

**Salisbury Planning Board  
Meeting Minutes**

**Date: Wednesday, October 13, 2021**

**Place: Salisbury Town Hall and Remotely Via Zoom**

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

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**PB Members present:** Vice Chairperson, Deb Rider (DR), Gil Medeiros (GM), Louis Masiello (LM), and Alternate & Clerk, John Schillizzi (JS)

**PB Members participating via Zoom:** Chairperson, John “Marty” Doggett (JMD) and Don Egan (DE)

**PB Members absent:** None

**Also present:** Director of Planning, Lisa Pearson (LP) and Planning Board Secretary, Sue Johnson (SJ)

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

**1. New Business – 7:00 pm**

- a. Request for Certificate of Completion for Site Plan Approval at 139 Elm Street (Map 9, Lot 18) for Li Realty Trust. Applicant's agent: Christopher York, P.E., Millennium Engineering, Inc., 62 Elm Street, Salisbury, MA 01952. (Cont. 6-23-21, 7-14-21, 8-11-21, 8-25-21, 9-8-21, 9-22-21)**

Chris York (CY) updated the Board. DR stated that she did a site visit and saw that the dumpster pad was in its place and the compact car parking signs were posted.

GM motioned to grant the Certificate of Completion.

DE seconded.

Vote: DR-Yes, GM-Yes, LM-Yes, DE-Yes and JMD-Yes, motion passed.

- b. Request for Certificate of Completion for Site Plan Approval at 12 Folly Mill Road (Map 13, Lot 48) for Kevin Karpenko**

Kevin Karpenko (KK) updated the board on his project.

LM motioned to grant the Certificate of Completion.

DR seconded.

Vote: DR-Yes, GM-Yes, LM-Yes, DE-Yes and JMD-Yes, motion passed.

- c. ANR – 139 North End Blvd (Map 33, Lot 61). Applicant: Northend 139 Realty Trust. Request by applicant for an approval not required land plan endorsement to create six (6) lots from one (1). Lot size: 1.55+/-acre site, located in the High Density R3 zoning district. (Cont. 8-25-21, 9-8-21, 9-22-21)**

LP stated that the applicant submitted a Request for Withdrawal Without Prejudice.

GM motioned to accept the Request for Withdrawal Without Prejudice Request.  
DE seconded.  
Vote: DR-Yes, GM-Yes, LM-Yes, DE-Yes and JMD-Yes, motion passed.

- d. ANR – 6 Ocean Front South (Map 32, Lot 5). Applicant: Abele Realty Trust, Amin Nabhan, Trustee**  
**Request by applicant for an approval not required land plan endorsement to create two (2) lots from one (1). Lot size: 0.11+/-acre site, located in the Beach Commercial (BC) zoning district.**

Matt Steinel (MS) from Millennium Engineering stated that he was representing the applicant. MS discussed the proposed ANR. DR asked if the existing building will be taken down after the lots are split. MS replied that this was his understanding. The Board discussed the ANR requirements.

DE motioned to endorse the ANR.  
GM seconded.  
Vote: DR-Yes, GM-Yes, LM-Yes, DE-Yes and JMD-Yes, motion passed.

- e. Request for Certificate of Completion for Site Plan Approval at 22 Old County Road (Map 28, Lot 27) for Habitat for Humanity**

Jon Steeves (Jon) stated that he was the site manager. Jon stated that they are at a point where they would like to move 3 of the residents in as short-term renters until they can purchase.

LP stated that there was a site visit on 9/20/21 and discussed the list of items that needed to be done to make the site safe. LP asked if the driveways have been paved. Keith Hartman (KH) Director of Construction with Habitat for Humanity stated that they will be paved in 1-2 weeks. JMD asked if DHCD signed off to allow residents to rent prior to purchasing. KH stated that they similar situations on other sites. LP stated that this could be conditioned. DE discussed retaining a surety for the occupancy of units 4 and 5.

LM motioned to grant the partial certificate of completion with the following conditions:  
1. Binder for driveways for units 1, 2 and 3 be completed prior to occupancy.  
2. Confirmation from DHCD that they signed off on the temporary rentals.  
3. Occupancy permits be held for units 4 & 5 as surety until work is complete.  
DR seconded.  
Vote: DR-Yes, GM-Yes, LM-Yes, DE-Yes and JMD-Yes, motion passed.

## **2. Public Hearing - 7:10 pm**

- a. Request by applicant for Major Site Plan Approval for a proposed fourteen (14) unit residential development, consisting of six (6) duplexes and two (2) single family dwellings, located at 207 Beach Road [Map 28, Lot 10], on a 1.22-acre site in the Beach Commercial zoning district. Applicant: Tom Patenaude, P.O. Box 5, North Andover, MA 01845**

(Cont. 07-14-21, 07-28-21, 8-11-21, 8-25-21, 9-8-21, 9-22-21).

LP stated that the applicant has requested a continuance until 10/27/21 at 7:10pm.

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

LM seconded.

Vote: DR-Yes, GM-Yes, LM-Yes, DE-Yes and JMD-Yes, motion passed.

3. **Other Business**

Minutes - None

4. **Old Business**

5. **Correspondence**

6. **Adjournment** – 8:00pm

GM motioned to adjourn.

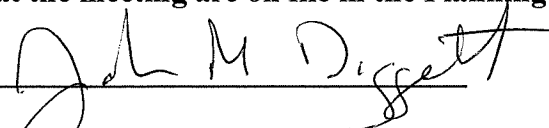
LM seconded.

Vote: DR-Yes, GM-Yes, LM-Yes, DE-Yes and JMD-Yes, motion passed.

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

Minutes approved by:

Date:

  
11/16/21 