



Date: October 11, 2023

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

Time: 7:00 pm

PB Members Present in Person: Chairperson, John “Marty” Doggett (**JMD**), Vice Chairperson, Gil Medeiros (**GM**), Clerk, Warren Worth (**WW**), Deb Rider (**DR**), John Schillizzi (**JS**), and Alternate, Angelica Medina (**AM**)

PB Members Absent: None

Also Present: Director of Planning Lisa Pearson, and Planning Board Administrative Assistant, Ellie Cornoni

JMD brought the meeting to order at 7:02 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. **New Business – 7:00 pm**

- a. **100 Forest Road (Map 26, Lots 5 & 7)** – Request for approval of Covenant and execution of Mylars. **Applicant:** Old Silver Estuary on Little River LLC

- Attorney Ryan Clemens, Talerman, Mead and Costa, LLC. Spoke on behalf of the applicant.
 - He stated that per requirement of the decision the applicant provides final plans and covenant. He said that the applicant has met all requirements in order to release the covenant.
- There were no questions from the Planning Board members.

GM motioned to approve the release of Covenant for 100 Forest Road contingent upon approval from Town Counsel. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- b. **70 Brissette Avenue (Map 32, Lot 337)** – Request for Certificate of Completion. **Applicant:** Arthur J. Broadhurst → tabled to end of meeting

GM motioned to table the request for Certificate of Completion for 70 Brissette Ave to the end of the meeting due to representation not being present. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

2. **Public Hearing - 7:10 pm**

- a. **Modifying the Salisbury Zoning Bylaw** - To amend the Town of Salisbury Official Zoning Map, changing the multiple parcels on Assessors Map 28 from Beach Commercial Zone (BC) to Residential Zone (R-2)

- Cheryl Papandrea of 44 Old County Road, spoke on behalf of her citizen's petition. She stated that the concern is about the development in her neighborhood and on old county road. She stated that there are concerns with the density allowed to come in with the current zoning with parking on the road, traffic and concerns about the wetlands.
- **DR** said she is in favor of this petition.
- **JS** stated he is in favor.
- **GM** stated that he believes this is a good a petition to change what is happening down at the beach.
- **JMD** stated his only reservation is that the lots currently there will be existing non-conforming and will need to get ZBA approval before changing something on their property.
- Chuck Shaw – Old County Road – gave public comment in support of this petition.
- Kimberly Cipolla – 7 Old County Road – gave public comment with her support of this petition.

GM motioned to recommend the proposed amendment to the Town of Salisbury Official Zoning Map to Town Meeting. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

b. 159 Beach Road (Map 28, Lot 1) – Site Plan Review Application – Proposed construction of 9 duplexes and 1 single family home for a total of 19 units. Applicant: Larkin Real Estate Group, Inc. (continued from 3/22/23, 4/26/23, 5/24/23, 6/14/23, 6/28/23, 7/26/23, 9/13/23) Public Hearing closed 9/27/23

- **JMD** stated to the audience that Site Plan Review is a process to make the projects that come before the board better in order to help the community.
- **DR** stated she has no new comments.
- **GM** stated that he is concerned about the water department doing a study and the tree hearing and suggested holding off until then.
 - Lisa Pearson stated that condition 23 and 24 address his water concerns. She suggested adding a timeframe suggesting "prior to site work". She stated condition 17 addressed the tree concern.
- **JMD** stated he would like to see condition 20 language changed to 6 units instead of 10 which would be part way through phase 1.
- **AM** asked when the condo documents would be available.
 - Lisa Pearson stated that she believes the condo documents usually get written when half the units are formed. She stated they are usually submitted around first closing.
 - The board proposed different language regarding submission of the condominium documents.

GM motioned to deny project based on public safety. No second. Motion failed.

DR motioned to approve the Site Plan Review Application for 159 Beach Road. AM seconded this motion. Roll call was taken, 3 members voted in favor, 1 not in favor (GM). Motion passed.

3. New Business – 7:00 pm (Continued...)

- b. **70 Brissette Avenue (Map 32, Lot 337)** – Request for Certificate of Completion. **Applicant:** Arthur J. Broadhurst → tabled to end of meeting

- Arthur Broadhurst spoke on the project.
 - He stated it took him a couple of years to get the certificate of compliance through conservation commission in order to get his certificate of completion and his bond to be released.
- **JMD** asked who is going to take care of the plantings once the bond is released.
 - Arthur Broadhurst stated the HOA owns the land and is responsible to maintain the plantings and landscaping.

GM motioned to approve the request for a Certificate of Completion for 70 Brissette Avenue. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

4. Other Business

- **DR** gave an update on the bus tour that was orchestrated for people to see the MINCO properties. She said she was particularly happy to see how well the projects screen their properties from their abutters. She said there were design elements that made the buildings look interesting. She said the interior of the buildings were wonderful. They had sustainability and environmental aspects inside the lobbies. They are rental units which she said Salisbury needs some more of.
- **GM** asked about handicap units.
 - **JS** responded that the bathtub was a regular tub not a roll in, the vanity was normal vanity height. The apartment was accessible but lacking a few features.
- **JMD** asked how many units are in these buildings.
 - Lisa Pearson stated MINCO has said most of their buildings are 40 units per acre, they are not all like that. She said the landscaping was impressive and in the renderings were not as great as the actual product. She said they were able to see a 20-year-old project and how the buildings and landscaped aged. She said it was very interesting and informative.
- **WW** stated he was impressed that a developer took them to their project that was 20 years old.

5. Old Business

- Lisa Pearson announced they are still working on the open space and hazard mitigation plans.

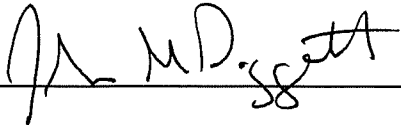
6. Correspondence

7. Adjournment

GM motioned to adjourn. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

Meeting adjourned at 7:53 pm

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

Minutes approved by: 

Date: 11/27/23