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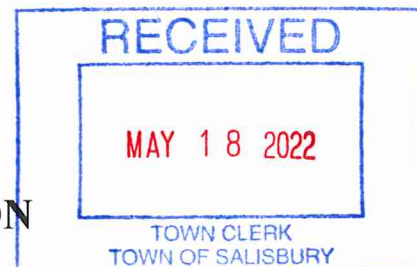


Planning Board
Town of Salisbury
5 Beach Road
Salisbury, MA 01952

Salisbury Planning Board:

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

LETTER OF RECOMMENDATION



DATE: May 13, 2022

TO: Derek DePetrillo, Town of Salisbury Zoning Board of Appeals Chair

FROM: John "Marty" Doggett, Town of Salisbury Planning Board Chair

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

Dear Mr. DePetrillo,

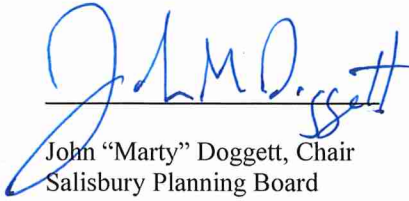
At the May 13, 2022, Planning Board meeting, the Board was presented an application for an accessory dwelling as part of the requirements of Article XI Accessory Apartments of the Zoning Bylaws of the Town of Salisbury. Specifically, pursuant to §300-60 Coordination and decisions, the Planning Board prior to the Zoning Board of Appeals (ZBA) hearing shall submit its recommendations and report to the ZBA, wherein, at a minimum, the following information shall be included:

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

Accordingly, **23 Dock Lane (Map 24, Lot 47)** presently comprises a lot area of 6.2 acres (207,072 SF), a single-family dwelling unit with ample parking and various types of vegetation. Surrounding **23 Dock Lane** primarily two-floored, single-family units on **Dock Lane**. Similar to **23 Dock Lane**, many of the abutting lots have manicured landscaping and large segments of natural vegetation. The Planning Board concluded, based on the information presented by the petitioner, the inclusion of the proposed accessory dwelling unit at **23 Dock Lane** will not adversely impact the neighborhood, as it is on a 6.2 acres lot and far back into the property. For these reasons, the Planning Board at the March 23, 2022 meeting, unanimously voted to advise to the Zoning Board of Appeals the special permit request for the

granting of the special permit for an accessory dwelling unit at 18 Pleasant Street is recommended noting that it meets all of the criteria.

Respectfully,

 5/13/22
John "Marty" Doggett, Chair
Salisbury Planning Board

Date:

cc: Applicant,
Building Inspector,
Director of Health
File