED PLANNING BOARD MEETING.**



Mead, Talerman & Costa, LLC
Attorneys at Law

30 Green Street
Newburyport, MA 01950
Phone 978.463.7700
Fax 978.463.7747

www.mtclawyers.com

September 13, 2022

By Hand and Email

John "Marty" Doggett, Chair
Salisbury Planning Board
5 Beach Road
Salisbury, Massachusetts 01952

Re: 9 Gerrish Road; Request for Clarification or Modification of Decision

Dear Chair and Members of the Board:

Reference is made to the above-captioned matter. In that connection, this firm represents DeStefano Development Group LLC (the "Applicant"), the owner of property located at 9 Gerrish Road (the "Property"). This Board may recall its original approval of a Flexible Residential Development Subdivision and Special Permit for this property in December 2020. A copy of the Decision and Approved Plans are included with this submission for reference.

Presently, the Applicant is seeking Certificates of Occupancy for the homes on certain lots of the project pursuant to your Decision. To date two Certificates of Occupancy have been issued. However, recently, there has been a difference of opinion between the Applicant and the Town Building Inspector and Town Planner as to the interpretation of the Board's decision and whether a Certificate of Occupancy may be issued for Lot 7, or any lot thereafter once it has been approved by the Building Inspector.

Part VII of the Decision, on Page 10, details that "Prior to the Issuance of any Certificate of Occupancy [T]he Applicant shall schedule a meeting with the Building Inspector and Town Planner at least 30 days before the request for a Certificate of Occupancy to review compliance with this Decision." This has occurred. Indeed, additionally, the Applicant has walked the site with the Planner, DPW Director and Peer Review engineer and has addressed all of the issues raised by each of them.

Part VIII of the Decision, also on Page 10, requires that "Prior to the Issuance of **Final Occupancy Permit**" the following must occur:

1. Installation of all street signage
2. As-built plans
3. **Installation and approval of all utilities**, sidewalks and final coat of pavement
4. Conveyance of open space deed and trail easement."

Please be advised that the Applicant has received a Certificate of Occupancy for Lot 6 and Lot 1 of this project. As required, it has met with Town Staff as required prior to issuance of the Certificates of Occupancy. To be clear, the Applicant is seeking the third and fourth Certificates of Occupancy, not the final Certificate.

Millis Office

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

New Bedford Office

227 Union Street, Suite 606
New Bedford, MA 02740

Now, the Applicant has requested a release of the Certificate of Occupancy for Lot 7 and this request was denied by the Building Inspector, who, in writing, stated it is his "opinion" that, "The Project has not performed as agreed in having the lights installed by now." The Town Planner, as we understand it, also has stated that until the street lights are installed the Applicant is not in compliance with the Decision and therefore a Certificate of Occupancy should not be issued. Please know, the Certificate of Occupancy is being held and is ready for issuance.

Paragraph 3 of Part VI of the Decision, on Page 10, is the only part of the Decision that mentions installation and operation of streetlights as a contingency to any required permit. In fact, it is a requirement "Prior to the Issuance of a Building Permit," and not a certification of occupancy. The relevant provision reads "All utilities shall be available for the lot which is the subject of the application for a building permit. The utilities, including but not limited to the water, sewer, **streetlights must be installed and turned on**, the utilities shall be installed in compliance with the Town of Salisbury Subdivision Rules and Regulations." As this Board is aware, Building Permits are issued prior to Certificates of Occupancy. Here, the required Building Permits have been issued by the Building Inspector as related to Lot 7. As is currently being used for streetlights for Lot 1 and Lot 6, which have been granted a Certificates of Occupancy, secured temporary street lighting has also been installed for the development until the streetlights are delivered and installed.

The street lights have been ordered and paid for and the Town additionally has a bond which includes twice the actual cost of the street lights. Per the company that will provide them, they will not be shipped until September 30. The Applicant has provided evidence of its purchase of the streetlights and estimated time of delivery to the Town Planning Department and Building Inspector. It now provides the same to the Board as an attachment to this Cover Letter. Further, the Applicant at the moment of this writing is having installed the street light bases as well as the electric conduit relative to the street lights.

As is consistent with G.L. c. 41 sec.81U, and the Board's decision, the Applicant provided a bond consistent with the condition which provides "security for the completion of ways, **the installation of utilities**, and other site improvements." This is found in Paragraph 2 of Part VI of the Decision, on Page 10, which again, required the Bond "Prior to the Issuance of a Building Permit." The Town Planning Department and Building Commissioner are in receipt of same and based upon this bond the required Building Permits have been issued. The Bond amount totals \$216,675. The Applicant has not requested the bond be reduced in any amount as of this date. The Bond includes funds sufficient to pay twice the cost of the street lights. Indeed, the Town required the bond include the cost of the street lights.

This "installation of utilities" secured by the Bond includes the streetlights. I reiterate Paragraph 3 of Part VI of the Decision, on Page 10, which specifically mentions that "The utilities, including but not limited to...**streetlights must be installed and turned on**". Notwithstanding the fact that the Building Inspector has already granted Building Permits for the lots and a Certificate of Occupancy for Lots 1 and Lot 6 for which secured temporary streetlights were accepted, the Building Inspector also apparently interprets Paragraph 2 of Part VI of the Decision as insufficient to secure installation of permanent streetlights. In his "opinion", "[A] bond is appreciated, but it places an unanticipated burden upon the Town staff, and the local taxpayer, to call the bond and put forth effort to get the work done." Indeed, security and the form of security are a creature of statute and the form of security is up to the Applicant. While I appreciate the work and attention from the staff, the process for subdivisions approvals and reviews is a part of the subdivision construction process.

Respectfully, to clarify, the Bond provided by the Applicant was a requirement by this Board as "security for the completion of ways, the installation of utilities, and other site improvements." By choosing this method of securing completion, the potential to have to call the bond is not something that can be considered as

“unanticipated”. Any “burden” it may cause to the Town is something the statute assumes and is certainly anticipated as part of a subdivision approval.

The Applicant has heard concerns from the Town relative to the installation and activation of the street lights. Here the Town is triple secured by having the bond cover twice the cost of the streetlights and the Applicant already paying in full for the Street Lights. We have received assurance from the utility that the lights will be activated when installed regardless of the status of the acceptance of the street. (See email from NGRID attached). Finally, temporary street lights, which meet the approval of the electrical inspector, exist in the meantime in the subdivision at the same locations that street lights will be installed and are at the same lamination +/- as the proposed and approved lights. In addition to being secured, the project is safe.

As you are aware, the only deadline in Decision itself is that the “Applicant has two (2) years from the date of Planning Board endorsement to complete the roadway and must ask for an extension of time from the Planning Board prior to the 2 years being over.” At this point it is likely the Applicant will need an extension on that deadline as it does not anticipate the final coat on the road to be applied until spring 2023. However, the curbing and sidewalks will be installed in November of this year.

Beyond the issue of whether or not the granting of Certificate of Occupancy must be contingent upon the installation of permanent streetlights, all other indications on the ground are that the Applicant has performed and will continue to perform what is required under this Board’s Decision. The Applicant has provided the necessary security for the completion of the ways and all utilities and other improvements, hence the building permits have issued. Now, the Applicant is requesting that this board affirm its decision that the Certificates of Occupancy can also issue given the Applicants compliance with the terms of the decision. Should the Board disagree, then the Applicant would request a modification to the decision in order to clarify that there are no provisions in the decision which prohibit the issuance of a Certificate of Occupancy if the permanent street lights are not installed but are secured and there is temporary lighting installed.

We would request that this matter be placed on your October 12, 2022 meeting as a public hearing.

Respectfully submitted,
DeStefano Development Group LLC
By its attorney


Lisa L. Mead
cc: Client

Ben Taylor

From: Lisa Mead
Sent: Wednesday, August 17, 2022 11:52 AM
To: Ben Taylor
Subject: FW: [EXTERNAL] Re: lights for Winterberry Circle Salisbury

Follow Up Flag: Follow up
Flag Status: Flagged

Lisa

Lisa L. Mead
[she/her/hers]




Mead, Talerman & Costa LLC
30 Green St
Newburyport MA 01950
978 463 7700 ext 101
978 463 7747 (fax)

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Please consider the environment before printing this email.



 Think before you print.

From: Lisa Mead
Sent: Wednesday, August 3, 2022 2:23 PM
To: Lisa Pearson <lpearson@salisburyma.gov>; Asst Planner <Asstplanner@salisburyma.gov>
Cc: Jaclyn DeStefano <jmdestefano@ymail.com>; Bethany Raffa <bethany@mtclawyers.com>
Subject: FW: [EXTERNAL] Re: lights for Winterberry Circle Salisbury

Lisa and Danny,

Below please find confirmation from NGRID that they will allow the lights to be connected and energized prior to the Town taking over the road.

Please let me know if we can expect to be able to obtain an occupancy permit for Lot 7 at the end of next week.

Regards,

Lisa



Lisa L. Mead
[she/her/hers]
Mead, Talerman & Costa, LLC
30 Green Street, Newburyport, Massachusetts 01950
Phone 978 463 7700 ext 101

lisa@mtclawyers.com · www.mtclawyers.com

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♻️ Think before you print.

From: Jaclyn DeStefano <jmdestefano@ymail.com>
Sent: Wednesday, August 3, 2022 1:51 PM
To: Lisa Mead <lisa@mtclawyers.com>
Subject: Fw: [EXTERNAL] Re: lights for Winterberry Circle Salisbury

Jaclyn DeStefano
Lyv Realty
DeStefano Development Group LLC
DeStefano Landscaping LLC
978-223-8095
www.JaclynDestefano.com
www.DeStefanolandscape.com
Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Wednesday, August 3, 2022, 1:45 PM, Masiello, Anna W. <Anna.Masiello@nationalgrid.com> wrote:

Hi Jaclyn

Yes we will energize your lights prior to the town taking over.

Anna

From: Jaclyn DeStefano <jmdestefano@ymail.com>
Sent: Wednesday, August 3, 2022 12:42 PM
To: Masiello, Anna W. <Anna.Masiello@nationalgrid.com>; Jmdestefano@ymail.com
Cc: Shimkus, Gerard <Gerard.Shimkus@nationalgrid.com>
Subject: [EXTERNAL] Re: lights for Winterberry Circle Salisbury

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you suspect this email is malicious, please use the 'Report Phishing' button.

Hi Anna,

Just to confirm, you will energize the streetlights for me prior to the town taking the road. I will be billed based on pricing you explained over the phone.

The planning board director is Lisa Pearson

Lpearson@salisburyma.gov

Jaclyn DeStefano

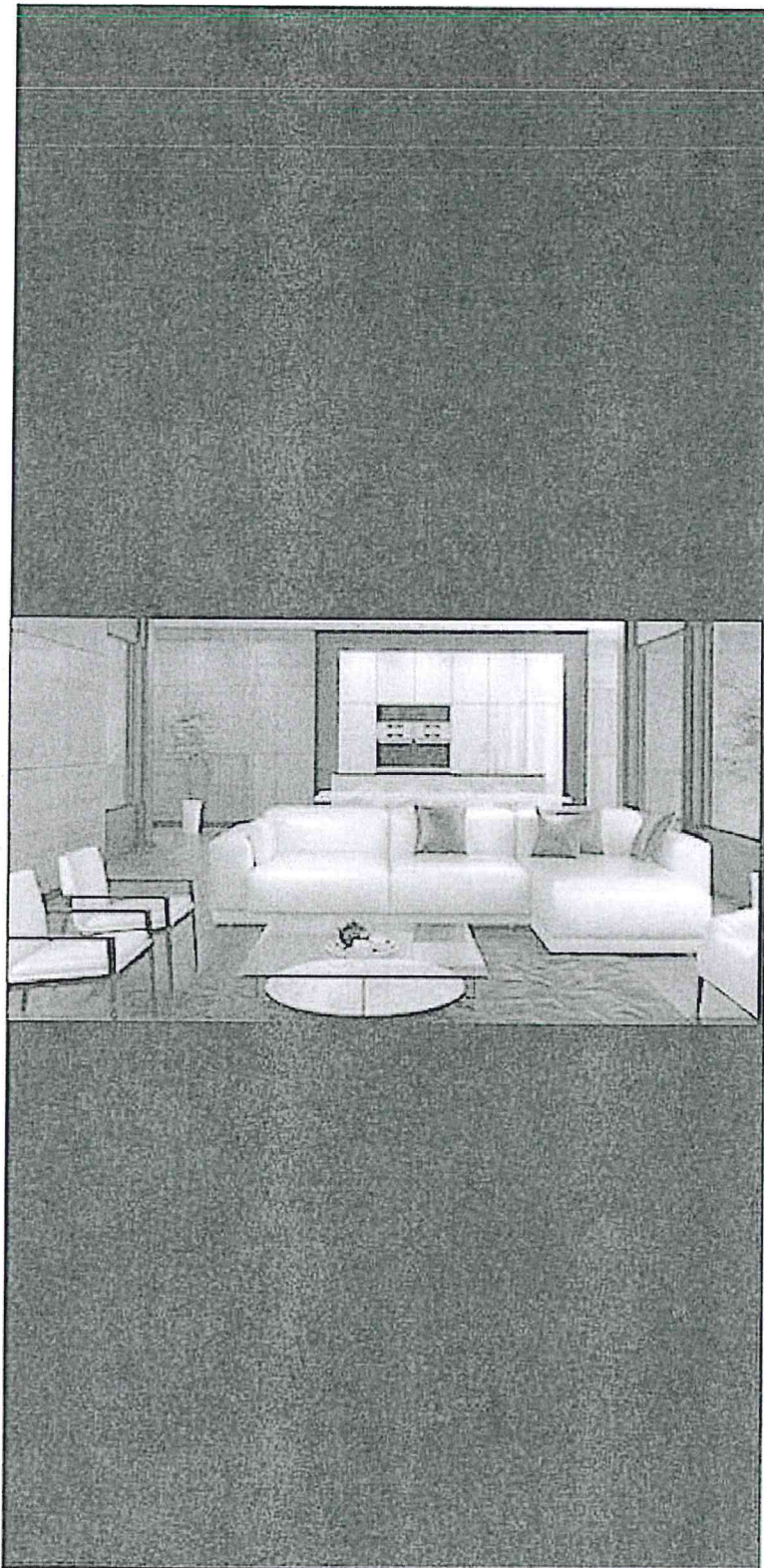
Lyv Realty

DeStefano Development Group LLC

DeStefano Landscaping LLC

978-223-8095

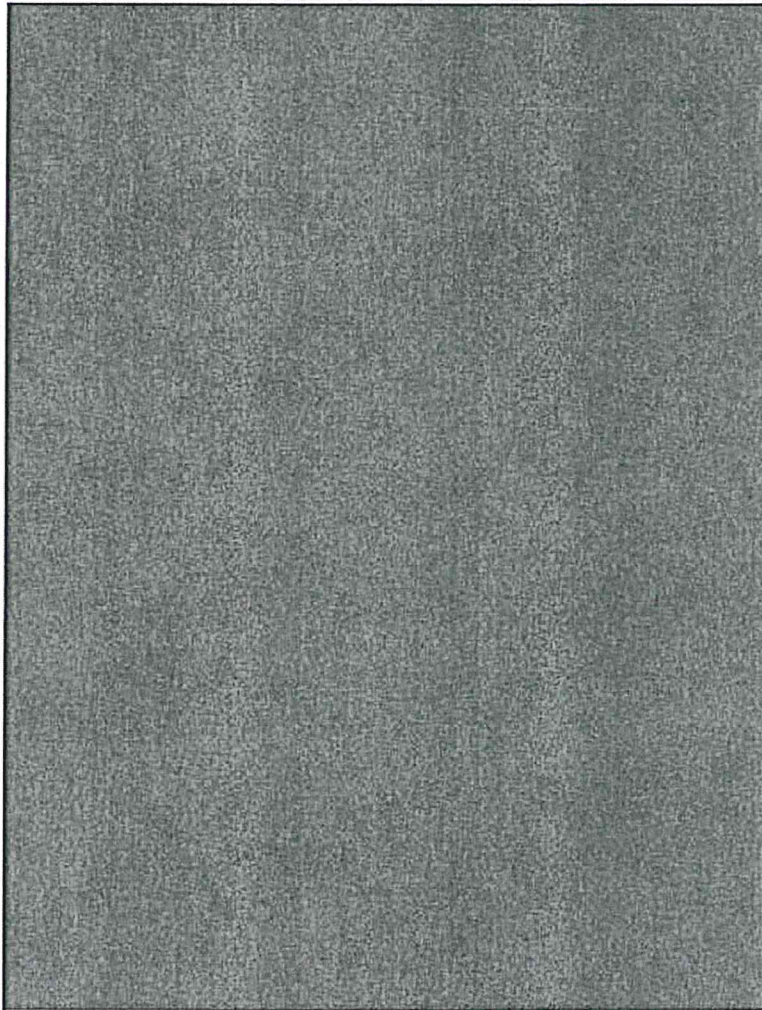
[MA and New Hampshire Real Estate - Homes for Sale in North Shore MA](#)

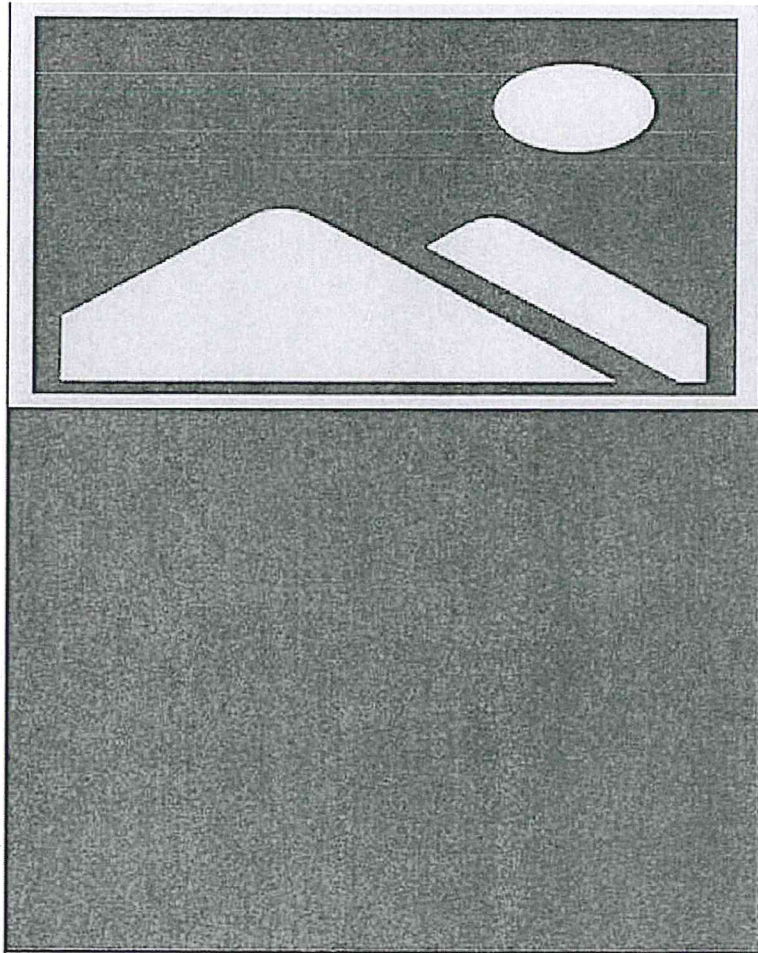


MA and New Hampshire Real Estate -
Homes for Sale in North Shore MA

Search homes for sale in MA and NH. Listings include large photos, virtual tours, Google maps & Street View, local school info and more.

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Home | DeStefano Landscaping & Snow Company

DeStefano Landscape & Snow is the most prominent and innovative landscape, hardscape, tree, irrigation and snow service provider in Northeastern Massachusetts.

Sent from Yahoo Mail for iPhone

On Wednesday, August 3, 2022, 10:32 AM, Masiello, Anna W. <Anna.Masiello@nationalgrid.com> wrote:

Hi Jaclyn

It was very good to speak with you. This is my contact information below. National Grid will allow your development company to install 7 LED UG street lights on Winterberry Circle. As soon as you are ready to have the lights energized let me know and I will have UG do a pre-inspection of the work including installing conduit, cable and Handholes.

If you have any other questions please feel free to reach out to me directly.

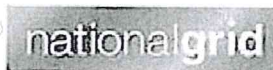
Thank you

Anna

Anna W. Masiello

Lead Account Manager

Outdoor lighting and attachments NE



978-725-1317

Anna.Masiello@nationalgrid.com

Street.lightsne@nationalgrid.com

Please consider the environment before printing this email.

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ABUTTERS LIST REQUEST**TO BE SUBMITTED DIRECTLY TO ASSESSORS OFFICE**

Abutters Lists will be processed within 10 days of Receipt by Assessors Office

PROPERTY ADDRESS: 9 Gerrish Road

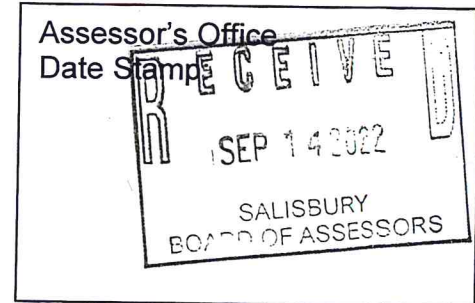
NAME OF APPLICANT: DeStefano Development Group, LLC

NAME OF PROPERTY OWNER: Same

CONTACT PHONE: 9784637700

MAP: 22 LOT: 19

FEE: \$25 One Board
\$15 each additional Board
\$15 Recertification per Board

**BOARD/APPLICATION TYPE:****AMOUNT DUE:**

ZONING BOARD:	300 FEET	VARIANCE	_____
	300 FEET	SPECIAL PERMIT	_____
	300 FEET	40B PROJECT	_____
PLANNING BOARD:	DIRECT	SITE PLAN REVIEW (MINOR)	_____
	300 FEET	SITE PLAN REVIEW (MAJOR)	_____
	DIRECT	DEFINITIVE SUBDIVISION	_____
	300 FEET	SPECIAL PERMIT	_____
			\$25.00 _____

CONSERVATION COMMISSION:

*Please see conservation requirements adopted by Wetlands Protection Act 12-2014 on reverse.

**Please supply description of work and a scaled plan

BOARD OF

SELECTMEN: 100 FEET OR ABUTTER TO ABUTTER _____

LIQUOR

COMMISSION: DIRECT _____

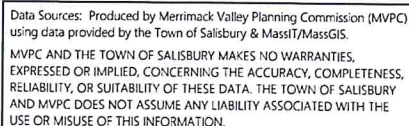
OTHER:

TOTAL PAID: \$25.00 CHECK # 4113

ABUTTERS LIST AND LABELS RECEIVED BY: Raymond W. DeStefano DATE: 9/15/2022

THIS LIST WILL REQUIRE RECERTIFICATION AFTER 60 DAYS.

09/15/2022



- Projection: NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001

20-48
WOLCIK III ROBERT
4 GERRISH RD
SALISBURY, MA 01952

20-49
RUSSELL BONNIE L
RUSSELL RACHEL R
6 GERRISH RD
SALISBURY, MA 01952

20-50
PELKEY JAMES P
PELKEY MARIA
8 GERRISH RD
SALISBURY, MA 01952

20-51
KELLEY JONATHAN R
10 GERRISH RD
SALISBURY, MA 01952

20-52
MARINI LOUIS T
MARINI MARJORIE J
2 TROUT WY
SALISBURY, MA 01952

20-53
CEPIEL DARCI M
14 GERRISH RD
SALISBURY, MA 01952

22-13
SALISBURY TOWN OF
SALISBURY ELEMENTARY SCHOOL
5 BEACH ROAD
SALISBURY, MA 01952

22-131
ROBINSON LISA
38 BAKER RD
SALISBURY, MA 01952

22-141
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-142
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-143
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-144
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-145
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-146
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-147
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-148
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-149
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-15
82 LAFAYETTE RD DEVELOPMENT LL
12 56TH ST
NEWBURYPORT, MA 01950

22-16
DAVIS JR EVERETT R
DAVIS BRENDA A
74 LAFAYETTE RD
SALISBURY, MA 01952

22-17
DAVIS BRENDA A
BAD NOMINEE TRUST
74 LAFAYETTE RD
SALISBURY, MA 01952

22-18
DIMARTINO NICHOLAS
1 GERRISH ROAD
SALISBURY, MA 01952

22-19
DESTEFANO DEV GROUP LLC
804 HAVERHILL ST
ROWLEY, MA 01969

22-20
SALISBURY TOWN OF
PARKS & RECREATION COMMISSION
5 BEACH RD
SALISBURY, MA 01952

22-24
NGUYEN HA THU THI
15 GERRISH RD
SALISBURY, MA 01952

22-32
GEARY CHARLES F
GEARY BARBARA J
5 SEABROOK RD
SALISBURY, MA 01952

22-33
GEARY CHARLES F
GEARY BARBARA J
5 SEABROOK RD
SALISBURY, MA 01952

22-64
BOURBEAU WAYNE F
88 LAFAYETTE ROAD REALTY TRUST
88 LAFAYETTE RD
SALISBURY, MA 01952

22-67
GAFFEY JOSEPH F
GAFFEY RAMONITA A
3 GERRISH RD
SALISBURY, MA 01952

22-68
SILVA JR JOHN
SILVA DEBORAH A
5 GERRISH RD
SALISBURY, MA 01952





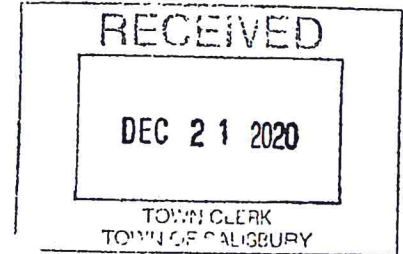
Lisa Pearson
Director of Planning and Development
lpearson@salisburyma.gov

Sue Johnson
Planning Board Secretary
planningdept@salisburyma.gov

Phone: 978-463-2266
Fax: 978-462-3915

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

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



SPECIAL PERMIT/SUBDIVISION APPROVAL

December 7, 2020

Town Clerk
Town of Salisbury
Salisbury, MA 01952

RE: Special Permit Flexible Residential Development Definitive Subdivision

Applicant: **Destefano Development Group, LLC c/o Lisa Mead, Mead, Talerman & Costa, LLC**
Address of Applicant: **30 Green Street, Newburyport**
Owner: **DeStefano Development Group, LLC**
Address: **804 Haverhill Street, Rowley, MA**
Address of Project: **9 Gerrish Road, Salisbury, MA 01952**
Map/Lot: **Map 22, Lot 19**

To the Town Clerk:

This is to certify, at a duly noticed public hearing of the Salisbury Planning Board as regards a special permit review, opening on July 22, 2020 and closed on 10/14/2020, by a motion duly made and seconded, it was voted:

We, the Salisbury Planning Board, having been requested by the Applicant, **DeStefano Development Group, LLC c/o Lisa Mead, Mead, Talerman & Costa, LLC**, to approve a Special Permit and Definitive Subdivision under the provisions of General Laws Chapter 300 and the Special Permit Flexible Residential Development Subdivision Bylaw and Article X of the Zoning By-Laws of the Town of Salisbury, to consider a special permit upon the contemplated Flexible Residential Development Subdivision property addressed at 9 Gerrish Road (Assessors Map 22, Lot 19). This is to certify that the Planning Board has approved the Special Permit and Definitive Subdivision and have elapsed from date of decision filed without filing of an appeal.

Town of Salisbury, Massachusetts: 9 Gerrish Road, Special Permit/Subdivision Decision
Town Clerk: *[Signature]*
Date: *January 11, 2021*

Map 22, Lot 9) as shown on plans ("The Plans") entitled **"Site Plan in Salisbury, MA showing Proposed Subdivision at 9 Gerrish Road"** providing access, utilities, and municipal services for **nine (9)** residential lots. Having held a duly advertised and notified public hearing, do hereby vote to approve the stated residential subdivision as consistent with Salisbury's Subdivision Rules and Mass. Gen. Laws Chapter 41, Sections 81K-81GG, as shown on the plan set entitled **"Flexible Residential Development at 9 Gerrish Road"** originally dated **June 18, 2020** with a final revision date of **October 7, 2020** as prepared and stamped by Millennium Engineering, Inc. ("Subdivision Plan"). The term shall include the Applicant's successors and assigns.

I. SPECIAL PERMIT APPROVAL

The Planning Board determined that the plan meets the enumerated criteria:

- A. Whether the FRD achieves greater flexibility & creativity in the design of residential developments than a conventional plan
- B. Whether the FRD promotes permanent preservation of open space, scenic vistas, agricultural land, forestry land, wildlife and rare species habitat, other natural resources and features, including aquifers, water bodies, areas of critical environmental concern, and wetlands, and historical and archeological resources in a manner that is consistent with the Town of Salisbury Community Development Plan
- C. Whether the FRD promotes a more efficient & compact form of development that consumes less open land & natural materials and conforms to existing topography and natural features better than a conventional subdivision
- D. Whether the FRD reduces the total amount of disturbance on the site as compared with a conventional subdivision
- E. Whether the FRD furthers the goals & policies of the Town of Salisbury Community Development Plan
- F. Whether the FRD facilitates the construction & maintenance of housing, streets, utilities & public services in a more economical manner
- G. Whether the FRD special permit plan & other supporting documentation comply with all provisions of this bylaw
- H. Whether the proposed construction of housing, landscape & streetscape is in harmony with architectural heritage
- I. Whether the FRD promotes affordable housing & a more diversified housing stock

John "Marty" Doggett motioned to approve the FRD subject to the standard conditions as well as the specific depiction on the plans that call out rail trail connection, the sidewalk (either self-constructed or funded), landscaping and lighting per the plans submitted, payment into the

inclusionary housing fund, received correspondence from DPW and input from the Fire Department and if the Conservation Commission requires alterations to the approved site plan the applicant will need to return to the Planning Board and request a modification to the site plan. Deb Rider seconded.

Vote:

Deb Rider -Yes

John "Marty" Doggett -Yes

Lou Masiello -Yes

Gil Medeiros -Yes

Don Egan -Yes

Motion passed, 5-0.

DEFINITIVE SUBDIVISION

Prior to endorsement:

1. The Applicant shall provide that the construction of ways and the installation of municipal services and any other related site improvements, all shown or referenced in the Subdivision Plan, be secured by one of the four methods specified in Mass. Gen. Laws c. 41 §81U, as selected by the Applicant.
2. Easements and Revisions
 - (a) All documentation for the conveyance of easements shown on the plan, or required by this Decision, shall be submitted to the Planning Director and DPW Director for approval as to form. Documents shall be submitted no less than twenty-one (21) days prior to any Planning Board meeting at which such revisions shall be discussed.
 - (b) If any revisions to the plan are required by this Decision, the applicant shall submit the revised plan to the Board no less than twenty-one (21) days prior to any Planning Board meeting at which such revisions shall be discussed, and in any event, twenty-one (21) days prior to the date scheduled for endorsement, in order to allow the review of the plan for compliance with this decision.
 - (c) An easement is to be provided to the Town of Salisbury for the access for the Rail Trail on or before the issuance of the last certificate of occupancy.
3. Sidewalks are to be shown on the plan on Gerrish Road frontage as well as Winterberry Circle and are to be in compliance with ADA standards in accordance with Salisbury Subdivision Control Laws §465-42.D.
4. The name of the road, "Winterberry Circle", is to be written on the roadway on the final plans.
5. The applicant shall provide a wash off Mylar of the complete approved Subdivision Plan for endorsement by the Planning Board. The applicant shall record the full set of the approved subdivision plan at the Registry of

Deeds, along with all pages of this decision. The applicant shall also provide 5 full sets of the approved subdivision plan for the Planning Board to endorse. The 5 sets will be distributed to the DPW Director, Building Inspector, Assessor, Town's Engineering consultant and the Planning Board Files.

6. Lot F shall be conveyed as a gift to the Town of Salisbury as parkland on or before the issuance of the last certificate of occupancy.

GENERAL CONDITIONS

1. This approval is limited to 9 residential lots with a total of 9 residential units.
2. Digital as-built plans shall be provided to the Planning Director and DPW Director in a format subject to the Town DPW Director's approval.
3. No lots intended for eventual acceptance by the Town shall contain drainage structures requiring Town maintenance.
4. The Inspector for the Planning Board is to inspect at "critical points" of installation, those "critical points" include but are not limited to the sewer and water and drainage installation, including the utility pole locations. The road grading, site cleaning, paving/curbing alignment and layout and installation are also considered a critical point. The pre-construction conditions, which are listed, must be adhered to.
5. Winterberry Circle is to remain private until officially accepted at Town Meeting. Prior to acceptance at Town Meeting, applicant should use proper signage to delineate the public and private ways.
6. Applicant has two (2) years from the date of Planning Board endorsement to complete the roadway and must ask for an extension of time from the Planning Board prior to the 2 years being over.

II. MATERIALS

Hereinbelow but not limited to are the materials submitted to the Planning Board during the public hearing:

Applications:

1. Form C – Application for approval of a definitive plan dated 6/18/20
2. Special Permit application for a Flexible Residential Development dated 6/18/20

Waiver List received on 6/18/20 and amended on the following dates:

1. 8/4/20
2. 9/1/20

Site Plans from Millennium Engineering Inc., dated 6/18/20 which were revised on the following dates:

1. 8/4/20
2. 9/1/20
3. 9/23/20
4. 10/7/20

Stormwater Management Report dated 6/18/20 which was revised on the following dates:

1. 8/4/20
2. 9/1/20
3. 9/16/20

Peer Review Comments:

1. 7/14/20 – Comments from Town Engineer
2. 8/25/20 - Comments from Town Engineer
3. 9/1/20 – Applicants response to Town Engineers 8/25/20 comments
4. 9/8/20 - Comments from Town Engineer
5. 9/11/20 – Comments from DPW Director
6. 9/23/20 – Applicants response to DPW Directors 9/11/20 comments

Agenda Dates:

1. 7/22/20
2. 8/12/20
3. 8/26/20
4. 9/9/20
5. 9/23/20
6. 10/14/20

Request for continuances were received on the following dates:

1. 8/10/20 request to continue from 8/12/20 to 8/26/20
2. 8/26/20 request to continue from 8/26/20 to 9/9/20

Other Materials:

1. Abutters list stamped by the Assessor's Office on 6/2/20
2. Quitclaim Deed dated 6/19/20
3. New Street Name Sign Off Sheet (Winterberry Circle) dated 6/29/20

III WAIVERS

The applicant has requested the following waivers from the Town of Salisbury Subdivision Control Regulations (effective June 1, 1975): 12/19/06. In consideration of granting the waiver for the length of road, sewer to service the subdivision shall be designed, properly constructed, inspected and approved by the DPW Director.

1. **Request:** § 300-51.B AT LEAST 50% OF EACH REQUIRED SETBACK FOR THE APPLICABLE ZONING DISTRICT SHALL BE MAINTAINED, LESS THAN 50% REQUESTED FOR LOTS 1, 3, 7, 8, and 9.

Justification: The compact nature of the proposed area for development and the preservation of wetlands and open space on the proposed open space parcel requires the residences to be laid out in a manner that requires smaller setbacks on 6 of the 10 lots. The reduced setbacks are on lots 1, 3, 7, 8, and 9.

2. **Request:** § 300-51.C MINIMUM LOT SIZE SHALL BE 10,000 SQUARE FEET, 8,378 SQUARE FEET IS PROPOSED FOR LOT 7

Justification: This is necessary to limit the sprawl of the development and lay out the lots in an efficient manner which best utilizes the area for development. A waiver of the minimum lot size is requested for only one lot which will be 8,378 square feet and will further the purposes of the FRD Bylaw by consuming the least amount of space possible and minimizing disturbance on the site.

3. **Request:** § 300-52.B RATIO OF UPLANDS TO WETLANDS WITHIN PROPOSED OPEN SPACE SHALL BE EQUAL TO OR GREATER THAN THE RATIO OF UPLANDS TO WETLANDS ON THE ENTIRE TRACT, PROPOSED OPEN SPACE UPLAND IS ABOUT 68% AND ON ENTIRE TRACT IS 76%

Justification: Given the nature of the existing conditions at the site, the area of land that best accommodates the compact FRD development results in an open space parcel that has a smaller ratio of uplands to wetlands than the entire tract. Despite this, 9.30 acres of land will be proposed as open space and nearly 70% will consist of uplands.

4. **Request:** FRD REGULATIONS, SECTION E.3 SITE SPECIFIC DESIGN STANDARDS-BUFFER AREAS, THERE IS PROPOSED WORK WITHIN 100'

OF NATURAL AND/OR RECREATIONAL RESOURCE AREAS.

Justification: As mentioned above, the nature of the existing conditions at the site that best accommodates FRD development does not quite prevent development beyond 100' of Natural and/or recreation resource areas. Here, the majority of the development areas are upland and any disturbance will be minimal.

5. **Request:** SECTION 7A.3 OF THE SUBDIVISION REGULATIONS REQUIRE A 50' STREET RIGHT OF WAY WHERE A 40' RIGHT OF WAY IS BEING PROVIDED.

Justification: A 50' ROW isn't necessary in this situation. The pavement, sidewalk, and utilities all fit within the 40' ROW.

6. **Request:** SECTION 7A.10 OF THE SUBDIVISION REGULATIONS REQUIRE MINIMUM CENTERLINE RADII OF 150 FEET. THE APPLICANT IS PROVIDING CURVES WITH RADII OF 90 FEET AND 100 FEET.

Justification: The smaller centerline radii promote reduced vehicle speeds and thus, a safer neighborhood.

All waivers as approved are shown on the Subdivision Plan.

IV. FINDINGS

1. The site plan contains a design that has provided the foundation for Planning Board to determine that the requirements, standards and guidelines of the Salisbury Planning Board Rules and Regulations and the general requirements and design and performance standards of Article X of the Zoning By-Laws of the Town of Salisbury have been completed in a satisfactory manner.
2. Currently, 9 Gerrish Road, the proposed site, is an 87,120 SF lot that is located on the north side of Gerrish Road in the R1 and R2 Zoning Districts and Wireless Communication B District.
3. 9 Gerrish Road natural features comprise vegetated uplands and wetlands on-site. In addition, there is located within the property a 2-story wood dwelling which is currently unoccupied and will be razed.
4. The application proposes to construct 9 single-family dwellings. The site work proposed on 9 Gerrish Road includes infrastructure including roadway, sidewalks, utilities and landscaping.
5. The application demonstrates that it will not impair the integrity of the land nor the land and natural resources of the abutting properties.
6. The Planning Board has been advised through town staff that the utilities and public works are adequate to serve the project.

7. Pursuant to §300-156.6(b) of the Zoning By-Laws of the Town of Salisbury, all Town Departments and Boards have submitted their written comments and recommendations regarding this special permit application and site plan to the Planning Board for their consideration.
8. The Planning Board has determined that the application satisfies all the special permit conditions enumerated in §300-44 through 300-56 of the Zoning By-Laws of the Town of Salisbury. Specifically, the Planning Board found:
 - a. The requested use was listed in the "R1 and R2 Zoning Districts" of the Zoning By-Laws of the Town of Salisbury as requiring a special permit from the Planning Board.
 - b. The requested use was determined to be desirable to the public convenience and welfare.
 - c. The requested use demonstrated that it will not create undue traffic congestion or unduly impair pedestrian safety.
 - d. The requested use demonstrated that it will not overload any public water, drainage, or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
 - e. The special regulations found in the "Flexible Residential Development" of the Zoning By-Laws of the Town of Salisbury were fulfilled.
 - f. The requested use demonstrated that it will not impair the integrity or character of the district or adjoining districts, nor is the requested use detrimental to the health or welfare of the neighborhood.
 - g. The requested use demonstrated that it will not, by its addition to the neighborhood, cause an excess of that particular use that is detrimental to the character of the neighborhood.

V. PRIOR TO SITE WORK

1. The Applicant shall attend a pre-construction meeting with, at a minimum, the DPW Director, the Town's Consulting Engineer, the Planning Director and Conservation Commission Agent, or appropriate designees. The scheduling of the meeting shall be coordinated by the Applicant.
2. The design and construction of the subdivision, including materials utilized, shall be performed in compliance with the Town of Salisbury's Rules and Regulations, unless explicitly waived herein. All utilities shall be installed underground.
3. The existing public right of ways of Gerrish Road and Trout Way shall be kept clear and passable at all times. No construction

equipment, refuse containers, trailers or construction materials of any kind shall be placed or stored upon the street.

4. Construction activities shall be conducted in a workmanlike manner at all times. Blowing dust or debris shall be controlled by the applicant through stabilization, wetting down, and proper storage and disposal methods. Construction dumpsters shall not be stored in view of off-site residential abutters for more than 60 days. Site to have temporary fencing and should be locked each night.
5. The following Hours of Construction shall be adhered to:
 - a. Construction activity, deliveries and unnecessary noise by workers shall not take place off or on the site or in any building contained therein except during the following hours:

Mondays through Fridays inclusive:
7:00 AM to 6:00 PM, Saturdays: 9:00
AM to 5:00 PM,
Sundays and Legal Holidays: none.
 - b. No heavy equipment shall be operated on, or brought to, the site except during the following hours:

Mondays through Fridays inclusive:
8:00 AM to 5:00 PM, Saturdays: 9:00
AM to 12:00 PM (noon),
Sundays and Legal Holidays: none.

A sign posting these hours shall be placed at the entrance of the site for the duration of the construction process.
 - c. All existing stone walls within the subdivision shall be preserved or rebuilt where practical, subject to Planning Director and Town's Engineering Consultant approval.
6. Limit of Work line shall be demarcated by the installation of silt fence prior to the commencement of construction.

VI.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

1. The above-noted signed copy of the Plan shall be received by the Building Inspector.
2. The Building Inspector shall receive evidence that a proper bond is in place or in the case of a covenant the applicant shall receive evidence from covenant and the posting of security for the completion of ways, the installation of utilities, and other site improvements.
3. All utilities shall be available for the lot which is the subject of the application for a building permit. The utilities, including but not limited to the water, sewer, streetlights must be installed and turned on, the utilities shall be installed in compliance with the Town of Salisbury Subdivision Rules and Regulations.
4. Evidence of Recording of all easements, deed restrictions, and the definitive plan shall be filed with the Planning Board and the Building Inspector. Notwithstanding the foregoing, the easement for the rail trail and the deed for the open space shall not be required to be recorded until prior to the issuance of the last certificate of occupancy is requested to be issued.
5. Evidence shall be submitted to the Building Inspector that all necessary permits and approvals have been obtained, including as appropriate but not necessarily limited to: Street Opening Permit. It is the burden of the applicant to ensure all other local/state/federal permit requirements have been met.
6. The applicant shall provide an Operations and Maintenance Manual for the drainage system, subject to review and approval by the DPW Director.
7. The Applicant or its successors shall meet with the Planning Director or designee and Building Inspector to review compliance with this Decision at least 15 days before issuance of the building permit.
8. The Rail Trail easement must be conveyed and accepted by the Town prior to the issuance of the last certificate of occupancy. The Applicant should contact the Planning Director for proper procedures.
9. Roadway must be properly installed and inspected through the Base Coat phase.

VII.
PRIOR TO THE ISSUANCE OF
ANY CERTIFICATE OF OCCUPANCY

1. The Applicant shall schedule a meeting with the Building Inspector and Town Planner at least 30 days before the request for a Certificate of Occupancy to review compliance with this Decision.

VIII.
PRIOR TO THE ISSUANCE OF FINAL OCCUPANCY PERMIT

1. Installation of all street signage
2. As-built plans
3. Installation and approval of all utilities, sidewalks and final coat of pavement
4. Conveyance of open space deed and trail easement.

IX.
PRIOR TO ACCEPTANCE OF THE WAY BY THE TOWN

Applicant shall contact the Planning Director at least 6 months before the desired Town Meeting to coordinate plans and hearings. The Applicant shall submit to the Planning Director the following:

- (a) Road Layout Plan including but not limited to Roadway Coordinates and
- (b) Land Traverse.

All encumbrances, mortgages and restrictions shall be subordinated to this Decision, and the covenant described in this Decision, as a matter of record.

X.
MODIFICATION OF SPECIAL PERMIT

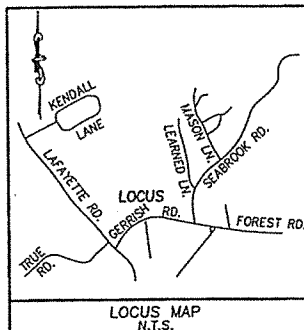
2. In the event that the Applicant intends to modify the approved special permit, the Applicant must reapply for a special permit in accordance with MGL Chapter 40A.

Don Egan,
Salisbury Planning Board

Donald C. Egan, Chair

Date: 12/14/2020

cc: Applicant,
Building Inspector,
DPW Director
File

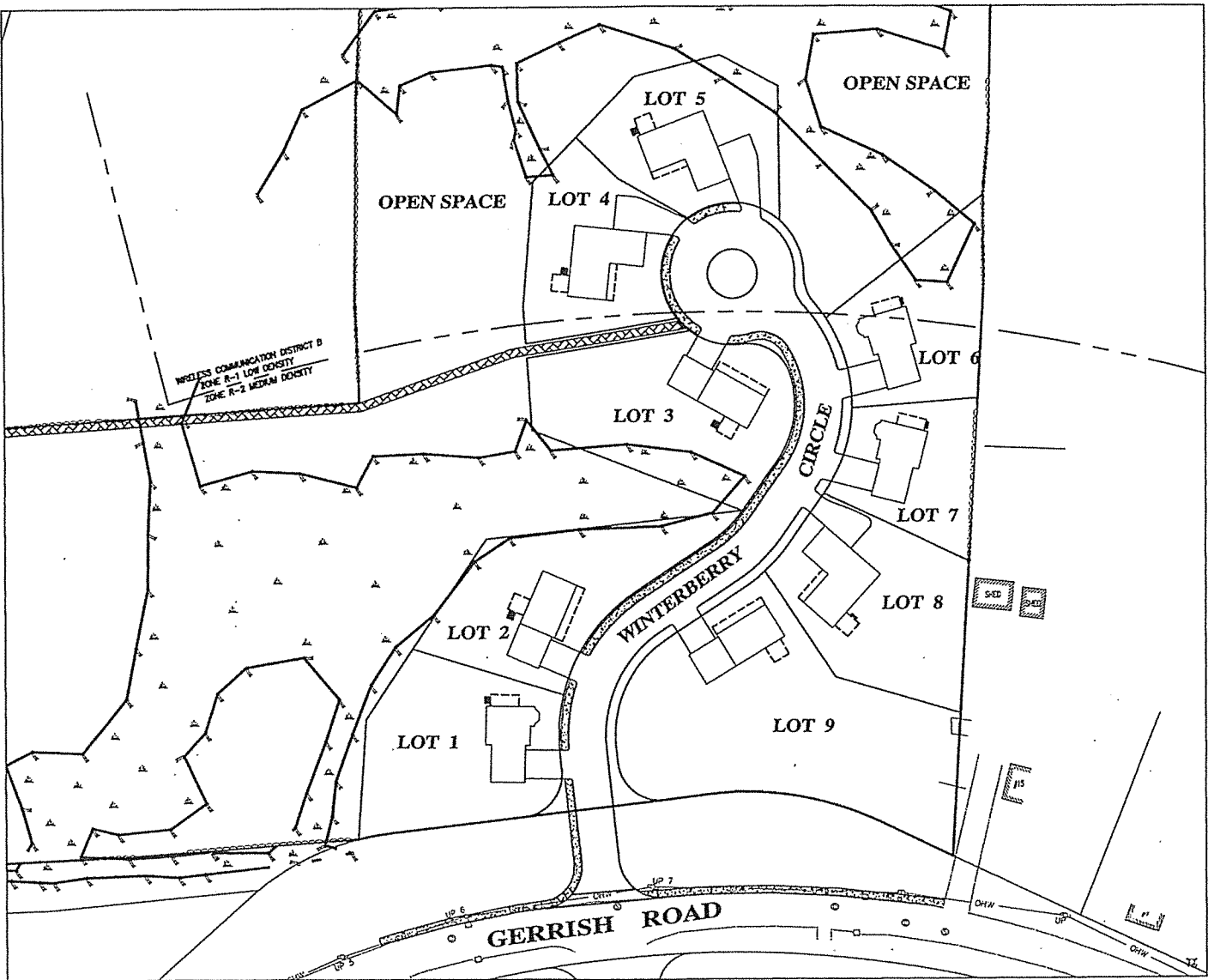


RECEIVED
SEP 19 2022
TOWN CLERK
TOWN OF SALISBURY

22
19
RECORD OWNER
DANIEL S. DESTEFANO
804 HAYERHILL STREET
ROWLEY, MA 01969
BK. 39212 PG 307
TOTAL AREA
557,428 S.F.
12.80 ACRES
UPLAND AREA
423,878 S.F.
9.73 ACRES
76.0% OF ENTIRE LOT

PLAN INDEX	
SHEET NO.	TITLE
C-1	COVER SHEET
C-2	EXISTING CONDITIONS PLAN
C-3	LEGEND/NOTES
C-4	SKETCH PLAN
C-5	GRADING PLAN
C-6	PROFILE
C-7	UTILITY DETAILS
C-8	SITE DETAILS
C-9	DRAINAGE DETAILS
C-10	EROSION CONTROL DETAILS

FLEXIBLE RESIDENTIAL
DEVELOPMENT
AT
9 GERRISH ROAD
IN
SALISBURY, MA
JANUARY 2021



SD ESSEX #408 BK:39652 Pg:41
03/16/2021 12:13 PM Pg 1/10

#408
3/16/2021
39652-41 (10 p/s.)

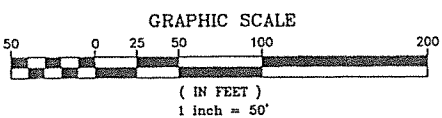
FOR REGISTRY USE
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
John M. Duggett
1-21-2021
DATE

TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-BB.
M. J. Johnson 1-20-2021
TOWN CLERK DATE

ZONING DISTRICT R-1
MINIMUM REQUIREMENTS
AREA 2 ACRES
FRONTAGE 200 FEET
FRONT SETBACK 40 FEET
SIDE SETBACK 20 FEET
REAR SETBACK 20 FEET
MAX BLDG COVER 20%

ZONING DISTRICT R-2
MINIMUM REQUIREMENTS
AREA 1 ACRE
FRONTAGE 150 FEET
FRONT SETBACK 40 FEET
SIDE SETBACK 20 FEET
REAR SETBACK 20 FEET
MAX BLDG COVER 25%

I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.



PREPARED FOR
DANIEL S. DESTEFANO
804 HAYERHILL STREET
ROWLEY, MA 01969

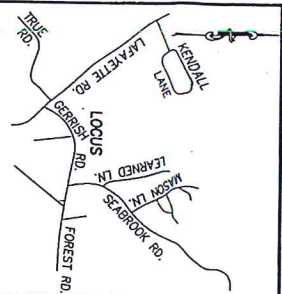
NO.	DATE	DESCRIPTION	BY
5	1/13/21	PRINT MYLAR	C.M.Y.
4	10/7/20	ADDRESS REC COMMENTS	C.M.Y.
3	9/23/20	ADDRESS TOWN COMMENTS	C.M.Y.
2	9/1/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	8/4/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.

MEI
MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528
SCALE: 1"=50'
DATE: JUN. 18, 2020
DESIG. BY: C.M.Y.
CHKD. BY: E.W.B.
PROJECT: M193653

SITE PLAN
IN
SALISBURY, MA
SHOWING
PROPOSED SUBDIVISION
AT
9 GERRISH ROAD

COVER
SHEET
SHEET: C-1

#408 3/16/2021 39652-41 (10 pgs.)



#408
3/16/2021
39652-41
(10 pgs.)

FOR REGISTRY USE

BASIS OF BEARINGS

ESSEX COUNTY LAYOUT PLAN #3054

PLAN REFERENCES

ESSEX COUNTY LAYOUT PLAN #3054
PLAN OF LAND TOWN OF SAUSBRURY
OFF LAFAYETTE STREET
BY: CAROLINE ENGINEERING
DATE: 10-14-14 SCALE: 1"=100'
(NOT RECORDED)

"RIGHT OF WAY AND TRACK MAP BOSTON AND
ALBANY R.R. MAP NO. 100
STATION 2096+64 TO STATION 2149+44
V.I. W. 38

"LAND IN SAUSBRURY MASS - ABIGAIL A. EATON,
ET AL TO BOSTON & MAINE R.R. - SCALE:
1"=100' - MARCH 1907
ON FILE AT THE PLAN ROOM AT ESSEX SOUTH
DISTRICT REGISTRY OF DEEDS.

NOTES:

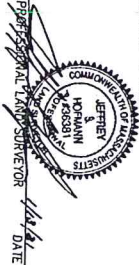
THIS PLAN DOES NOT SHOW ANY UNRECORDED OR
UNWRITTEN EASEMENTS WHICH MAY AFFECT
REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE
TO OBSERVE ANY APARENT, VISIBLE USES OF THE
LAND. HOWEVER, THIS DOES NOT CONSTITUTE A
GUARANTEE THAT NO SUCH EASEMENTS EXIST.

THE CERTIFICATIONS SHOWN HEREON ARE NOT
INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP
OF PROPERTY SHOWN. OWNERS OF ADJOINING
PROPERTIES ARE ACCORDING TO CURRENT TOWN OF
SAUSBRURY ASSESSORS RECORDS.

ZONING DISTRICT R-1
MINIMUM REQUIREMENTS
AREA: 2 ACRES
FRONT SETBACK: 20 FEET
SIDE SETBACK: 20 FEET
REAR SETBACK: 20 FEET
MAX BLDG COVER: 20%

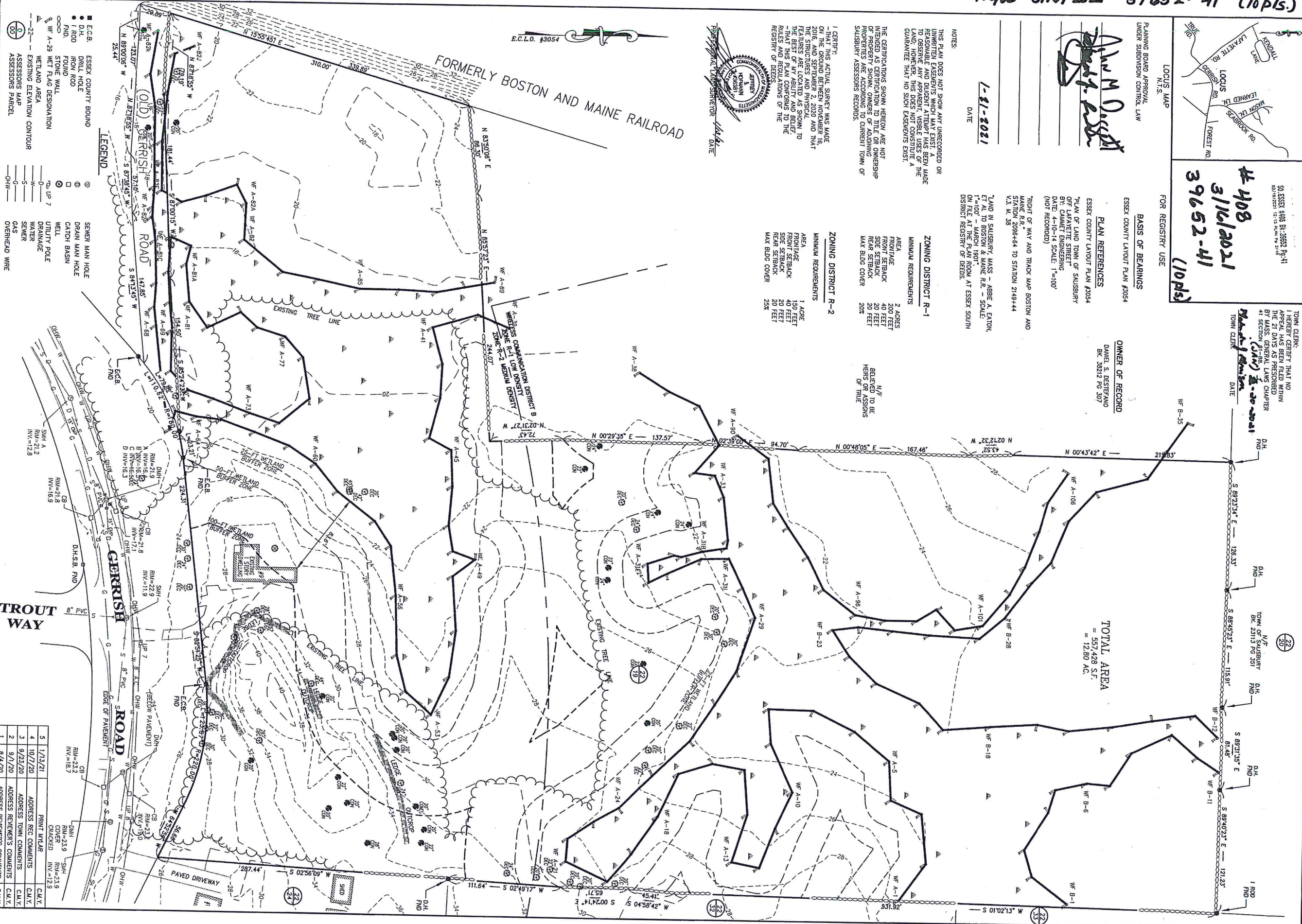
N/F
BELIEVED TO BE
HERS OR ASSONS
OF TRUE

ZONING DISTRICT R-2
MINIMUM REQUIREMENTS
AREA: 1 ACRE
FRONTAGE: 150 FEET
FRONT SETBACK: 40 FEET
SIDE SETBACK: 20 FEET
REAR SETBACK: 20 FEET
MAX BLDG COVER: 25%



E.C.C.O. #3054

FORMERLY BOSTON AND MAINE RAILROAD



LEGEND

- ESSEX COUNTY BOUND
- D.H. DRILL HOLE
- FIND. FOUND
- STONE WALL
- WETLAND AREA
- WETLAND DESIGNATION
- WETLAND ELEVATION CONTOUR
- ASSESSORS MAP
- ASSESSORS PARCEL
- OVERHEAD WIRE
- SEWER MAIN HOLE
- DRAIN MAIN HOLE
- CATCH BASIN
- WELL
- UTILITY POLE
- DRAINAGE
- WATER
- SEWER
- GAS
- OVERHEAD WIRE

GRAPHIC SCALE
(IN FEET)
1 inch = 40'

PREPARED FOR
DANIEL S. DESTEFANO
804 HAYRILL STREET
ROWLEY, MA 01969

PLAN OF LAND
IN
SAUSBRURY, MA
SHOWING
PROPOSED SUBDIVISION
AT
9 GERRISH ROAD

SCALE: 1"=40'
DATE: JUN. 18, 2020

CALC. BY: P.D.B.
CHKD. BY: J.S.H.

PROJECT: M193653

SHEET: C-2

EXISTING
CONDITIONS

DATE: JUN. 18, 2020

CALC. BY: P.D.B.

CHKD. BY: J.S.H.

PROJECT: M193653

SHEET: C-2

DATE: JUN. 18, 2020

CALC. BY: P.D.B.

CHKD. BY: J.S.H.

PROJECT: M193653

SHEET: C-2

EXISTING
CONDITIONS

DATE: JUN. 18, 2020

CALC. BY: P.D.B.

CHKD. BY: J.S.H.

PROJECT: M193653

SHEET: C-2

SO.ESSEX #408 Bk:39652 Pg:41
03/15/2021 12:13 PLAN Pg 3/12

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

Melinda J. Morrison 1-30-2021
TOWN CLERK DATE

1-31-8031
DATE

SIDEWALK NOTES

SIDEWALKS SHALL BE FIVE FEET IN WIDTH FOR THEIR ENTIRE LENGTH, WITH A 1% CROSS SLOPE (1.5% MAX).

SIDEWALKS SHALL BE CONSTRUCTED WITH A 1.5" TYPE I-1 BITUMINOUS CONCRETE FINISH COURSE, A 1.5" TYPE I-1 BITUMINOUS CONCRETE BINDER COURSE OVER AN 8" GRAVEL BASE (MDOT M1.03.0 TYPE B).

WHERE SIDEWALKS TRAVERSE A DRIVEWAY, THE GRAVEL BASE SHALL BE 12" THICK.

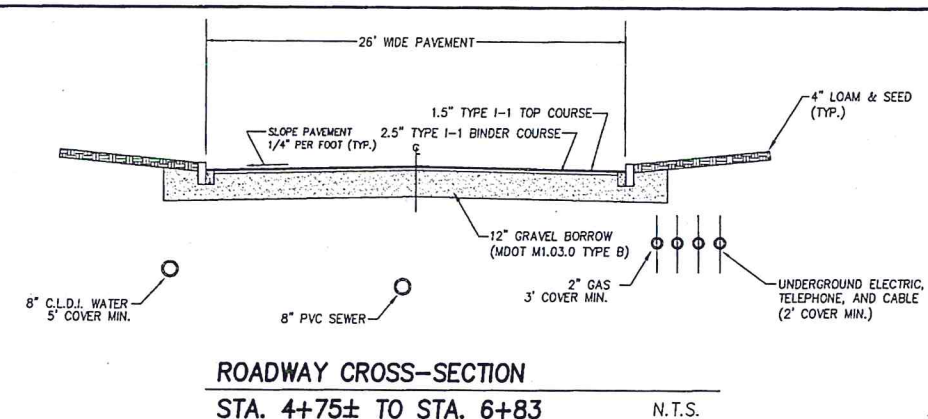
MATERIAL NOTES

ALL MATERIALS OF THE ELEMENTS IN THE SITE PLAN MUST CONFORM TO THE FOLLOWING STANDARDS:

1. COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (LATEST EDITION)
2. 521 CMB RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD
(AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA)
3. SPECIFICATIONS BY THE TOWN OF SALSBUURY AS SET FORTH BY SECTION 7
IN THE PLANNING BOARD RULES AND REGULATIONS GOVERNING THE
SUBDIVISION OF LAND, DATED NOVEMBER 1, 2011
4. UTILITIES INSTALLED PER PENNICHUCK WATER SERVICE CORPORATION
SPECIFICATIONS

ROADWAY NOTES

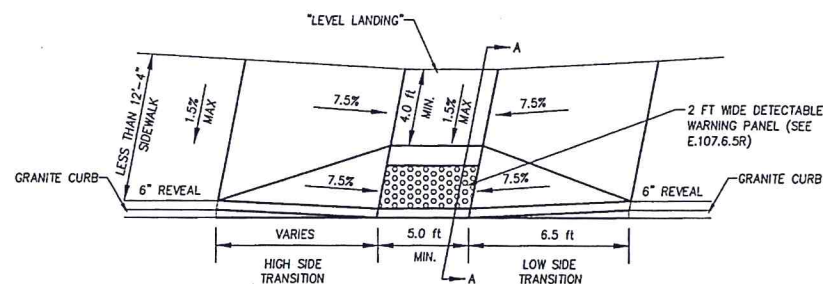
- 1.) ALL STUMPS, ROCKS AND LEDGE WITHIN THE LIMITS OF THE PROPOSED PAVED WAY SHALL BE REMOVED. ALL LEDGE SHALL BE REMOVED TO A MINIMUM DEPTH OF 2' BELOW FINISHED PAVEMENT GRADE.
- 2.) ROADWAY SHALL NOT BE CONSTRUCTED DURING FREEZING WEATHER OR ON WET OR FROZEN SUBGRADE.
- 3.) GRADING AND ROLLING SHALL BE REQUIRED TO PROVIDE A SMOOTH, EVEN, AND UNIFORM COMPACTED BASE WHICH IS COMPACTED TO A MINIMUM DRY DENSITY OF 95 PERCENT.
- 4.) THE MINIMUM SLOPE FROM THE CROWN OF FINISHED BASE COURSE SHALL BE 1/4"PER FOOT UNLESS OTHERWISE SHOWN.
- 5.) ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SATISFACTORY MATERIAL AND BROUGHT UP TO GRADE WITH GRAVEL BORROW CONTAINING NO STONES GREATER THAN 6" DIAMETER.
- 6.) AT ALL TIMES DURING CONSTRUCTION, THE SUB-GRADE AND ALL DITCHES SHALL BE CONSTRUCTED AND MAINTAINED SO THAT THE ROADWAY WILL EFFECTIVELY BE DRAINED.
- 7.) THE CONTRACTOR SHALL REFER TO THE SALISBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, SECTIONS I - VI.



ROADWAY CROSS-SECTION

STA. 4+75± TO STA. 6+83

N.T.S.



A.D.A. ACCESS
RAMP DETAIL

N.T.S.

ROADWAY PROFILE GRADE		HIGH SIDE TRANSITION LENGTH
%	G	ENGLISH UNITS
0	0.00	6'-6"
1	0.01	7'-8"
2	0.02	9'-0"
3	0.03	11'-0"
4	0.04	14'-0"
>4	>0.04	15'-0" MAX


GENERAL NOTES

- | | |
|---|---|
| <p>1. THE CONTRACTOR SHALL REPORT TO THE OWNER AND ENGINEER ANY SIGNIFICANT VARIATIONS IN EXISTING SITE CONDITIONS. ANY PROPOSED REVISIONS TO THE WORK SHALL NOT BE UNDERTAKEN UNTIL REVIEWED AND APPROVED BY THE OWNER AND REGULATING CITY AND/OR STATE AGENCIES.</p> <p>2. THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL, PLUMBING, AND SANITARY CODES.</p> <p>3. ALL WORK SHALL CONFORM TO: THE SALISBURY PLANNING BOARD RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, THE WETLANDS PROTECTION ACT (310 CMR 10.00), THE ORDER OF CONDITIONS ISSUED BY THE SALISBURY CONSERVATION COMMISSION, AND THESE PLANS.</p> <p>4. THE LOCATION OF ALL UTILITIES, AS SHOWN ON THESE PLANS, ARE BASED UPON PLANS AND RECORD INFORMATION PROVIDED BY MUNICIPAL AND PRIVATE UTILITY COMPANIES AND ARE CONSIDERED APPROXIMATE BOTH AS TO SIZE AND LOCATION. NO WARRANTY IS MADE AS TO THE ACCURACY OF THESE LOCATIONS OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL NOT RELY ON THESE PLANS FOR SUCH INFORMATION AND WILL MAKE EXAMINATIONS IN THE FIELD BY VARIOUS AVAILABLE RECORDS, UTILITY COMPANIES AND INDIVIDUALS, AS TO THE LOCATION OF ALL SUBSURFACE STRUCTURES.</p> <p>5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BY CONTACTING "DIG-SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION. DIG-SAFE TELEPHONE NUMBER: 1-888-344-7233.</p> <p>6. THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE NEW WORK. HE/SHE SHALL EXCAVATE TO VERIFY PERTINENT DRAINAGE INVERTS AND POTENTIAL UTILITY CONFLICTS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY.</p> <p>7. ALL EXISTING STRUCTURES AND SURFACES, UNLESS OTHERWISE SHOWN, SHALL BE COMPLETELY REMOVED FROM THE AREAS OF WORK. ALL TREES SCHEDULED FOR REMOVAL SHALL BE FIELD MARKED AND APPROVED FOR REMOVAL BY THE OWNER PRIOR TO CUTTING OPERATIONS.</p> <p>8. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THE PUBLIC, EMPLOYEES, AND ALL OTHER PERSONS ASSOCIATED WITH THE PROJECT. HE/SHE SHALL COORDINATE AND BE RESPONSIBLE FOR ALL SAFETY SIGNING, BARRIERS AND TEMPORARY PAVEMENT MARKINGS NECESSARY TO PROVIDE A SMOOTH AND PROPER TRANSITION FOR TRAFFIC FLOW.</p> <p>9. IF REQUIRED BY THE CONTRACTOR, OVERHEAD LINES SHALL BE RELOCATED BY THE UTILITY COMPANY AT THE CONTRACTORS EXPENSE.</p> | <p>10. ALL SEWER MAINS AND SERVICES SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY OR 18 INCHES VERTICALLY FROM PROPOSED WATER MAINS AND SERVICES AND SHALL MAINTAIN 5 FEET COVER OVER THE TOP OF THE PIPING, UNLESS OTHERWISE SHOWN OR APPROVED. PIPES SHALL BE ENCASED IN CONCRETE WHERE THIS SEPARATION CANNOT BE OBTAINED.</p> <p>11. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 5 FEET OF COVER OVER THE TOP OF THE PIPE, UNLESS OTHERWISE SHOWN OR APPROVED.</p> <p>12. WHENEVER SEWER MAINS MUST CROSS WATER MAINS, THE SEWER SHALL BE CONSTRUCTED AS FOLLOWS: A) JOINTS SHALL BE MECHANICAL TYPE WATER PRESSURE RATED WITH ZERO LEAKAGE WHEN TESTED AT 25 PSI FOR GRAVITY SEWERS AND 1.5 TIMES WORKING PRESSURE FOR FORCE MAINS AND JOINTS NOT TO BE LOCATED WITHIN 9 FEET OF THE CROSSING; B) SEWER SERVICES SHOULD BE INSTALLED A MINIMUM OF 18 INCHES BELOW WATER MAINS. IF SEPARATION IS LESS THAN 18 INCHES, SEWER SERVICE SHALL BE CONCRETE ENCASED OR CONSTRUCTED WITH PRESSURE CLASS PVC FOR A DISTANCE OF 10 FEET EACH SIDE OF THE WATER MAIN. 10-FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE SHALL BE MAINTAINED.</p> <p>13. INDIVIDUAL BUILDING OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THEIR SEWER SERVICE FROM THE BUILDING TO THE CONNECTION TO THE SEWER MAIN.</p> <p>14. ALL STREET, WARNING, AND REGULATORY SIGNS SHALL BE IN CONFORMANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD SPECIFICATIONS AND LATEST ADDENDA.</p> <p>15. 14 DAYS PRIOR TO COMMENCING CONSTRUCTION, THE OWNER/DEVELOPER SHALL PRESENT A CONSTRUCTION SCHEDULE TO THE PLANNING DEPARTMENT.</p> <p>16. THE OWNER/DEVELOPER SHALL SUBMIT TWO HARD COPIES OF AS-BUILT DRAWINGS TO THE PLANNING BOARD WITHIN 90 DAYS OF ISSUANCE OF OCCUPANCY PERMIT. AS-BUILTS SHALL INCLUDE ALL LANDSCAPE AND UTILITIES INFORMATION.</p> <p>17. ONSITE BURIAL OF STUMPS OR ANY OTHER DEBRIS IS PROHIBITED.</p> <p>18. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 25009C 0126F.</p> <p>19. ALL ELEVATIONS ARE BASED ON N.A.V.D. 1988.</p> |
|---|---|

I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.

PREPARED FOR

DANIEL S. DESTEFANO
804 HAVERHILL STREET
ROWLEY, MA 01969



5	1/13/21	PRINT MYLAR	C.M.Y.	 <p>MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALISBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528</p>
4	10/7/20	ADDRESS REC COMMENTS	C.M.Y.	
3	9/23/20	ADDRESS TOWN COMMENTS	C.M.Y.	
2	9/1/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.	
1	8/4/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.	
NO.	DATE	DESCRIPTION	BY	SCALE: 1"=40' DATE: JUN. 18, 2020 DESG. BY: C.M.Y. CHKD. BY: E.W.B. PROJECT: M193653

SITE PLAN
IN
SALISBURY, MA
SHOWING
PROPOSED SUBDIVISION
AT
9 GERRISH ROAD

**TYPICAL
SECTIONS/
LEGEND/
GENERAL
NOTES**

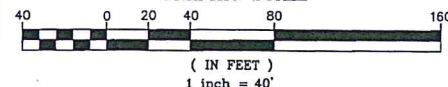
SHEET: C-3

SURVEY

- 120 
- | | |
|--|--------------------------|
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| <input type="checkbox"/> S.B. | CONCRETE BOUND |
| <input type="checkbox"/> D.H. | STONE BOUND |
| <input checked="" type="radio"/> PK | DRILL HOLE |
| <input type="radio"/> I.P. | MASONRY NAIL |
| <input checked="" type="radio"/> I ROD | IRON PIPE |
| FND. | IRON ROD |
| N/FND. | FOUND |
| | NOT FOUND |
- 
- ASSESSORS MAP AND PARC

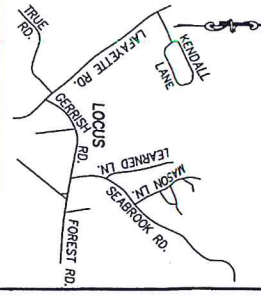
MAP AND PARCEL

GRAPHIC SCALE



(IN FEET)
1 inch = 40

E:\askproj-2019\M193653\dwg\M193653-D.dwg 1/12/2021 1:05:14 PM EST



#408
3/16/2021
39652-41
(10pts)

RECORD OWNER
DANIEL S. DESTEFANO
804 HAVENHILL STREET
ROWLEY, MA 01969
BR. 38212 PG. 307
TOTAL AREA
557,428 S.F.
12.80 ACRES
UPLAND AREA
9,232 ACRES
76.0% OF ENTIRE LOT

FOR REGISTRY USE

PLANNING BOARD APPROVAL
DIRECT SUBDIVISION CONTROL LAW
N.1:5

John H. Destefano
TOWN CLERK
DATE: 1-21-2021

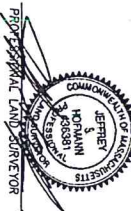
1-21-2021
DATE

TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-9B.
1-21-2021
TOWN CLERK
DATE

NOTES:

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR
UNRECORDED EASEMENTS OR RIGHTS OF WAY
OR EASEMENTS AND DULGENT ATTEMPT HAS BEEN MADE
TO OBTAIN ANY APPARENT, VISIBLE USES OF THE
LAND, HOWEVER, THIS DOES NOT CONSTITUTE A
GUARANTEE THAT NO SUCH EASEMENTS EXIST.
THE CERTIFICATIONS SHOWN HEREON ARE NOT
INTENDED AS CERTIFICATION TO TITLE OR OWNERSHIP
OF PROPERTY SHOWN. OWNERS OF ADJOINING
PROPERTIES ARE ACCORDING TO CURRENT TOWN OF
SALSBURY ASSESSORS RECORDS.

I CERTIFY:
-THAT THIS ACTUAL SURVEY WAS MADE
-THAT THE SURVEY WAS MADE BY ME OR UNDER MY
SUPERVISION AND THAT I AM A LICENSED SURVEYOR
-THAT THE SURVEY WAS MADE ON OR BEFORE
2016 AND SEPTEMBER 2020 AND THAT
THE STRUCTURES AND PHYSICAL
FEATURES ARE LOCATED AS SHOWN TO
THE BEST OF MY ABILITY AND BELIEF.
-THAT THIS PLAN CONFORMS TO THE
REQUIREMENTS AND REGULATIONS OF THE
TOWN OF SALSABURY.

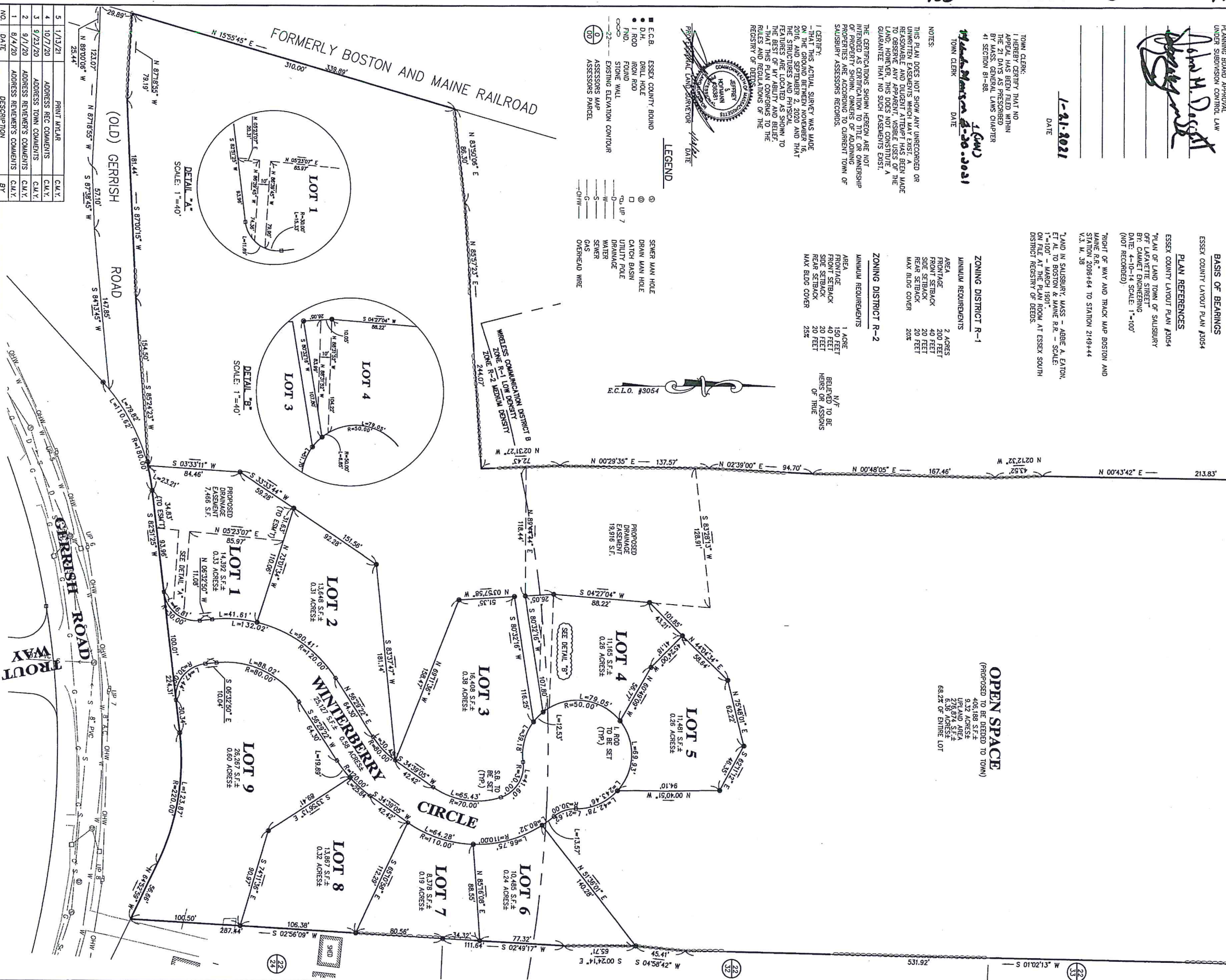


LEGEND

- ESSEX COUNTY BOUND
- D.H. DRILL HOLE
- I ROD
- FOUND
- STONE WALL
- EXISTING ELEVATION CONTOUR
- ASSESSORS MAP
- ASSESSORS PARCEL
- CHW
- SEWER MAIN HOLE
- DRAIN MAIN HOLE
- CATCH BASIN
- UTILITY POLE
- DRAINAGE
- WATER
- SEWER
- GAS
- OVERHEAD WIRE



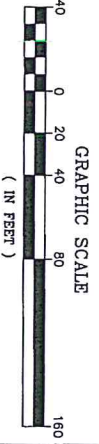
OPEN SPACE
(PROPOSED TO BE DEEDED TO TOWN)
406,188 S.F.
9.32 ACRES
UPLAND AREA
2,500 S.F.
0.06 ACRES
6.36 ACRES
68.2% OF ENTIRE LOT



DETAIL "A"
SCALE: 1"=40'

DETAIL "B"
SCALE: 1"=40'

NO.	DATE	DESCRIPTION	BY
1	6/1/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
2	9/1/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
3	9/23/20	ADDRESS TOWN COMMENTS	C.M.Y.
4	10/7/20	ADDRESS REC COMMENTS	C.M.Y.
5	1/13/21	PRINT MILEAR	C.M.Y.

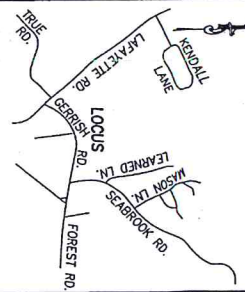


PREPARED FOR
DANIEL S. DESTEFANO
804 HAVENHILL STREET
ROWLEY, MA 01969

PLAN OF LAND
IN
SALSBURY, MA
SHOWING
PROPOSED SUBDIVISION
AT
GERISH ROAD

MEI MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALSBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528
SCALE: 1"=40'
DATE: JUN. 18, 2020
DESIG. BY: C.M.Y.
CHKD. BY: E.W.B.
PROJECT: M193653

SKETCH
PLAN
SHEET: C-4



01 ESSEX, H48 BX:39652 Pg:41
3/16/2021
39652-41
(10pts)

LOCUS MAP
N.T.S.

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

John M. Dwyer
1-21-2021

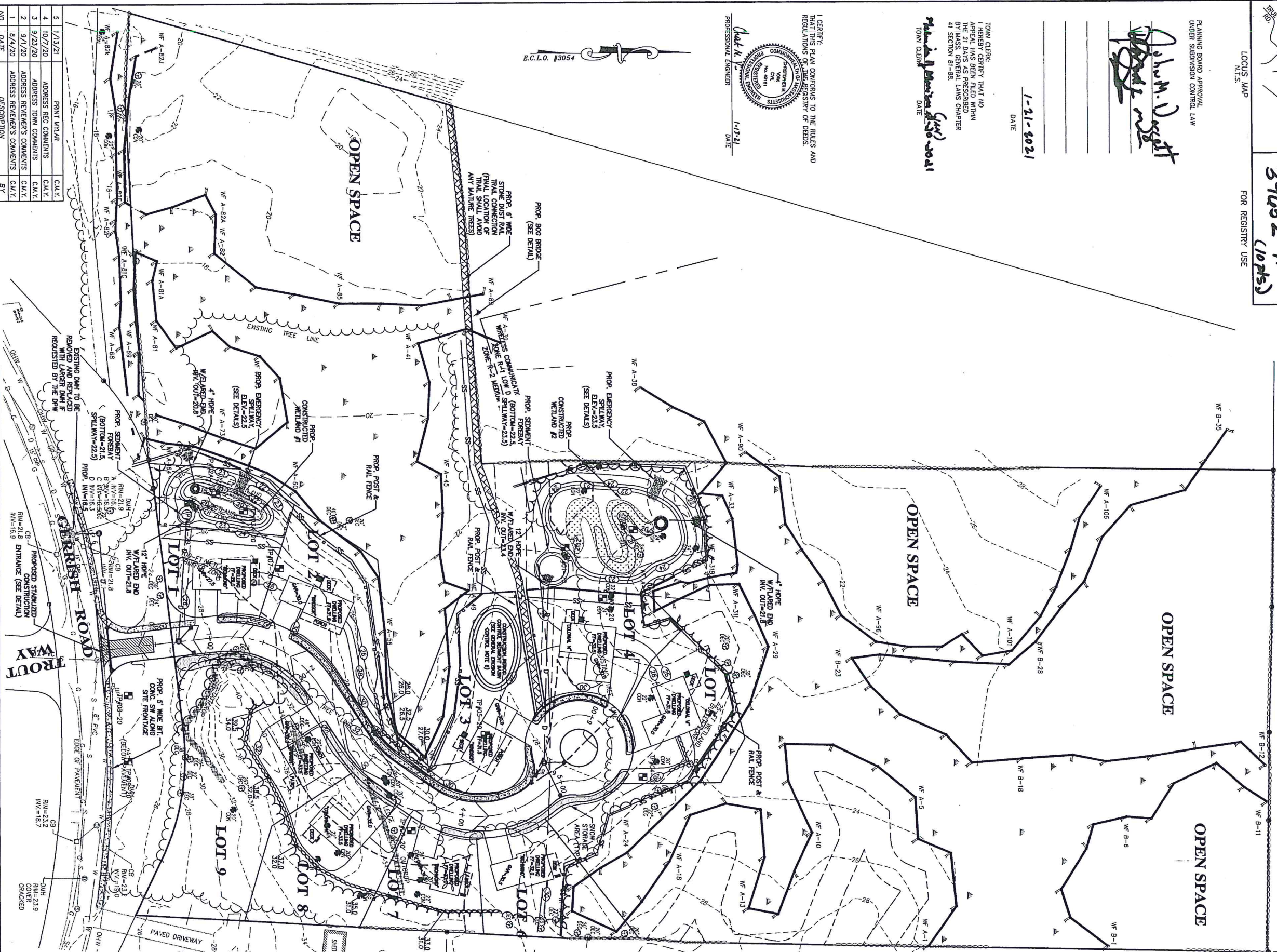
DATE
1-21-2021

TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-8B.
TOWN CLERK
DATE
1-21-2021

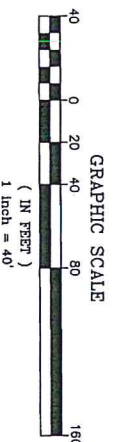
I CERTIFY
THAT THIS
PLAN CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTRY OF DEEDS.

PROFESSIONAL ENGINEER
DATE
1-23-21

E.C.T.O. #3054



NO.	DATE	DESCRIPTION	BY
1	8/4/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
2	9/1/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
3	9/23/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
4	10/7/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
5	1/23/21	PRINT MYLAR	C.M.Y.

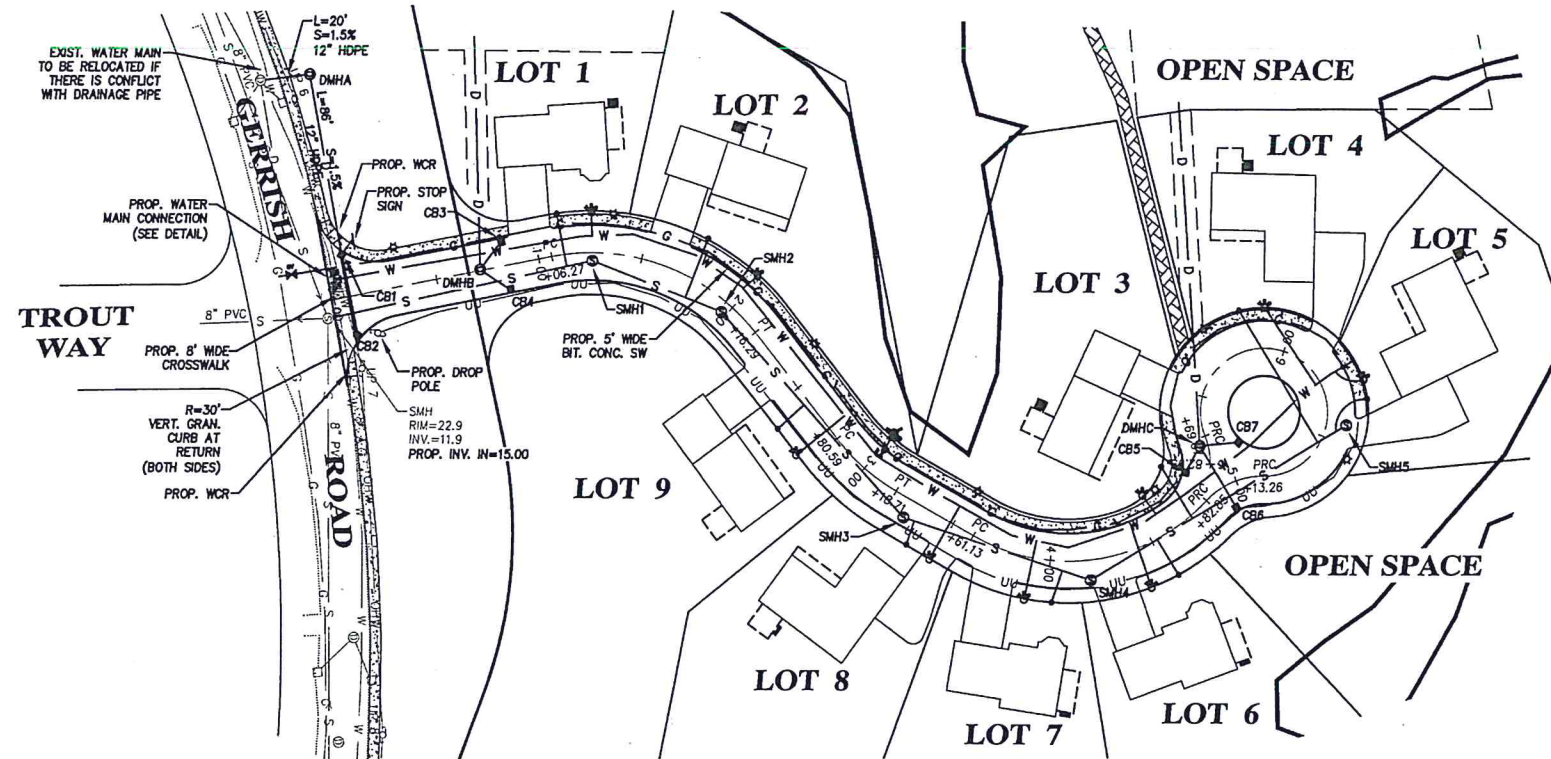


PREPARED FOR
DANIEL S. DESTEFANO
804 HAVERHILL STREET
ROWLEY, MA 01969

PLAN OF LAND
IN
SALISBURY, MA
SHOWING
PROPOSED SUBDIVISION
AT
9 GERISH ROAD

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 483-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

GRADING
PLAN
SHEET C-5



TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41A SECTION 81-88.
(JAN) 1-20-2021
TOWN CLERK DATE

SO. ESSEX #408 Bk: 39652 Pg: 41
C3/16/2021 12:13 PLAN Pg 6/13

#408
3/16/2021
39652-41
(10 pgs)

FOR REGISTRY USE

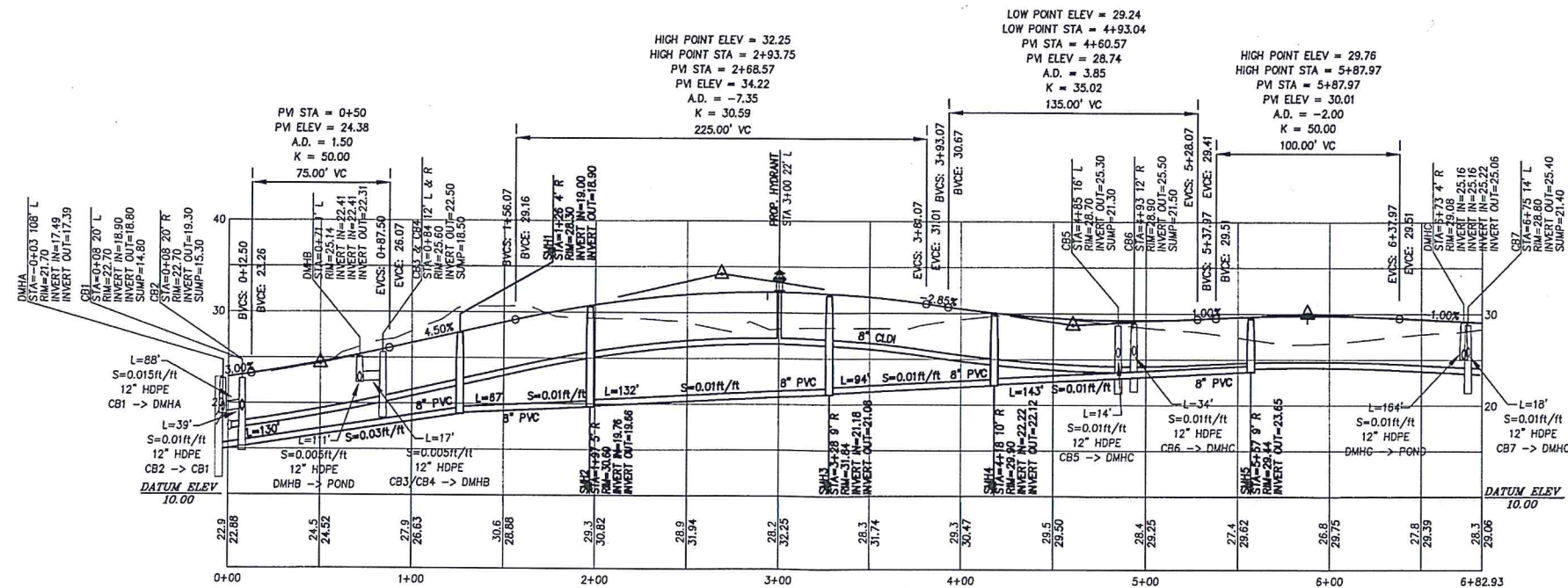
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

John M. Duggett
[Signature]

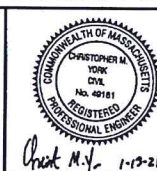
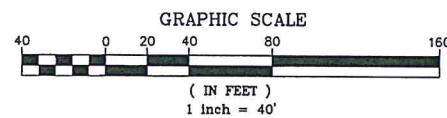
1-21-2021
DATE

LEGEND

- W EXISTING WATER MAIN
- S EXISTING SEWER MAIN
- W PROPOSED WATER SERVICE
- S PROPOSED SEWER MAIN
- SS PROPOSED SEWER SERVICE
- G PROPOSED GAS MAIN
- GS PROPOSED GAS SERVICE
- UU PROPOSED UNDERGROUND UTILITIES
- EXISTING FIRE HYDRANT
- PROPOSED WATER GATE
- PROPOSED STREET LIGHT
- PROPOSED WATER SHUTOFF
- PROPOSED SEWER SERVICE
- PROPOSED FIRE HYDRANT



I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.



PREPARED FOR
DANIEL S. DESTEFANO
804 HAVERHILL STREET
ROWLEY, MA 01969

NO.	DATE	DESCRIPTION	BY
5	1/13/21	PRINT MYLAR	C.M.Y.
4	10/7/20	ADDRESS REC COMMENTS	C.M.Y.
3	9/23/20	ADDRESS TOWN COMMENTS	C.M.Y.
2	9/1/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	8/4/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528
SCALE: 1"=40' DESG. BY: C.M.Y. PROJECT: M193653
DATE: JUN. 18, 2020 CHKD. BY: E.W.B.

SITE PLAN
IN
SALISBURY, MA
SHOWING
PROPOSED SUBDIVISION
AT
9 GERRISH ROAD

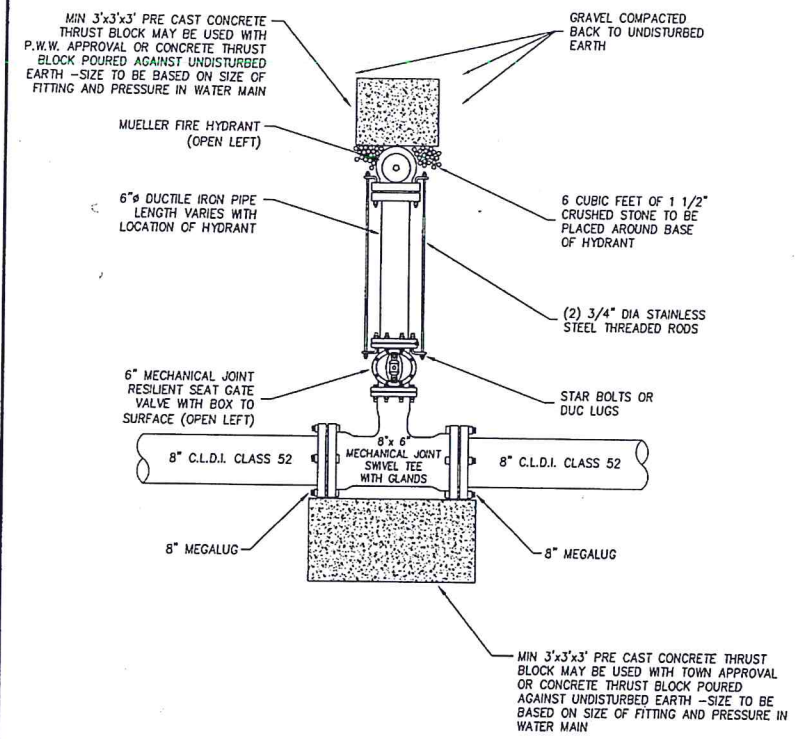
UTILITY PLAN
& PROFILE

SHEET: C-6

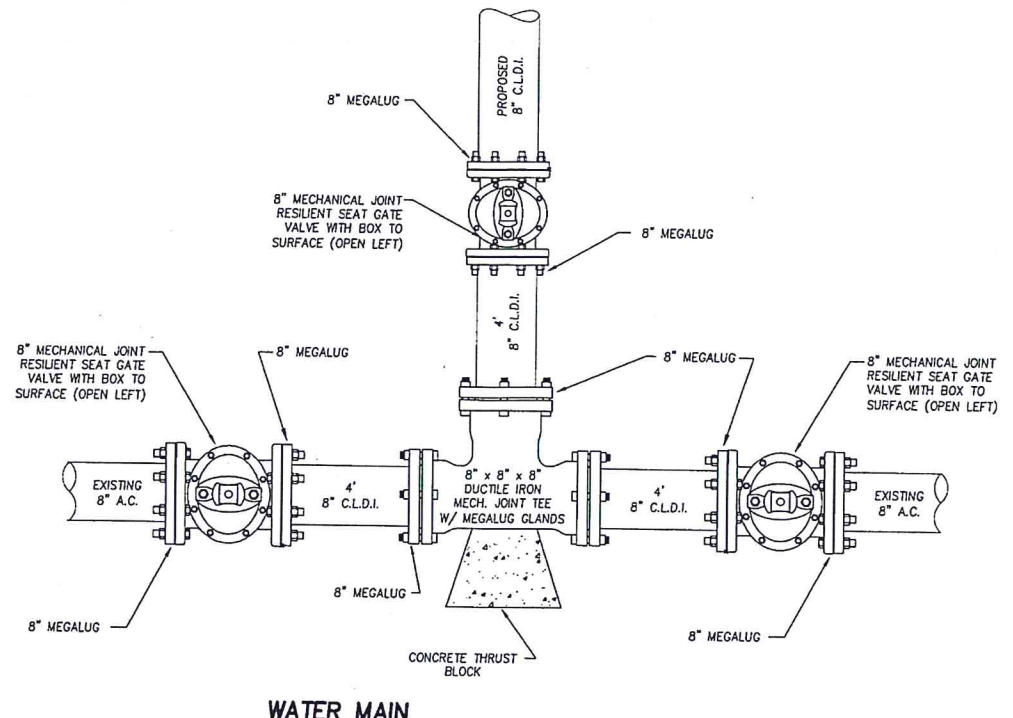
TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41A SECTION 81-8B.
Melinda M...
TOWN CLERK DATE

SO. ESSEX #408 BK: 39652 Pg. 41
03/16/2021 12:13 PM Pg. 7/12
#408
3/16/2021
39652-41
(10 p/s)

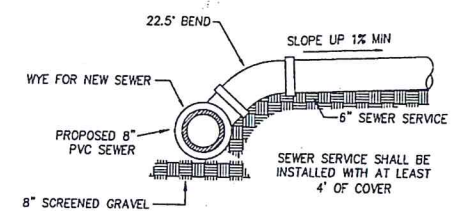
FOR REGISTRY USE
PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW
John M. Dugan
DATE
1-21-2021



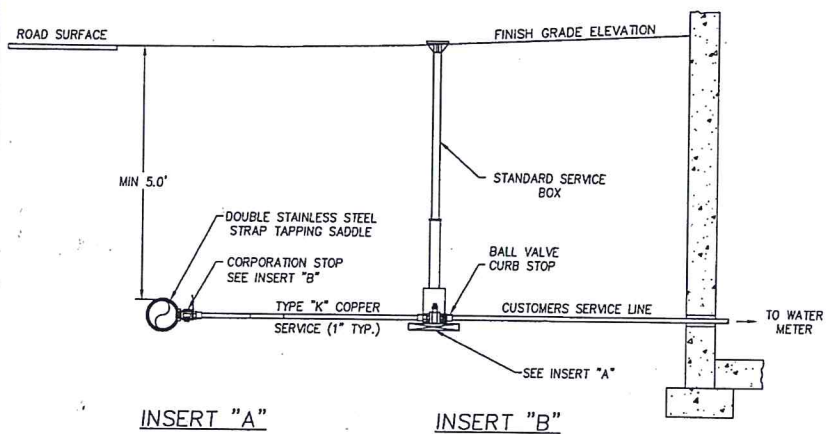
**TYPICAL FIRE
HYDRANT INSTALLATION** N.T.S.



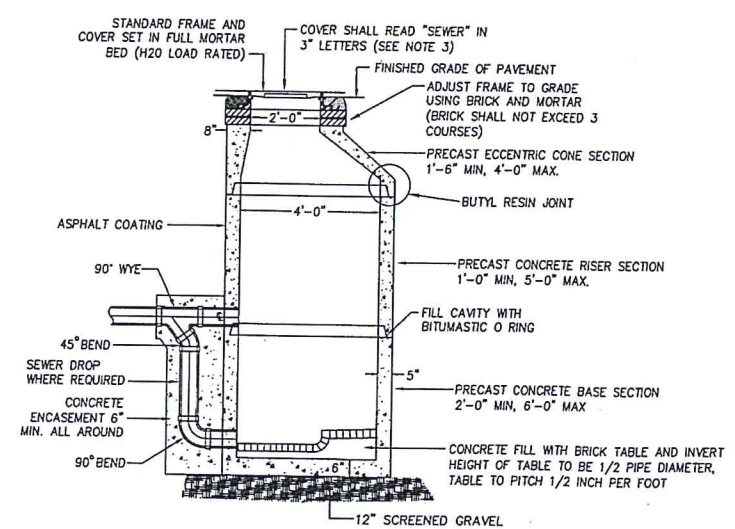
**WATER MAIN
CONNECTION DETAIL** N.T.S.



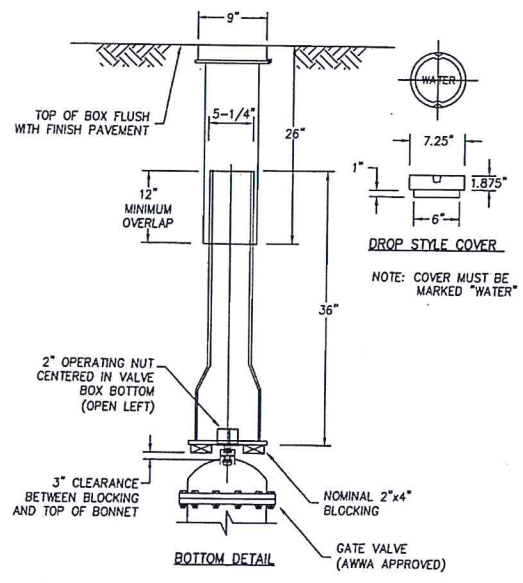
**SEWER SERVICE
DETAIL** N.T.S.



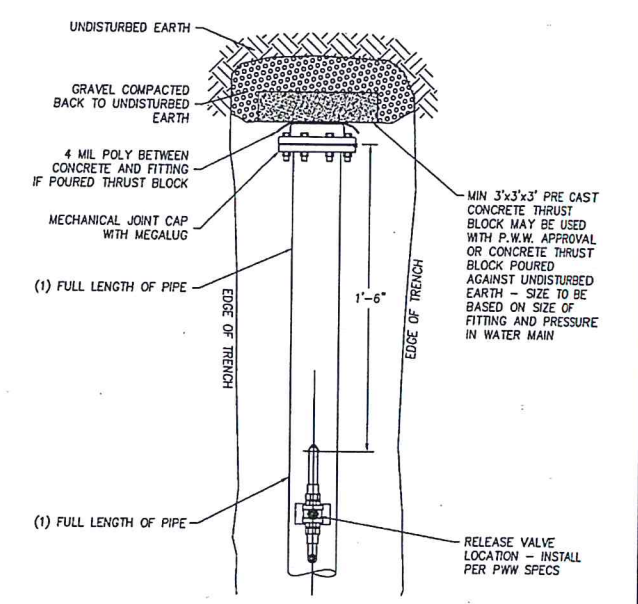
**TYPICAL COPPER
SERVICE CONNECTION** N.T.S.



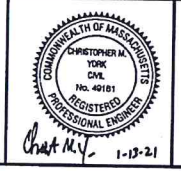
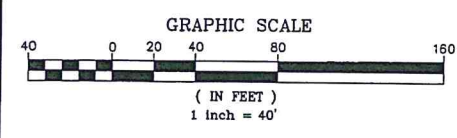
**PRECAST SEWER
MANHOLE DETAIL** N.T.S.



**TYPICAL GATE VALVE
BOX DETAIL** N.T.S.



**WATER MAIN
BLOWOFF DETAIL** N.T.S.



PREPARED FOR
DANIEL S. DESTEFANO
804 HAVERHILL STREET
ROWLEY, MA 01969

NO.	DATE	DESCRIPTION	BY
5	1/13/21	PRINT MYLAR	C.M.Y.
4	10/7/20	ADDRESS REC COMMENTS	C.M.Y.
3	9/23/20	ADDRESS TOWN COMMENTS	C.M.Y.
2	9/1/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.
1	8/4/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.

MILLENNIUM ENGINEERING, INC.
ENGINEERING AND LAND SURVEYING
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528
SCALE: AS NOTED
DATE: JUN. 18, 2020
DESIGN BY: C.M.Y.
CHECKED BY: E.W.B.
PROJECT: M193653

SITE PLAN
IN
SALISBURY, MA
SHOWING
PROPOSED SUBDIVISION
AT
9 GERRISH ROAD

**UTILITY
DETAILS**
SHEET: C-7

TOWN CLERK:
I HEREBY CERTIFY THAT NO
APPEAL HAS BEEN FILED WITHIN
THE 21 DAYS AS PRESCRIBED
BY MASS. GENERAL LAWS CHAPTER
41 SECTION 81-88.

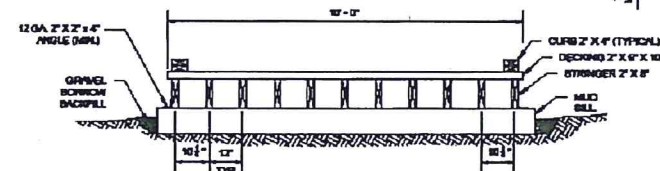
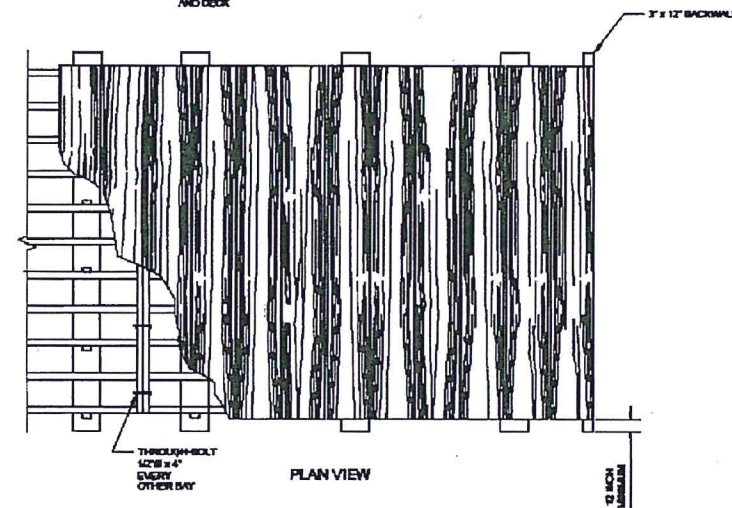
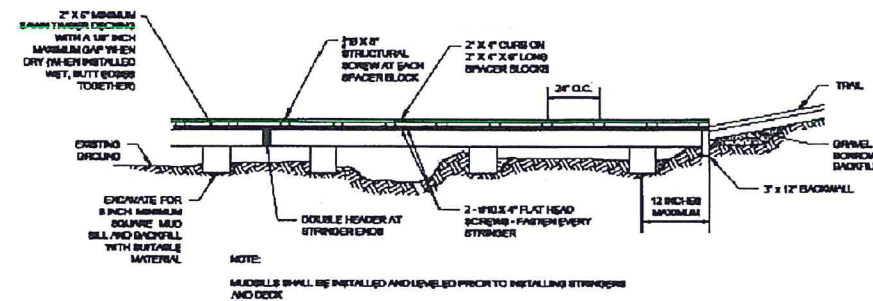
(GAV)
Nelanda J. Morrison *2020-2021*
TOWN CLERK DATE

#408
3/16/2021
39652-41
(10 p/s)

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

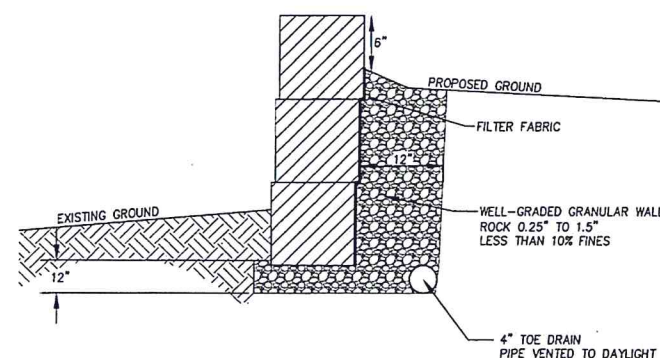
John M. Dissert

1-21-2021



BOG BRIDGE
DETAIL

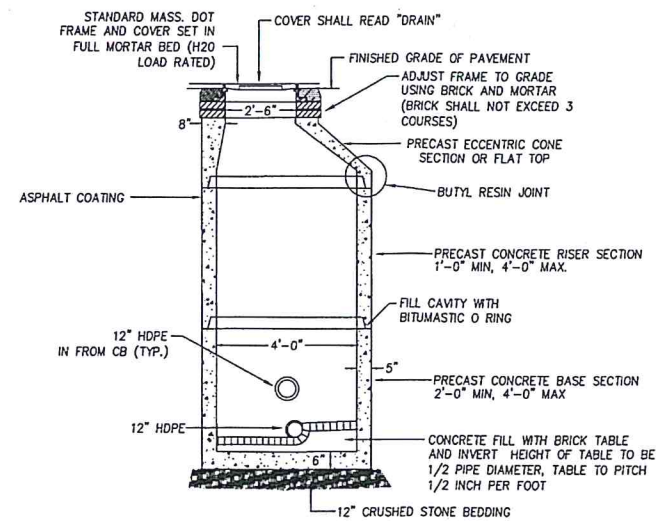
N.T.S.



NOTES: PRIOR TO INSTALLATION CONTRACTOR SHALL PROVIDE A STRUCTURAL DESIGN OF THE WALL WHEN GREATER THAN 4' IN HEIGHT. DESIGN SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER CERTIFIED IN MASSACHUSETTS.

CONCRETE BLOCK
RETAINING WALL
(BY SHEA OR APPROVED EQUAL)

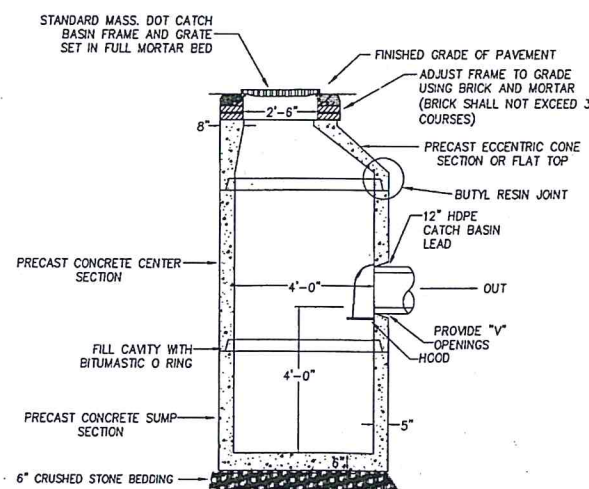
N.T.S.



NOTES: 1) DRAIN MANHOLES SHALL CONFORM TO ASTM C478 AND ASTM C185

PRECAST DRAIN MANHOLE DETAIL

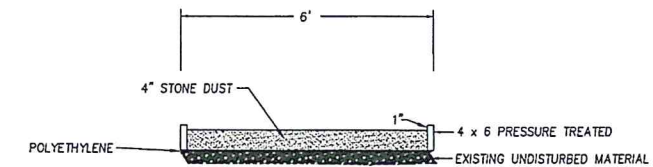
N.T.S.



NOTES: 1) CATCH BASINS SHALL CONFORM TO ASTM C478 AND ASTM C185
2) FLAT TOP STRUCTURES SHALL BE PRECAST SECTIONS AND HAVE A
28 DAY COMPRESSIVE STRENGTH OF 5000 PSI REINFORCED FOR
ASHTO H-20 LOADING.
3) CONICAL SECTIONS MAY BE SUBSTITUTED FOR FLAT-TOP STRUCTURES
IN AREAS WHERE MORE THAN 4 FEET OF COVER IS PROVIDED
FOR DRAIN PIPE.

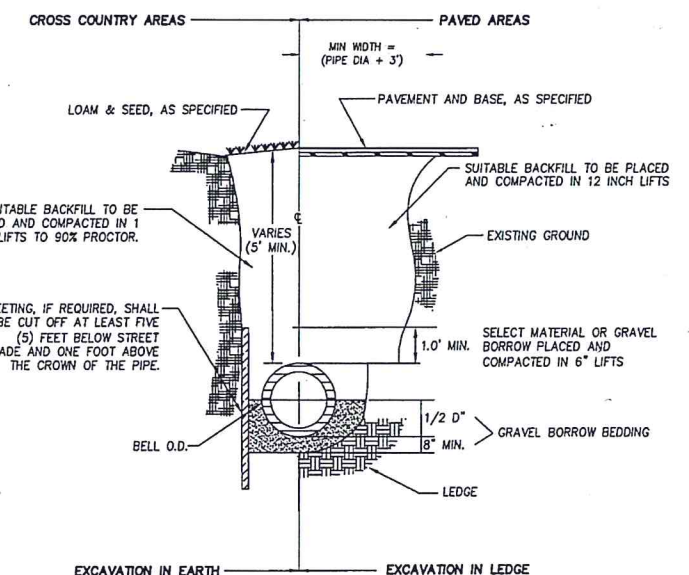
PRECAST DEEP SUMP
CATCH BASIN DETAIL

N.T.S.



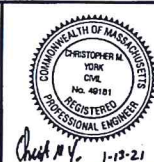
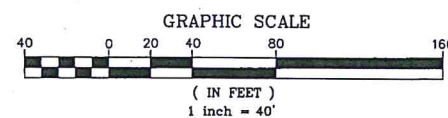
RAIL TRAIL CONNECTION DETAIL

N.T.S.




TYPICAL TRENCH DETAIL

N.T.S.



DANIEL S. DESTEFANO
804 HAVERHILL STREET
ROWLEY, MA 01969

					MILLENNIUM ENGINEERING, INC. ENGINEERING AND LAND SURVEYING 62 ELM ST. SALESBURY, MA 01952 (978) 463-8980 13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528	
5	1/13/21	PRINT MYLAR	C.M.Y.			
4	10/7/20	ADDRESS REC COMMENTS	C.M.Y.			
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1	8/4/20	ADDRESS REVIEWER'S COMMENTS	C.M.Y.	SCALE: AS NOTED	DESG. BY: C.M.Y.	
NO.	DATE	DESCRIPTION	C.M.Y.	DATE: JUN. 18, 2020	CHKD. BY: E.W.B.	PROJECT: M193653



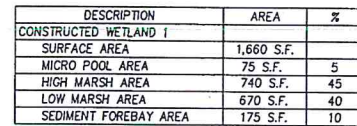
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SCALE: AS NOTED	DESG. BY: C.M.Y.	PROJECT: M193653
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SITE PLAN
IN
SALISBURY, MA
SHOWING
PROPOSED SUBDIVISION
AT
9 GERRISH ROAD

SITE DETAILS

SHEET: C-8



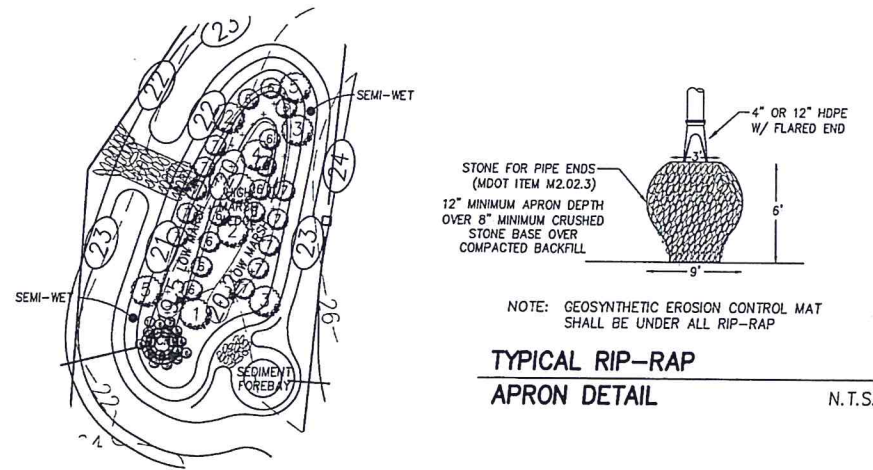
CONSTRUCTED WETLAND PLANT LIST					
<u>SYMBOL</u>	<u>COMMON NAME</u>	<u>LATIN NAME</u>	<u>HEIGHT</u>	<u>NUMBER</u>	<u>ZONE</u>
①	SWEET PEPPERBUSH	CLETHRA ALNIFOLIA	3-4'	4	HIGH MARSH/SLOPE
②	NORTHERN ARROWWOOD	VIBURNUM DENTATUM	3-4'	4	HIGH MARSH/LOWER SLOPE
③	WINTERBERRY HOLLY	ILEX VERTICILLATA	3-4'	4	HIGH MARSH
④	HIGHBUSH BLUEBERRY	VACCINIUM CORYMBOSUM	3-4'	4	HIGH MARSH/LOWER SLOPE
⑤	RED-OSIER DOGWOOD	CORNUS SERICEA	3-4'	4	HIGH MARSH/LOWER SLOPE
⑥	BLUE FLAG IRIS	IRIS VERSICOLOR	2" PLUGS	20	HI MARSH/LO MARSH BORDER
⑦	CARDINAL FLOWER	LOBELIA CARDINALIS	2" PLUGS	20	EDGE HI MARSH/LO MARSH INTO HIGH MARSH
⑧	SOFT-STEM BULRUSH	SCHOENOPLECTUS TABERNAEMONTANI	2" PLUGS	15	LO SLOPE/MICROPOOL EDGE
⑨	GREEN BULRUSH	SCIRPUS ATROVIRENS	2" PLUGS	15	MID/LOWER MICROPOOL SLOPE
⑩	CHAIRMAKER'S BULRUSH	SCHOENOPLECTUS (SCIRPUS) AMERICANUS	2" PLUGS	15	MID/LOWER MICROPOOL SLOPE
⑪	SWEETFLAG	ACORUS AMERICANUS	2" PLUGS	15	MID/LOWER MICROPOOL SLOPE

SO. ESSEX #408 Bk:39652 Pg:11
03/16/2021 12:13 PM Lm Pg 9/12

#408
3/16/2021
39652-41
C10P15

John M. D. Jett
D. Jett

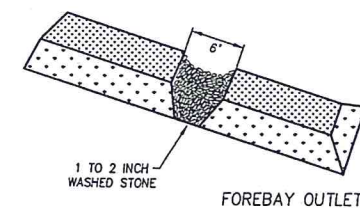
CONSTRUCTED WETLAND
BERM DETAIL N.T.S.



CONSTRUCTED WETLAND #1
LAYOUT HORIZ. SCALE: 1"=20'

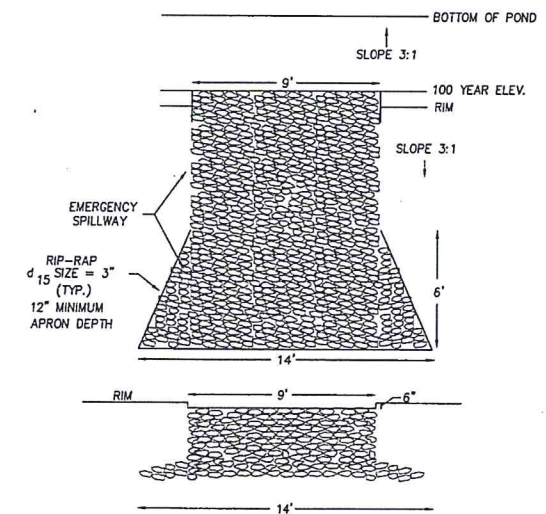
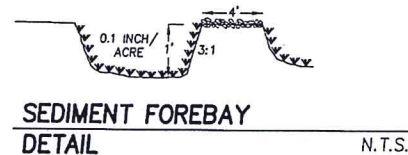


DESCRIPTION	AREA	%
CONSTRUCTED WETLAND 2		
SURFACE AREA	7,675 S.F.	
MICRO POOL AREA	200 S.F.	3
HIGH MARSH AREA	740 S.F.	52
LOW MARSH AREA	3,100 S.F.	40
SEDIMENT FOREBAY AREA	700 S.F.	9



VOLUME OF SEDIMENT FOREBAY					
	DRAINAGE AREA (ACRES)	VOLUME (CU. YD)	VOLUME (CU. FT)	DIMENSIONS (L x W x H)	OUTLET LENGTH
Y #1	0.19	2.5	68	9'x9'x1.0'	6.0'
Y #2	1.99	26.7	721	27'x27'x1.0'	6.0'

CROSS-SECTION



TYPICAL SPILLWAY
PLAN VIEW N.T.S.

CONSTRUCTED WETLAND #2
PROFILE VIEW

I CERTIFY:
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.

PREPARED FOR
DANIEL S. DESTEFANO
14 HAVERHILL STREET
ROWLEY, MA 01969

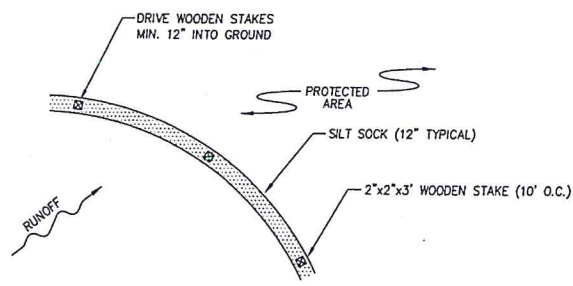
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SITE PLAN
IN
SALISBURY, MA

SHOWING
PROPOSED SUBDIVISION
AT
9 GERRISH ROAD

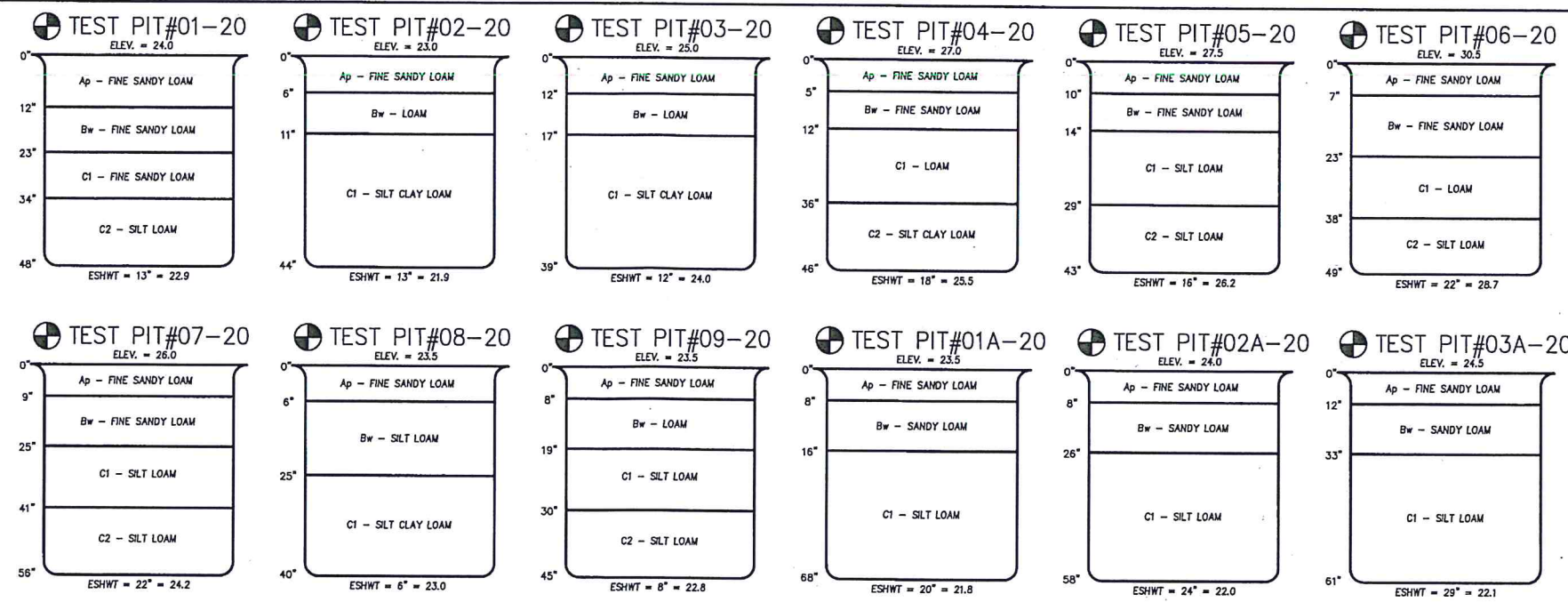
DRAINAGE DETAILS

SHEET: C-9



- NOTES**
- ALL MATERIAL SHALL MEET SPECIFICATIONS BY FILTREXX OR APPROVED EQUAL.
 - SILT SOCK SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
 - THE CONTRACTOR SHALL REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SILT SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE SILT SOCK.
 - SILT SOCK SHALL BE MAINTAINED UNTIL DISTURBED AREA ABOVE THE DEVICE HAS BEEN PERMANENTLY STABILIZED AND CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
 - SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE SOCK HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

**SILT SOCK
INSTALLATION** N.T.S.



SO. ESSEX #408 BK:39652 Pg:41
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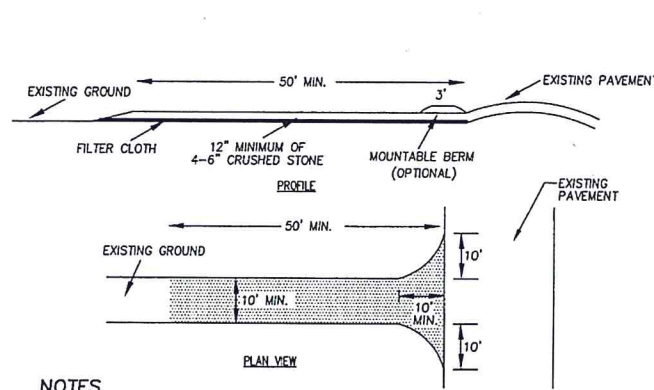
#408
3/16/2021
39652-41
(10 p/s.)

FOR REGISTRY USE

PLANNING BOARD APPROVAL
UNDER SUBDIVISION CONTROL LAW

John M. Dwyer
Robert J. ...

1-21-2021
DATE



- NOTES**
- STONE SHALL BE 4-6" STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
 - THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50'.
 - THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 12".
 - GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
 - ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.
 - WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

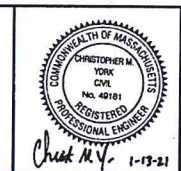
**STABILIZED CONSTRUCTION
ENTRANCE** N.T.S.

- NOTES**
- POSTS SHALL BE DOUBLED AND COUPLED AT FILTER CLOTH SEAMS.
 - FILTER CLOTH TO BE FASTENED SECURELY TO SUPPORT NETTING WITH TIES SPACED EVERY 24" AT TOP, MID SECTION, AND BOTTOM.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.

- MAINTENANCE**
- SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL AND PROMPTLY REPAIRED OR REPLACED AS NECESSARY.
 - IF THE FABRIC ON THE SILT FENCE SHALL DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHALL BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

**SILT FENCE/HAYBALE
INSTALLATION** N.T.S.

I CERTIFY
THAT THIS PLAN CONFORMS TO
THE RULES AND REGULATIONS
OF THE REGISTRY OF DEEDS.



PREPARED FOR
DANIEL S. DESTEFANO
804 HAVERHILL STREET
ROWLEY, MA 01969

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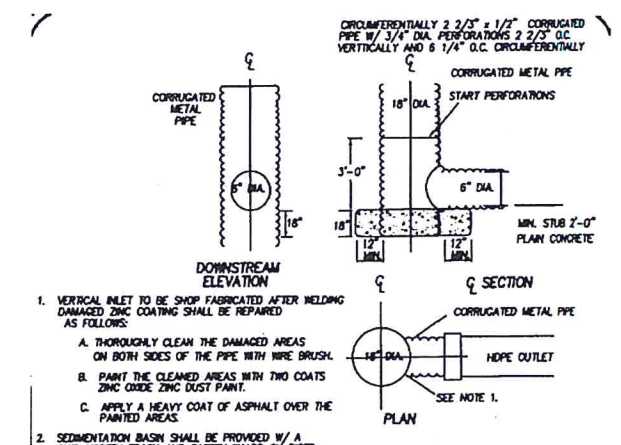
SITE PLAN
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**EROSION
CONTROL
DETAILS**

SHEET: C-10

**GENERAL EROSION
CONTROL NOTES**

- ALL EROSION CONTROL SHALL BE INSTALLED BEFORE THE START OF CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF THE PROJECT AND STABILIZATION OF ALL SOIL.
- ALL FILL SHALL BE FREE OF STUMPS AND LARGE STONES.
- ANY STANDING BODIES OF WATER CREATED DURING EXCAVATION SHALL BE ELIMINATED.
- EROSION CONTROL BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL AND PROMPTLY REPAIRED OR REPLACED AS NECESSARY.
- ACCUMULATED SEDIMENT DEPOSITS UPSTREAM OF BARRIERS SHALL BE PROPERLY DISPOSED OF ON A REGULAR BASIS.
- AREAS OUTSIDE THE LIMITS OF WORK (EROSION CONTROL/SILT FENCE LOCATIONS) DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND/OR SEDIMENT CONTROLS DURING CONSTRUCTION. HE/SHE SHALL INSPECT CONTROLS WEEKLY AND AFTER ALL STORM EVENTS. REPAIRS, IF REQUIRED, SHALL BE MADE IMMEDIATELY.
- A SEDIMENT BASIN SHALL BE INSTALLED TO RECEIVE RUNOFF AND SEDIMENT DURING CONSTRUCTION. IT SHALL HAVE A MINIMUM VOLUME OF 3,600 CUBIC FEET.
- TEMPORARY GROUND COVER SHALL BE ESTABLISHED IN AREAS OF CONSTRUCTION WHERE REQUIRED BY THE SALISBURY CONSERVATION COMMISSION.
- ANY DISTURBED AREAS OF THE SITE NOT USED FOR ROADWAY OR UTILITY CONSTRUCTION SHALL BE STABILIZED WITH LOAM AND SEED UNTIL FURTHER DISTURBANCE IS REQUIRED FOR BUILDING CONSTRUCTION.
- PROVIDE SILTSACK (OR APPROVED EQUAL) SEDIMENT FILTER AT ALL CATCH BASINS.
- A MINIMUM OF 6" OF LOAM SHALL BE INSTALLED ON ALL DISTURBED UNPAVED SURFACES.
- PERMANENT SEED MIX SHALL BE MA STATE SLOPE MIXTURE (50% CREEPING RED FESCUE, 30% KENTUCKY 31 TALL FESCUE, 10% ANNUAL RYEGRASS, 5% RED TOP, 5% LADINO CLOVER) AND MA STATE PLOT MIXTURE (50% CREEPING RED FESCUE, 25% 85/80 KENTUCKY BLUEGRASS, 10% ANNUAL RYEGRASS, 10% RED TOP, 5% LADINO CLOVER).
- NO MORE THAN 3 ACRES SHALL BE DISTURBED AT ONE TIME. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- WHERE PLACEMENT OF FILL IS REQUIRED FOR STORM WATER CONTROL, FILL SHALL BE PLACED IN AN UNFROZEN STATE UPON UNFROZEN GROUND. UNDER NO CIRCUMSTANCES SHALL FILL BE PLACED FROM NOVEMBER THROUGH JANUARY.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED: BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED; A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED; A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCT. 15TH OR WHICH ARE DISTURBED AFTER OCT. 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCT. 15TH, OR WHICH ARE DISTURBED AFTER OCT. 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.



**SEDIMENT BASIN
STRUCTURE DETAIL** N.T.S.

**CONSTRUCTION
SEQUENCE**

- INSTALL EROSION CONTROL AT LIMIT OF WORK & STAKE OUT STORMWATER AREAS
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED
- CLEAR AND GRUB DEBRIS TO LIMIT OF WORK AND DISPOSE OF PROPERLY.
- STRIP, SCREEN AND STOCKPILE TOPSOIL. TOPSOIL CAN BE TEMPORARILY STOCKPILED ON SITE PROVIDING THAT THE PERIMETER OF THE STOCKPILES ARE PROPERLY STAKED WITH SILT FENCE AT THE TOE OF SLOPE.
- CONSTRUCT SEDIMENT BASIN.
- REMOVE EXISTING BUILDING.
- ROUGH GRADE CONSTRUCTED WETLANDS.
- GRADE PAVEMENT TO TOP OF SUBGRADE ELEVATIONS. ALL ROADWAYS MUST BE STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN BUILDING CONSTRUCTION.
- INSTALL UTILITIES/DRAINAGE STRUCTURES.
- PLACE RIPRAP WHERE SHOWN ON PLANS. LOAM AND HYDROSEED SIDESLOPES AND ALL DISTURBED AREAS WITHIN 72 HOURS.
- ADD PLANTINGS TO CONSTRUCTED WETLANDS.
- SPREAD, SHAPE, AND COMPACT PAVEMENT SUBBASE AS PER TYPICAL PAVEMENT SECTION TO ATTAIN FINAL DESIGN ELEVATIONS.
- PERFORM BINDER COURSE PAVING.
- LOAM AND HYDROSEED ANY DISTURBED SURFACES ALONG EDGES OF PAVEMENT AS REQUIRED.
- PERFORM FINAL PAVING (TOP COURSE).
- REMOVE EROSION CONTROL.