

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, July, 28, 2021

Place: Salisbury Town Hall, 5 Beach Road & Remotely Via Zoom

Time: 7:00 p.m.

PB Members Present: Chairperson, Don Egan (**DE**), Clerk, Gil Medeiros (**GM**) , Louis Masiello (**LM**), Deb Rider (**DR**) and Alternate, John Schillizzi (**JS**)

PB Members participating via Zoom: Vice Chairperson, John “Marty” Doggett (**JMD**)

PB Members Absent: None.

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

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

1. New Business – 7:00 pm

- a. **ANR – Request by applicant for an approval not required land plan endorsement to create three (3) new lots from two (2) existing lots along 50 Beach Road and Gravel Way (Map 4, Lots 121 & 136), a 1.6+/- acre site, located in the Commercial (C) zoning district and Medical Marijuana overlay district. Applicants: Downeast Building & Development, 18 Maple Lane, Northborough, MA 01532 (Cont. 07-14-2021).**

JMD recused himself. Eric Botterman (EB) explained the changes to the ANR plan from the last meeting.

GM motioned to endorse.

DR seconded.

Vote: GM-Yes, LM-Yes, DR-Yes and DE-Yes. Motion passed: 4-0

2. Public Hearing - 7:10 pm

- a. **Request by applicant, G & G Main Street, LLC, for a Special Permit for the storage of construction materials and equipment at 45 Main Street (Map 19, Lot 164), a 0.538 +/- acre parcel, located in the Commercial (C) zoning district and Water Resource District Overlay. Applicant’s agent: Atty. Lisa Mead, Mead, Talerman & Costa, LLC, 30 Green Street, Newburyport, MA 01950 (Cont. 06-23-2021 & 07-14-2021)**

The applicant requested a continuance until 8/11/2021 at 7:10pm

LM motioned to continue until 8/11/21 at 7:10pm.

DR seconded.

Vote: JMD-Yes, GM-Yes, LM-Yes, DR-Yes and DE-Yes. Motion passed: 5-0

- b. 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. 07-14-2021).**

DE stated that JMD is using the Mullin Rule for missing the 7/14/21 meeting. EB stated that he was representing the applicant and that they were waiting on comments from the Town Engineer. EB discussed the proposed parking on the site and DE stated that he disagreed that the parking meets the zoning requirements. Chris York (CY) discussed the architectural plans. DE commented about the height being brought down from 38ft to 34.6ft. LM stated that he would like to see more articulation on the rear elevation. CY briefly discussed the changes to the landscaping plan. DE asked if comments had been received from the DPW Director. LP replied no but she would follow up with her. LM stated that he would like comments from the Fire Department, Police Chief and Building Inspector. DE & GM discussed fencing. EB suggested that they could add fencing language to the condo documents.

GM motioned to continue until 8/11/21 at 7:10pm.

LM seconded.

Vote: JMD-Yes, GM-Yes, LM-Yes, DR-Yes and DE-Yes. Motion passed: 5-0

3. Other Business

- a. Request by applicant for recommendation by Planning Board to the ZBA for a Special Permit Accessory Apartment located at 57 Baker Road, a 1.63-acre site. Located in the R-2 zoning district. Applicant: Bryan R. and Richard W. Hughes, 57 Baker Road, Salisbury, MA.**

LP explained that the accessory apartment already exists and meets the following criteria:

- Lot size
- Adequate parking
- Fits in well with the neighborhood.

LP stated that it exceeds the 900sf criteria having a total of 1,084sf.

The Board discussed the application and language to use to recommend to the ZBA.

LM voted to advise to the Zoning Board of Appeals the special permit request for the granting of the special permit for an accessory dwelling unit at 57 Baker Road is recommended noting that it meets all of the criteria except the total square footage does not conform and it should be restricted to 900 square feet.

DR seconded.

Vote: JMD-Yes, GM-Yes, LM-Yes, DR-Yes and DE-Yes. Motion passed: 5-0

b. Planning Board Reorganization

Chair

GM motioned to nominate JMD as Chair

DR seconded.

Vote: GM-Yes, LM-Yes, DR-Yes, DE-Yes and JMD abstained. Motion passed: 4-0

Vice Chair

JMD motioned to nominate DR as Vice Chair

GM seconded.

Vote: JMD-Yes, GM-Yes, LM-Yes, DR-Yes and DE-Yes. Motion passed: 5-0

Clerk

DR motioned to nominate JS as Clerk

LM seconded.

Vote: JMD-Yes, GM-Yes, LM-Yes, DR-Yes, JS-Yes and DE-Yes. Motion passed: 6-0

4. Preliminary discussion of modifications to the Planning Board Rules and Regulations.

LP stated that the Planning Board need to work on the rules and regulation for the Beach Commercial Overlay District and the Lafayette Road Corridor Project. LP stated that funding was received to work with the Barrett Planning Group. LP asked for volunteers from the Board to participate in the process which will take approximately 2 months. DR & JMD volunteered.

5. Old Business

6. Correspondence

7. Adjournment – 8:35pm

GM motioned to adjourn.

DR seconded.

Vote: JMD-Yes, GM-Yes, LM-Yes, DR-Yes and DE-Yes. Motion passed: 5-0

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

Minutes approved by: _____

Date: _____