

**Salisbury Planning
Board Meeting
Minutes**

Date: Wednesday, March 10, 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 Deborah Ryder (DR).

PB Members Absent: Alternate Member John Schillizzi.

Also Present: Assistant Planning Director 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 open meeting law, that the meeting was being recorded.

1. Public Hearings—7:10 pm

- a. Minor Site Plan Review & Special Permit - 10 Fanaras (Map 18, Lot 211) – Request made by Chris Edwards of Coastal Infusions, LLC for a Marijuana Cultivation and Product Manufacturing Facility. Applicant’s agent: Atty. Arthur Broadhurst. (Case continued from 01/27/2021, 02/10/2021 & 02/24/2021).

The Planning Board and applicant await determination by the Board of Selectmen to see if the applicant’s revised application, removing Marijuana Cultivation from the request for site plan and special permit approval, impacts the Host Agreement.

Request by applicant for case continuance to March 24, 2021 approved unanimously by the Planning Board.

GM motioned to continue the public hearing to 3/24/21 at 7:10pm.

DR seconded.

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

- b. Case 2021-04 - Site Plan Review for a Major Project at 504 North End Boulevard: Request by applicant for to remove two (2) existing, non-conforming, multifamily structures and replace with nine (9) single-family detached dwelling units located at 504 North End Blvd [Map 36, Lots 138 A-L), a 22, 498+/- SF site, located in the High Density (R-3) zoning district and Flood Plain Overlay district. Owner: 504 North

End Blvd., LLC (229 Stedman Street, Lowell, MA 01851).

Due to a technicality in advertising for the case hearing, [Newbury Daily News did not publish the second advertisement in their newspaper of general circulation, as required under state statute], the case will be again be advertised and opened on April 14, 2021.

2. Other Business

- a. Recommendation by the Planning Board to the Board of Selectmen for street acceptance by the Town of Salisbury for Liberty Street.

GM recommends the acceptance of the street and placement on the Warrant for spring Town Meeting.

LM seconded.

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

3. Old Business

- a. Update from Planning Chairperson Don Egan/Planning Director Lisa Pearson on the Comprehensive Permit Application (40B) workshop for Meadowview Condominiums consisting of 76 Units located at 6 Forest Road & Meadowview Lane (Map 20, Lots 43, 44, 45 & 91) as presented by applicant, 6 Forest Road, LLC, with discussion of additional comments for consideration.

The Planning Board determined they had no further comments for the ZBA on this proposal.

4. Correspondence

- a. Minutes:

1/8/20

LM motioned to approve.

JMD seconded.

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

6/10/20

JMD motioned to approve.

GM seconded.

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

4/22/20

DR motioned to approve.

JMD seconded.

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

2/24/21

GM motioned to approve.

LM seconded.

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

1/8/20 – Executive Session

DE requested that these minutes be tabled until 3/24/21 because the Board did not have a chance to read them.

JMD motioned to table until 3/24/21.

GM seconded.

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

- b. Notice of Public Hearing for Zoning Amendments from the City of Newburyport Planning Board and City Council.

Point of information.

5. Adjournment - 7:24 p.m.

GM motioned to adjourn.

JMD seconded.

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

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

Minutes approved by: JL M.D.issett

Date: 10/21/21