

**Salisbury Planning Board  
Meeting Minutes**

**Date: Wednesday, January, 13, 2021**

**Place: Remotely via Zoom**

**Time: 7:00 p.m.**

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PB Members Present: Chairperson, Don Egan (**DE**), Vice Chairperson, John “Marty” Doggett (**JMD**), Clerk, Gil Medeiros (**GM**), Louis Masiello (**LM**) and Deb Rider (**DR**).

PB Members Absent: Alternate, John Schillizzi (**JS**).

Also Present: Director of Planning Lisa Pearson (**LP**), Assistant Planner, Connie Brawders (**CB**) and Planning Board Secretary Sue Johnson (**SJ**).

**DE** brought the meeting to order at 7:00 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

**New Business – 7:00 pm**

**a. ANR - 156 Lafayette (Map 22, Lot 2) - Request made by Dorothy Triandafilou Trust**

JMD motioned to endorse the plan as presented.

LM seconded.

Vote: JMD-Yes, LM-Yes, GM-Yes, DR-Yes and DE-Yes

**Public Hearings—7:10 pm**

No public hearings.

**Other Business**

**a. Request for Certificate of Completion – 82 Lafayette Road (Map 22, Lot 15) – Request made by Brenden Doherty**

The applicant has requested a continuance until January 27, 2021.

GM motioned to continue until 1/27/21 at 7:10pm.

DR seconded.

Vote: JMD-Yes, LM-Yes, GM-Yes, DR-Yes and DE-Yes

**b. Review of the Comprehensive Permit Application (40B), Meadowview Condominiums (76 Units) at 6 Forest Road & Meadowview Lane (Map 20, Lots 43, 44, 45 & 91) – Applicant is 6 Forest Road, LLC.**

The hearing for the Comprehensive Permit application under MGL Ch 40B submitted to the ZBA was opened on December 17, 2020; the ZBA hearing has been continued to February 7, 2021. Recommendations for Site Plan development made by the Planning Board to be submitted to the ZBA are:

- Installation of granite curbing (plan shows bituminous)

- The applicant should state the road shall remain private in perpetuity (via CCR's, HOA Docs, Deed Restriction, or other recorded instrument) or state the applicant's intent to have the road accepted by the Town of Salisbury. Standards for road construction and maintenance for the private road, to include provisions for snow removal and storage, should be noted on plans.
- Landscape Plan should stipulate the use of drought tolerant and native species [Planner's recommendation: and described in the planting schedule (i.e., number, type, date of planting, guarantee for replacement)]. Proposed Landscape Plan is monotonous and perfunctory and could be more creative and aesthetically appealing. Rather than planting at the foundation line, species may be interspersed and set away from the dwelling façade.
- Driveway plans, as shown, are inconsistent with the presentation made by applicant at the December 17th ZBA meeting. Planning Board. Planning Board, therefore recommends the ZBA seek clarification. Recommendations by the Board include the construction of driveways at a minimum of 40' width, that allow for cars to be parked parallel, rather than in tandem.
- Porch dimensions should be shown on plans. Board recommends porches be at least eight (8) feet deep and ten (10) feet in length to promote a sense of community.
- Guest parking spaces should be shown on plans.
- Guest parking space dimensions should be shown on plans to reflect Zoning By-law requirements of 10 feet by 20 feet.
- Road width may have to be increased to greater than 24 feet wide, as proposed, if developer offers on street guest parking.
- A Lighting Plan should be provided introducing additional lighting along the walking paths, which honors Dark Sky compliance.
- Peer review by a licensed, registered Architect may be of benefit in aesthetically shaping this proposal before the Town of Salisbury. Features to be considered may include the spacing between dwelling units, design characteristics, and appropriateness for the community (i.e., contextual design).
- Density of the proposal may be too great.
- The Planning Board asks that consideration be given to a mix of housing types (i.e., single-family, duplexes, quads).
- The Planning Board invites the ZBA to consider that the units designated as affordable not be limited to second floor locations within the proposed structures.
- It appears that all affordable units are on the 2<sup>nd</sup> floor. These units should be on both the 1<sup>st</sup> and 2<sup>nd</sup> floors and be dispersed throughout the development.

Staff will DRAFT comments for final review by the Planning Board at their January 27, 2021. Final recommendations for consideration by the ZBA for site development will be delivered by staff to the ZBA in advance of ZBA hearing February 7, 2021. A member of the Planning Board will attend that ZBA meeting.

LM motioned to continue until 1/27/21 at 7:10pm.

GM seconded.

Vote: JMD-Yes, LM-Yes, GM-Yes, DR-Yes and DE-Yes

- c. **Chapter 91 Waterways License Application filed in accordance with 310 CMR 9.00 – Waterways Regulations, for Cove Marina Proposed Boat Lift Project, located at 8 Friedenfels Street (Cove Marina) (Map 16, Lot 1) by applicant Brian Mullen [GZA GeoEnvironmental, Inc., 14 Elm Street, Amesbury, MA]**

The project under review by the DEP Waterways Regulation Program is for an after the fact expansion of an existing previously authorized marina (License No.1833, issues in 1988) with 2, 976 SF of additional seasonal finger floats, bulkhead, boatlift, and accessory uses; relocation of an existing aluminum gangway and access floats; and modification of a previously authorized marina reconfiguration zone.

The proposed project use/activity description is for “The removal and replacement of approximately 50 lineal feet of an existing timber bulkhead with a steel sheet pile bulkhead; the construction of a boat lift comprised of two, 50-foot-long by 3-foot-wide pile-supported piers with a 2-foot wide service access walkway; approximately 165 cubic yards of excavation converting approximately 610 SF of LSCSF to salt marsh”

Before the DEP will grant the license for this project proposal, the Planning Board must sign and return Page 7 of the Chapter 91 Waterways License Application (H. Municipal Planning Board Notification). The municipality has a right to request a public hearing on Ch. 91 Waterways License Applications cases; however, under the DEP discretion, DEP does not require a public hearing. The Board concurred they would not ask for a public hearing by DEP and voted unanimously to sign and forward the waterways license application page, and return the required page with the following comments:

1. That there be no reduction of the five (5) dedicated public parking space availability for public use; and
2. That there be no restriction of public access to the waterfront by the development proposal.

**d. Presentation by Alejandra Chandler, Sustainability Coordinator for SPS New England (98 Elm St, Salisbury, MA) on the installation of solar carports as a renewable and sustainable energy source.**

Presenter had family emergency and will be rescheduled to the January 27, 2021 meeting.

**4. Old Business - None**

**5. Correspondence**

**a. Minutes:**

**12/9/20**

JMD motioned to approve.

DR seconded.

Vote: JMD-Yes, LM-Yes, GM-Yes, DR-Yes and DE-Yes

**7/8/20**

JMD motioned to approve.

DR seconded.

Vote: JMD-Yes, LM-Yes, GM-Yes, DR-Yes and DE-Yes

**6. Adjournment - 8:34 p.m.**

GM motioned to approve.

LM seconded.

Vote: JMD-Yes, LM-Yes, GM-Yes, DR-Yes and DE-Yes

**\* Documents provided at the meeting are on file in the Planning Office**

**Minutes approved by:** \_\_\_\_\_

**Date:** \_\_\_\_\_