

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, September 9, 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. **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**) of Millennium Engineering requested a continuance until 9/23/20.

JMD motioned to continue the Certificate of Completion until 9/23/20

DR seconded

Vote: JMD-Yes, DR-Yes, LM-Yes, GM-Abstained, DE-Yes – motion passed

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 is representing the applicant and also with her is **EB** from Millennium Engineering. **LM** stated that they initially proposed 10 lots using the affordable housing density bonus calculation and reduced the number of lots to 9 and are using the open space calculation. **LM** stated that they have also reduced the number of waivers being requested. **EB** discussed the changes and waivers that were being removed. **LM** discussed the 50 % setback waiver and stated that they are requesting reduced setbacks for lots 1, 3, 7, 8, and 9. **LM** stated that the next waiver being requested is the minimum lot of 10,000sf and stated that they are requesting a waiver for lot 7 which will be 8,378sf. **LM** stated that the next waiver they are requesting has to do with the ration of uplands to wetlands within the proposed open space. **LM** stated that 9.3 acres will be open space and nearly 70% will be uplands which is slightly higher than 68%. **LM** stated that the open space would be deeded over to the Town. **LM** stated that they are requesting a waiver to work within 100’ of the buffer zone and stated the majority of the development areas are upland and any disturbance would be minimal. **LM** stated that they are requesting a waiver to reduce the 50’ right of way stating that it isn’t necessary in this situation and that pavement, sidewalk and utilities all fit within the 40’ right of way. **LM** stated that they are requesting a waiver to reduce the centerline radii from 150’ and stated that the applicant is providing curves with radii of 90’ and 100’. **LM** stated that the smaller centerline radii will promote reduced vehicle speeds and a safer neighborhood. **DE** briefly discussed article 10 of the zoning by-laws. **JMD** stated that the Board would like to see a sidewalk that spans the length of the property on Gerrish Road and public access to the rail trail with a recorded easement showing

the access. **DE** stated that he agrees with **JMD** and added that these would be a tremendous asset to the community. **Lou** asked if they would be making an inclusionary housing contribution. **LM** replied yes. **Lou** asked if will be a public road. **EB** replied yes. **Lou** asked if comments have been received by the DPW. **LP** replied no comments have been received from the DPW Director or Fire Chief. **Lou** asked if there was going to be a homeowner's association. **LM** replied not at this time. **JMD** asked if there was going to be a lighting plan. **DE** replied that they are waiting for DPW to comment. **DE** stated in regards to the landscape plan the Town Engineer states that the architect should be more specific on types and sizes of trees. **LM** showed the landscape plan and stated that it is very clear what has to be planted and how many have to be planted and the different options of each type of trees and shrubs are listed on the landscape plan. **DE** stated that perhaps the Town Engineer interpreted the intent differently. **DE** asked what the size of the larger tree options were. **LM** read the different sizes of all of the shrub and tree options. **DE** asked if any existing trees will be preserved. **LP** asked if the applicant had flagged any trees for preservation. **EB** stated that they have not yet determined what trees will remain or be removed. **EB** went on to state that they will locate and identify any trees that are 20" or greater. **DE** asked the applicant if they had any proposals on how they might connect to the open space. **EB** stated that he thought the uplands that are being deeded to the Town would cover this. **DE** asked if there was a way to connect the road to the open space with a path. **EB** stated no because there are wetlands that they need to cross to get to the uplands. **LM** thought that the access would come through the school. **LM** stated that they would need to discuss this with their client. **LP** asked if they could extend the drainage easement between lots 3 and 4 to access the rail trail. **EB** stated that they can look into this. **DE** asked about adding the sidewalk along the frontage of the property. **LM** asked if there were other sidewalks on Gerrish Road. **EB** stated that it is the Town's plan to have sidewalks along Gerrish in the future. **LM** stated that they would look into adding a sidewalk.

GM motioned to continue until 9/23/20 at 7:10pm.

Lou seconded.

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

3. Other Business

Kevin Neville (**KN**) 211 Beach Road stated that they submitted their certificate of completion late for this agenda but was still hoping that the Board would address their request. **DE** stated that the Board can not entertain the request. **LP** asked **KN** if he submitted the as-built today. **KN** stated that he did not. **DE** stated that this can not be entertained, it is not on the agenda and the Board does not have documentation.

4. Correspondence

Minutes: 8/12/20

JMD motioned to approve.

DR seconded.

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

5. Adjournment

Lou motioned to adjourn.

JMD seconded.

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

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

Minutes approved by: Don Jan

Date: 10/30/20