

**Salisbury Planning Board  
Meeting Minutes**

**Date: Wednesday, September 22, 2021**

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

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

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

**PB Members participating via Zoom:** Don Egan (DE)

**PB Members absent:** None

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

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JMD brought the meeting to order at 7:00 p.m. 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)**

JMD stated that the applicant has requested a continuance until 10/13/21 at 7:10pm.

LM motioned to continue until 10/13/21 at 7:10pm.

DR seconded.

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

- b. 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)**

JMD stated that the applicant has requested a continuance until 10/13/21 at 7:10pm.

GM motioned to continue until 10/13/21 at 7:10pm.

DR seconded.

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

- c. Request for Certificate of Completion for Site Plan Approval at 158 Lafayette Road (Map 22, Lot1) for Boston Granite LLC c/o Brandon Pham.**

JMD stated that the applicant has requested a continuance until 10/13/21 at 7:10pm.

DR motioned to continue until 10/13/21 at 7:10pm.

LM seconded.

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

**d. Request for modification of landscape plan at 10 Fanaras (Map 18, Lot 211) - Applicant: Coastal Infusions LLC (Cont. 9-8-21)**

DE motioned to approve the modified landscape plan.

LM seconded.

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

**e. ANR – 159 Beach Road (Map 28, Lot 1) Applicant: Patrick Larkin.**

Request by applicant for an approval not required land plan endorsement to create (14) fourteen new lots located in the Beach Commercial zoning district.

Kenneth Lania (KL) from Cornerstone stated that he was representing the applicant. KL discussed the proposed ANR to create 14 lots.

JMD read the criteria for an ANR.

LM motioned to endorse the ANR.

GM seconded.

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

**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, 07-28-21, 8-5-21, 8-11-21, 9-8-21).**

Attorney Brian Winner (BW) from Mead Talerman & Costa stated that he was representing the applicant. BW discussed the project and the updates for this project. BW discussed **their responses** to the *Town Engineers comments below*:

*Existing Conditions*

1. *The plan should be stamped and signed by a professional land surveyor, as would be typical. The submitted plan is stamped "progress print" for some reason.*

**The plan is stamped and signed.**

2. *The board may want to review the transformation that the lot has gone through based on the MIMAP pictometry imagery from 2014, 2017 and 2020. The 2014 and 2017 images appear to show a conventional residential lot with a driveway on the northeast side of the lot, leading to a garage. The entire southerly side of the lot appears to be lawn, with a tree(s). Only a single access appears to be shown on both images.*

*The 2020 image shows a much different site, with two access points, and the southerly side of the lot appears to be entirely gravel parking /driveway. The board may want the engineer to verify whether the MassDOT ever granted a permit for the second access.*

**The response/plan call for the southerly driveway to be removed and replaced with loam and seed.**

*3. The plan appears to show pavement and fence encroachments along the southerly property line. The board may want the engineer to address whether these will remain.*

**The response states that the encroachments will remain.**

*4. Existing underground utilities (i.e. water service, sewer pipes, tanks) should be shown on the plan, as would be typical.*

**Existing utilities have been added.**

#### *Proposed Conditions*

*1. The plan should be stamped and signed by a professional engineer or land surveyor, as would be typical. The submitted plan is stamped "progress print" for some reason.*

**The plan has been stamped/signed.**

*2. As noted above, the lot appears to have had only one driveway up to at least 2017. The second gravel driveway, probably added around 2020, may or may not have been permitted with MassDOT. The board may want the engineer to address any permits. Based on the proposed use, it appears that the lot would function adequately within a single egress point, should the board so desire.*

**As mentioned above, the southerly driveway is to be removed and replaced with loam and seed.**

*3. The plan labels "tank covers" adjacent to the proposed building, but does not depict the tanks. The tanks should be depicted, along with the necessary setback (10') to the proposed building slab, so that the board can be assured it is not approving something that violates board of health requirements.*

**The recommended information has been added.**

*4. Existing and proposed water services should be depicted. The proposed building appears to have a restroom, which will require a water service. Existing and proposed sewer lines should be shown, along with any relocations that are necessary due to the proposed building.*

**The recommended information has been added.**

*5. The proposed use may require a dumpster pad and dumpster. The engineer should address this issue.*

**The response states that a dumpster will not be needed.**

*6. Proposed gravel access is depicted up to the northerly property line. Given the close proximity of the residential buildings on lot 163, the board may want the engineer to provide an adequate buffer to the property line, possibly with a fence or landscape screening.*

**The response states that there is an existing chain-link fence and stockade fence abutting the properties to the east.**

7. *The proposed gravel between the northerly property line and the existing paved driveway does not appear to serve any purpose other than to park vehicles. It is cut off from the driveway at the front property line.*

**The response states that this area is currently gravel, and will remain.**

8. *The engineer should provide a detail for all proposed "gravel" areas to demonstrate adequacy for vehicle loads, but also permeability to satisfy the bylaw.*

**A detail has been added.**

9. *The engineer should provide a finish floor elevation of the proposed building to verify that it will work without the need for site grading.*

**The finish floor elevation has been added.**

BW reviewed the comments received from the DPW Director dated 9/22/21 and stated that the construction site entrance will be added to the plan. LP read each special permit criteria and the Board discussed them as they were read. LP stated that the applicant will need to show 5 delineated parking spots on the plan (4 employee & 1 visitor). The garage doors need to be shown on the plan with no parking signs so the doors will not be blocked. Minimal landscaping to be added to the plan where the second driveway is being removed, loamed & seeded. Add signage to the entrance indicating two-way traffic based on the Town Engineers suggestion.

JMD read the conditions listed in paragraph above and asked for a motion from the Board.

GM motioned to approve with the conditions.

LM seconded.

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

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

JMD stated that the applicant has requested a continuance until 10/13/21 at 7:10pm.

LM motioned to continue until 10/13/21 at 7:10pm.

DR seconded.

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

3. **Other Business** - None

4. **Old Business** - None

5. **Correspondence**

Minutes – 8/225/21

GM motioned to approve the 8/25/21 minutes.

DR seconded.

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

6. **Adjournment** 8:07pm

GM motioned to adjourn.

DR seconded.

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

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

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

Date: \_\_\_\_\_