

**Salisbury Planning Board  
Meeting Minutes**

**Date: Wednesday, February 24, 2021**

**Place: Remotely via Zoom**

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

---

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.

**1. New Business – 7:00 pm**

**a. Adjustment of the maximum Inclusionary Housing Contribution Payment pursuant to §300-79(d) of the Zoning Bylaw of the Town of Salisbury.**

Based on the Warren Group’s statistics:

- 1) 2019 median sales price of s/f homes in Salisbury: \$363,500
- 2) 2020 median sales price of s/f homes in Salisbury: \$410,000
- 3) Percent change =  $(\$410,000 - \$363,500) / \$363,500 = 12.79\%$
- 4) 2019 Maximum Rate: \$20,754.00
- 5) 2020 Maximum Rate:  $(\$21,000.00) = \$21,000$ .

According to §300-79 (B)...” provided that the housing contribution payment for any market-rate housing unit shall not exceed a maximum of \$21,000...”. Pursuant to this section, the fee is capped at \$21,000.

**LM** voted to keep the 2021 maximum housing contribution payment to \$21,000, in accordance with §300-79 (d) of the zoning bylaws of the Town of Salisbury.

**GM** seconded.

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

**2. Public Hearings—7:10 pm**

**a. Minor Site Plan Review & Special Permit - 10 Fanaras (Map 18, Lot 211) – Request made by Coastal Infusions LLC - Proposed Use: Marijuana Cultivation and Product Manufacturing Facility (Continued from 01/27/2021 & 02/10/2021).**

Planning Board Chairperson Don Egan noted the applicant’s petition to amend the application before the Board, thereby modifying the request by deleting marijuana cultivation and allow only for product manufacturing at the site.

Chair Egan informed those in attendance that the case would be continued to March 10, 2021. The continuance would follow the March 8, 2021 meeting of the Board of Selectman, during which time the BOS would take up the discussion of how this modification might affect the Host Agreement.

The purpose of this evening's discussion was to allow the applicant to provide updated information requested by the Planning Board at the February 10, 2021 meeting. The applicant responded to Peer Review Comments from the Town's Consulting Engineer, described the interior floor plan space, odor filtration, and additional landscape to screen operations from the abutting Linda Lane subdivision. The applicant's engineer opined a stormwater analysis was not merited for site redevelopment. The applicant's engineer informed the Board that they will be submitting a Request for Determination of Applicability (RDA) to the Conservation Commission. The applicant will be provided with a memo listing the following items the applicant shall address at the March 10 Planning Board meeting:

- Drainage will meet the current standards for stormwater mitigation;
- Additional lighting will be added [and shown on revised plans] at the two (2) driveway entrances for safety;
- Additional landscaping will be added [and shown on plans] to screen the dumpster from view and at the rear of the property line to screen the site from view by residents of 11 and 12 Linda Lane;
- Revised Plans shall show the Fogging System and shall include a maintenance plan for the odor control system.

**GM** motioned to continue the public hearing until 3/10/21 at 7:10pm.

**JMD** seconded.

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

**3. Other Business - None**

**4. Old Business**

- a. Request for Certificate of Completion – 82 Lafayette Road (Map 22, Lot 15) – Request made by Brenden Doherty (Continued from 1/22/2020, 2/26/2020, 12/9/2020, 1/13/2021, 1/27/2021).**

Atty. Jill Mann represented the applicant and provided an update to the Board regarding the intent to prepare a photometric plan in anticipation of a scheduled site walk prior to the April 14, 2021 PB meeting. The Planning Department will work with Atty. Mann to coordinate the site walks between parties.

**5. Correspondence**

**a. Minutes:**

**1/27/21**

**LM** motioned to approve.

**DR** seconded.

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

2/10/21

JMD motioned to approve.

DR seconded.

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

- b. **Environmental Notification Form (ENF) Preparation and Filing (ENF) filed with the Massachusetts Environmental Policy Act Office (MEPA) for the Big Block Mixed Use Development at Salisbury Beach.**

The Planning Board had no comments or feedback.

- c. **Letter of Response from GZA GeoEnvironmental, Inc., regarding Planning Board Comments for Cove Marina located at 8 Friedenfels Street.**

The Planning Board had no comments or feedback.

- d. **Governor Baker signed the Economic Development Bond Bill (H5250), An Act Enabling Partnerships for Growth on January 14, 2021.**

Assistant Planner, Connie Brawders, explained the bill stating the following:

This is recognized by the Massachusetts Chapter of the American Planning Association as the first substantive zoning reform effort in 46 years.

There are four pillars and principles to this legislative initiative:

1. Respond to the Housing Crisis
2. Build Vibrant Communities
3. Support Business Competitiveness
4. Train a Skilled Workforce

Most notably and effective immediately, the required voting threshold in the State Zoning Act is lowered from a two-thirds supermajority in order for communities to adopt zoning that improves housing availability and affordability. This includes the following types of development: multifamily housing or mixed-use development in an eligible location; accessory dwelling units; and open space residential development.

The Department of Housing and Community Development will be issuing guidance on the implementation over the course of the next few months.

5. **Adjournment** – 9:18pm

GM motioned to adjourn.

LM seconded.

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

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

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

Date: 3/18/21