

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, October 14, 2020

Place: Remotely via Zoom

Time: 7:00 p.m.

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

PB Members Absent: None

Also Present: Director of Planning Lisa Pearson (**LP**) 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. **Signing of plans and permits** – nothing to be signed.
- b. **Continued Request for Certificate of Completion for Site Plan Review - 28 Rabbit Road (Map 10, Lot(s) 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 105, 106, 107, 108, 111 112, 113, 114, 115, 116, 117, 123,124, 126, 127, 128, 129, 130, 131, &132 - Request made by ZAP Development, LLC**

Eric Botterman (**EB**) from Millennium Engineering stated that he was representing the applicant. **EB** stated that the Town Engineer’s (**TE**) comment’s stated that 66 plants were installed. **EB** thought the **TE** may have been confused about the number of plantings and went on to state that the hand-written notes on the two sheets we submitted are just a “key” to match the landscape plan to the Kaknes landscaping invoice, they are not meant to indicate the number of each type of tree/shrub planted. **EB** stated that all 73 plantings were planted and the correct number of trees were installed. **EB** stated that 5 trees behind the abutter’s house were changed to a different type per the abutter’s request. **EB** stated that the constructed wetlands have been reseeded and that the applicant has brought in water trucks to keep them watered.

Lou motioned to approve the certificate of completion subject to the final confirmation from the **TE** regarding the number of trees.

JMD seconded.

Vote: DR-Yes, JMD-Yes, Lou-Yes, and DE-Yes. – motion passed. GM abstained.

- c. **Request for Site Plan Modification - 98 Elm Street (Map 17, Lot 1) – Request made by SPS New England**

DE stated that it was 7:10pm and the Board would hear this request after the Public Hearings (**see below).

2. Public Hearings—7:10 pm

a. Continued Flexible Residential Development Special Permit and Definitive Subdivision Filing - 9 Gerrish Road (Map 22, Lot 19) - Request made by DeStefano Development LLC c/o Lisa Mead, Mead Talerman & Costa, LLC

Lisa Mead (**LM**) stated that she was representing the applicant along with Millennium Engineers Chris York (**CY**) and Eric Botterman (**EB**). **EB** discussed where the project was with the Conservation Commission. **DE** asked if the plans that dated 10-7-2020 will be revised. **LM** replied no. **DR** asked if a snow plow and a firetruck could make the turn at circle on the street. **EB** stated that both could make it. **Lou** asked if comments were received from the Fire Department. **LP** stated that we have not received a response.

GM motioned to close the public hearing.

DR seconded.

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

JMD motioned to approve the FRD subject to the standard conditions as well as the specific depiction on the plans that call out rail trail connection, the sidewalk (either self-constructed or funded), landscaping and lighting per the plans submitted, payment into the inclusionary housing fund, receive correspondence from DPW and input from the Fire Department and if the Conservation Commission requires alterations to the approved site plan the applicant will need to return to the Planning Board and request a modification to the site plan.

DR seconded.

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

b. Continued Minor Site Plan Review – 139 Elm Street (Map 9, Lot 18) – Request made by Li Family Trust

Chris York (**CY**) from Millennium Engineering stated that he was representing the applicant and is in front of the Board tonight seeking approval. **CY** discussed some of the issues in the **TE**'s letter from 9/28/20 and went on to state that in their 9/30/20 response letter to the **TE** it stated that the wall has been fixed and traffic flow signage has been added. **DE** asked if they received final approval from Conservation. **CY** replied yes. **DE** stated that he thought that the parking spaces on the east side of the building were striped showing very deep spaces. **CY** stated that it could be a condition of approval that these spaces be restriped. **DE** asked if the applicant is proposing to repave the entire lot or just where the new spaces will be in the back. **CY** replied that it would be repaved just in the back where the new spaces will be.

Lou motioned to close the public hearing.

GM seconded.

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

GM motioned to approve the site plan review with the condition that the east side of the parking lot be restriped.

JMD seconded.

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

d. **Definitive Subdivision filing at 14 1st Street (Map 7, Lots 18A & 18B) – Request made by Mark Audette c/o Lisa Mead, Mead Talerman & Costa, LLC**

LM stated that she was representing the applicant. **LM** stated that they would like to divide the existing lot to remove from condominium status. **LM** stated that 12 1st St. has a 2-family house and 14 1st St. has a marina building with an apartment in the upper level and a cottage. **LM** stated that there will be no new construction, no effect on existing utilities, no changes to the street and no new streets being created. **LM** stated that this is essentially an ANR and that both 12 1st St. and 14 1st St. received variances from the Zoning Board of Appeals (**ZBA**) for the non-conformities created by the proposed subdivision. **DE** asked **LP** if she had anything to add. **LP** suggested that the applicant should add sidewalks. **DE** stated that he drove by the site today and stated that there are asphalt sidewalks that seem to have merged with the street. **LM** suggested that the Board may want to condition that if either of the property owners make any structural changes in the future that sidewalks would need to be added. **DE** added that if either abutter installs a sidewalk that they would need to match it. **LP** stated that the Town is working on the Rings Island Resiliency Project that will require sidewalks. **LM** stated that if the Town installs sidewalks as part of the Rings Island Resiliency Project the applicant would pay for the sidewalks in front of their property.

GM motioned to close the public hearing

DR seconded.

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

GM motioned to approve the subdivision application including all of the requested waivers and waivers that may be necessary but not requested at this time subject to the standard terms and conditions of the Town of Salisbury with a condition that the applicant provide funding for any sidewalk construction that may take place as part of the Town's construction efforts or Town project involving the construction or reconstruction of sidewalks on First Street.

JMD seconded.

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

****Request for Site Plan Modification - 98 Elm Street (Map 17, Lot 1) – Request made by SPS New England.**

LP stated that she spoke with the Building Inspector (**BI**) and the applicant and the proposed solar panel carports (On-Site Solar Photovoltaic Installation) are not an allowed use in this district. **Lou** stated that he feels there should be a zoning change to allow this use. **DE** read the letter received from the applicant. **DE** stated that the Board should respond to the letter stating that the Planning Board has been advised by the **BI** that this type of installation is not currently permitted in the zoning district. **LP** stated that a letter will be prepared.

Lou motioned that the Planning Board is not in receipt of a Site Plan Modification application and as discussed it is the Planning Board's desire to respond to the requesters letter with a letter stating that the **BI** has advised the Planning Board that this use is not permitted in this zoning district.

JMD seconded.

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

3. **Other Business**

4. **Old Business**

5. **Correspondence**

Minutes:

9/09/20 - Minutes

DR motioned to approve.

Lou seconded.

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

9/23/20 - Minutes

GM motioned to approve.

JMD seconded.

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

6. **Adjournment**

Lou motioned to adjourn.


DR seconded.

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

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

Minutes approved by: _____

Date: _____



12/2/20