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January 7, 2023

Ms. Lisa Pearson, Planner
Salisbury Planning Board
Town Hall
Salisbury, MA 01852

Re: 11 North End Boulevard
Site Plan Review

Dear Ms. Pearson:

I have received a Site Plan for 11 North End Boulevard prepared by Moretti Designs, revised to March 3, 2023, and Application for Major Modification of a Site Plan Approval dated 8/31/23. I have conducted a site visit, reviewed the submitted material, and offer the following comments:

1. The narrative states that the project “will be independent” from the adult entertainment establishment, but later acknowledges that the “outdoor patio area will be serviced by the existing facility’s restrooms”.
2. The narrative states that the outdoor patio will be restricted to “individuals age 21 and over”. The board may want to know whether the “entrance” to the patio area will be continuously monitored to verify compliance.
3. The narrative does not address the requirements of 465-12(A) which requires a registered architect, landscape architect or professional engineer to sign, date and stamp the site plan. The plan is not stamped or signed. The plan also should contain the contact information (i.e. address, phone number, email) of Moretti Designs.
4. Typically property line information (e.g. bearings distances, monumentation) is depicted on the site plan. Also, contrary to what is stated in the narrative, the adjacent streets (i.e. North End Boulevard, Beach Road) are not identified on the plan.
5. The narrative refers to “shrub plantings” and “proposed fence”, but the shrub species and size are not provided as would be typical. Also, the plan labels a “new PVC fence”, but attachment 4 appears to show a black metal fence. The board may want the plan revised to address these issues.
6. It should be noted that the 2004 site plan appears to depict the proposed patio area as the main parking area for the adult entertainment facility, while the north side of the facility had 9 employee parking spaces and dumpster on a gravel surface. Access was not depicted off North End Boulevard on the 2004 plan. The new site plan appears to depict access off of North end Boulevard, but that is not clear, and an “approx. dumpster location” on abutting land. The board may want the applicant/engineer to address the

requirements of the 2004 approval, and depict existing/proposed parking and access/egress.

7. The narrative states that “traffic patter(s)” will not change, but none are depicted on the plan. The board may want the engineer to discuss the approved 2004 traffic patterns, what actually exists on the site now, and what is proposed. The board may also want existing curb cuts depicted on the plan.

8. Any parking spaces on the plan should have dimensions, as would be typical. The board may want the engineer to address whether handicap parking is required/provided for the site.

9. The narrative states that a supplemental lighting will be submitted for the proposed patio area. This would be important given the adjacent residences.

10. The narrative states that the existing pavement will not be changed in the patio area. It should be noted that the 2004 plans showed an area of “seaside landscaping”, curbing, light poles, etc. in this area. The board may want the plan to depict which of these features were installed, and how they will be modified by the proposed project.

11. Given the proximity to a residential use, the board may want the applicant to determine what effects the proposed project will have on noise levels.

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

Sincerely,

Joseph. J. Serwatka, P.E.