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Planning Board

Town of Salisbury

5 Beach Road

Salisbury, MA 01952

Planning Board:

Don Egan, *Chair*

John "Marty" Doggett, *V. Chair*

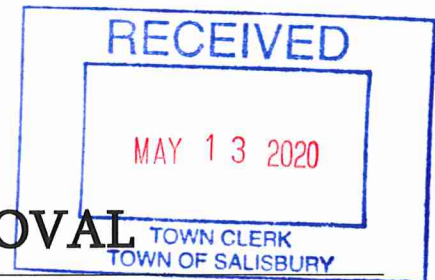
Lou Masiello

Gil Medeiros

Deborah Rider

John Schillizzi, *Alternate*

MINOR SITE PLAN APPROVAL



April 30, 2020

Town Clerk

Town of Salisbury

Salisbury, MA 01952

RE: 12 Folly Mill Road Minor Site Plan Approval

Applicant: **Kevin Karpenko/ C/O Mead Talerman and Costa LLC**

Address of Applicant: **30 Green St, Newburyport, Ma 01952**

Address of Project: **12 Folly Mill Rd, Salisbury, MA 01952**

To the Town Clerk:

This is to certify, at a duly noticed public hearing of the Salisbury Planning Board regarding a minor site plan review, opening on March 25, 2020, and closed on April 8, 2020 by a motion duly made and seconded, it was voted:

"We, the Salisbury Planning Board, as requested by Kevin Karpenko/ C/O Mead Talerman and Costa LLC. under the provisions of Article XVIII of the Zoning By-Laws of the Town of Salisbury, to consider a minor site plan approval upon the contemplated Site Restoration and stabilization via earth filling for property addressed at 12 Folly Mill Road (Assessors Map 13 Lot 48) as shown on plans ("The Plans") entitled:

"Site Restoration and Stabilization, prepared for Kevin Karpenko 22 Folly Mill Road Salisbury, MA, 01952 and prepared and stamped by ASB Design Group., dated January 13, 2020 and lastly revised on April 6, 2020 do hereby vote:

I.

WAIVER REQUEST

The Applicant requested at the **January 13, 2020** Planning Board meeting waivers for the following requirement from the Planning Board's Rules and Regulations.

1. Proposed building and additions;
2. Signage;
3. Traffic;
4. Parking;
5. Public Access;
6. Lighting;
7. Water and waste disposal, drainage and other utilities;

II.

SITE PLAN APPROVAL

To approve the proposed site plan pursuant to the Article XVIII of the Zoning By-Laws of the Town of Salisbury:

Lou Masiello **motioned** to approve the proposed site plan application for property located on 12 Folly Mill Road with the following additional conditions together with the conditions listed herein below:

1. Subject to review by the Town Engineer and the applicant to address any issues that the town engineer has.

Deborah Rider **seconded**.

Vote on Site plan: **5-0**

Motion: **Passed**

III.

MATERIALS

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

1. Summary Letter from Thad Berry
2. Existing Conditions Aerial Map
3. NRCS Soils Map
4. Site Restoration and Stabilization, prepared for Kevin Karpenko 22 Folly Mill Road Salisbury, MA, 01952 and prepared and stamped by ASB Design Group., dated January 13, 2020 and lastly revised on April 6, 2020
5. Engineering Review Letter from Joseph J. Serwatka, PE dated March 26, 2020
6. Letter from ASB Design Group dated April 5, 2020, RE Response to Comments Summary Letter
7. Engineering Review Letter from Joseph J. Serwatka, PE dated April 14, 2020
8. Town of Salisbury Earth Fill Permit application for 12 Folly Mill road
9. Karpenko Fill Testing Report

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 XVIII of the Zoning By-Laws of the Town of Salisbury have been completed in a satisfactory manner.
2. Currently, 12 Folly Mill Road, is 59.492 acres of undeveloped land in both the R1 and R2 zoning districts.
3. The application demonstrates that it will not impair the integrity of the land nor the land and natural resources of the abutting properties.
4. The Planning Board has been advised through town staff that the utilities and public works as existing are adequate to serve the project.

V. SITE PLAN CONDITIONS

The following Conditions shall be required at the Applicant's sole expense, unless otherwise noted:

1. This approval shall apply to any successor in interest or successor in control of the property subject to this approval and to any contractor or other person performing work.
2. This approval is not final until all administrative appeal periods from this approval have elapsed, or if such an appeal has been taken, until all proceedings have been completed.
3. After the administrative appeal period, this decision shall be recorded in the registry of deeds before the pre-construction meeting.

4. The work shall conform to the plans and conditions referenced in this approval.
5. All utilities on the site will be underground. If the plan is amended to install above-ground utilities, the Applicant must submit a modification request to the Planning Board.
6. All signs will conform with Chapter 214, Signs, of the Town Code.
7. Storage of hazardous waste is prohibited.
8. In the instance that lighting fixtures is installed on site, said lighting shall be dark-sky compliant.
9. Prior to the issuance to any construction activity, the Applicant shall submit to the Planning Department for approval documentation demonstrating that the proposed access driveway is adequate to accommodate the vehicles anticipated to travel thereon and submit for approval engineering details and construction notes for the access driveway. Furthermore, the Applicant shall submit to the Planning Department prior to any construction work all Town of Salisbury Department of Public Works Driveway Access Permit approvals.
10. The Applicant shall provide to the Building Inspector and Chief of the Police Department, the name, telephone number and electronic mail address of a contact person in the event that such person needs to be contacted after regular business hours to address an urgent issue. Such contact information shall be kept updated by the permit holder.
11. The Applicant shall install the proposed landscaping prior to any use of the site.

PRIOR TO ANY SITE WORK

12. If applicable the Planning Department shall receive any updated plans, properly stamped, dated and indexed in compliance with the Engineering review comments. These plans shall indicate compliance with all applicable Zoning By-Laws, except where relief has been expressly given by the proper authority.
13. The Applicant shall coordinate with the Planning Department a pre-construction meeting with the Town staff prior to the start of any construction to review these conditions and any final construction sequencing, details, and plans for this Project. Commencement of construction includes any site clearing or grading. The limit of work line for the particular area or phase being developed shall be demarcated at this time through the placement of temporary snow fence material and erosion control barriers. Periodic status reports (agreed upon at said pre-construction meeting) shall be submitted to the Town outlining the general status of the construction and major milestones completed.
14. The applicant shall coordinate the additional material being brought to the site with the Planning Department, Town Engineer, Department of Public Works and shall be in compliance with the Towns Earth Fill Bylaw.

15. The Applicant shall provide an updated Construction Sequencing Plan, subject to the approval of the Town Engineering Consultant or designee.
16. The Applicant is to meet with the Town of Salisbury Department of Public Works to ensure compliance with any requirements, including bonding.
17. The Applicant shall provide to the Planning Board the name, address and telephone number of the person immediately responsible for supervision of all work and maintaining compliance with the approval. This person shall serve as project manager until a Certificate of Completion is issued, or until another project manager is designated. Should the project manager change during the course of the project, the Planning Board shall be notified as soon as practical of this change.
18. Inform all contractors and subcontractors of the conditions and provisions of this approval. This approval shall be included in all construction contracts and subcontracts dealing with the work.
19. The Applicant shall coordinate with the DPW Director all Town and public easements for water, drainage and sewer, if applicable.

DURING CONSTRUCTION

20. Hours of Construction shall be adhered to and said hours shall be posted in a conspicuous place at the entrance prior to any work on the site. These Hours are:

Hours of Construction Operations:

- I. Construction activity shall not take place on-site or in any building contained therein except during the following hours:

Mondays through Fridays: 7:00 AM to 7:00 PM,
Saturdays: 8:00 AM to 5:00 PM,
Sundays and Legal Holidays: none

21. Town staff or their designee shall have reasonable access to inspect the site to determine compliance with this Decision. All water, sewer, drainage and stormwater facilities shall be subject to inspection by the Town, and all water and sewer facilities shall be constructed in accordance with Town specifications.
22. 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.

23. Erosion and sedimentation control measures presented in the plan shall be adequate to retain all sediment within the site and away from wetlands, constructed wetlands, watercourses, and water bodies, both during and after construction.

Project Completion

24. Applicant shall apply for a Certificate of Completion, per §300-112.H of the Zoning By-Laws of the Town of Salisbury.
25. Upon completion of the work described herein the Applicant shall file a Request for a Certificate of Completion with the Planning Board, upon which time the Inspector for the Planning Board has 10 days to inspect the project. This must be done and the Certificate of Completion must be granted in order to receive a Certificate of Occupancy.

AFTER OCCUPANCY

26. The Applicant or future owner shall have the responsibility of compliance as indicated in the approved plans.

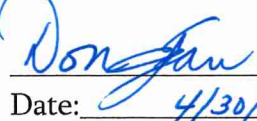
MODIFICATION OF SITE PLAN

27. In the event that the Applicant intends to modify the approved site plan, the Applicant must comply with §300-114 of the Zoning Bylaws

APPEAL OF SITE PLAN APPROVAL

28. All appeals shall comply with §300-120 of the Zoning Bylaws of the Town of Salisbury.

Don Egan, Chair
Salisbury Planning Board

_____, Chair
Date: 4/30/20

cc: Applicant,
Building Inspector,
DPW Director
File