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Planning Board

Town of Salisbury
5 Beach Road
Salisbury, MA 01952

Planning Board:

John "Marty" Doggett,

Chairperson

Deborah Rider,

Vice Chairperson

Gil Medeiros

Lou Masiello

Donald Egan

**John Schillizzi, Alternate &
Clerk**

SPECIAL PERMIT APPROVAL

May 3, 2022

Town Clerk
Town of Salisbury
Salisbury, MA 01952

RE: Special Permit

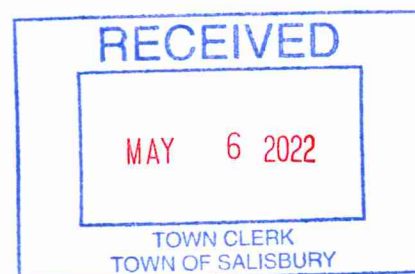
Owner: **Highfield Realty Inc**
Address of Owner:

Applicant: **Robert Johnson**
Address of Applicant: **14 Lexington Street, Stoneham, MA 02180**
Address of Project: **Rear Lafayette Road, Salisbury, MA 01952**
Map 22, Lot 62
Zoning District: **Lafayette Main Commercial Subdistrict B**

To the Town Clerk:

This is to certify, at a duly noticed public hearing of the Salisbury Planning Board in regards to a Special Permit, opened on March 23, 2022, and closed on April 13, 2022, by a motion duly made and seconded, it was voted:

"We, the Salisbury Planning Board, as requested by the Applicant, **Robert Johnson**, under the provisions of Articles XXIV of the Zoning By-Laws of the Town of Salisbury, to consider Special Permit approval upon the contemplated site plan development for the property addressed at Rear Lafayette Road (Map 22, Lot 62) as shown on plans ("The Plans") entitled:



Plan Set: Plan of Land Lafayette Road Salisbury, MA 01952, dated December 16, 2021, prepared for Johnson Construction, 14 Lexington Street, Stoneham, MA 02180, and prepared by Fodera Engineering, 28 Harbor Street, Suite 204, Danvers, MA 01923, consisting of two (2) sheets;

do hereby vote:

Lou Masiello motioned to close the public hearing for the property located at REAR Lafayette Road (Assessors Map 22, Lot 62).

Deborah Rider seconded

Vote Passes:

- John "Marty" Doggett: YES
- Deborah Rider, Vice Chairperson: YES
- Don Egan: YES
- Lou Masiello: YES
- Gil Medeiros: YES

I.

SPECIAL PERMIT APPROVAL

1. Per §300-161 Special Permits of the Salisbury Zoning Bylaw, which states:

- I. (A). The Planning Board shall be the special permit granting authority for uses in the Lafayette-Main Commercial District.
- II. (B). The Planning Board shall impose conditions in its decision as necessary to ensure compliance with the purposes of this Article XXIV. Approval of a project shall be conditioned to provide that no further division of land which increases the number of lots or units or results in any alteration of the area to be set aside as open space may occur without a modification of the special permit.

Gil Medeiros motioned to approve the Special Permit for property located at REAR Lafayette Road (Map 22, Lot 62), as shown on plans as represented, for an Inpatient Substance Use Treatment Center, with the same Standard and Special Standards as Site Plan Review.

Lou Masiello seconded

Vote on Special Permit:

John "Marty" Doggett, Chairperson: YES

Deborah Rider, Vice Chairperson: YES

Donald Egan: YES

Gil Medeiros: YES

Lou Masiello: YES

Motion to approve the Special Permit passes: 5-0

II. MATERIALS

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

1. Plan Set: Plan of Land Lafayette Road Salisbury, MA 01952, dated December 16, 2021, prepared for Johnson Construction, 14 Lexington Street, Stoneham, MA 02180, and prepared by Fodera Engineering, 28 Harbor Street, Suite 204, Danvers, MA 01923, consisting of two (2) sheets;
 - Boundary Survey (Sheet C-1)
 - Conceptual Site Plan (Sheet C-2)
2. Special Permit Application, Received by Town Clerk February 23, 2022;
3. Letters of Recommendation;
4. Resumes and Reports from the Joint Commission Health Care Organization;

III. FINDINGS

1. Currently REAR Lafayette Road (Map 22, Lot 62), the proposed site, is approximately a 27-acre parcel that is located in the Lafayette Main Commercial Subdistrict B Zoning District.
2. The application proposes to build an Inpatient Substance Use Treatment Center.

3. The applicant will be submitting for Major Site Plan Review as determined by the Building Inspector to finalize the location of the building and appurtenant structures.

IV. CONDITIONS

1. The approval is only to show the proposed use is allowed on the site and does not allow construction or site work to commence.
2. This Special Permit is not valid until the applicant's parcel meets all Zoning Dimensional Requirements as shown on the Dimension Control Table, 300 Attachment 2.
3. The applicant must apply for Site Plan Review and receive a valid approval from the Planning Board prior to the commencement of construction or site work.
4. Once the applicant has received an approval for Site Plan Review from the Planning Board, this Special Permit Decision is subject to all conditions set forth in the Site Plan Approval Decision.
5. The applicant shall provide the Planning Department proof of proper licensure of key personnel prior to final Occupancy Permit.

MODIFICATION OF SPECIAL PERMIT

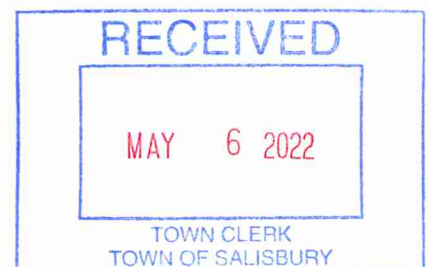
1. In the event that the Applicant intends to modify the approved special permit, the Applicant must submit to the Planning Board in accordance with MGL Chapter 40A.



John "Marty" Doggett,
Salisbury Planning Board Chairperson

Date: 5/5/22

cc: Applicant,
Building Inspector,
DPW Director
File



APPEAL NOTICE

Appeals of this decision shall be made in accordance with the M.G.L. Ch. 40A, §17 and shall be filed within twenty (20) days of the date of filing of this decision in the Office of the Salisbury Town Clerk.

By law, this decision shall not take effect until a copy of such notice has been certified by the Town Clerk that; Twenty (20) days has elapsed since the decision was filed and no appeal has been filed.

The Petitioner shall present and record the certified decision at the Essex Registry of Deeds in Salem MA. The cost of the recording shall be borne by the Petitioner. A registered copy must then be presented to the Building Inspector in order to apply for an appropriate permit.

This Decision will lapse if Substantial use of the Petitioned Relief is not made within two (2) years for a Special Permit and the work authorized hereunder must have active development or at least substantial progress toward implementation of the approved Site Plan occurring within five years or the approval becomes void. This approval may be extended by the issuing authority for an additional two-year period if, in the opinion of the issuing authority, there is just cause to approve an extension.