



Date: May 12, 2021

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

Time: 7:00 pm

PB Members Present via Zoom: Chairperson, Don Egan (**DE**), Vice Chairperson, John “Marty” Doggett (**JMD**), Clerk, Gil Medeiros (**GM**), Louis Masiello (**LM**), Deb Rider (**DR**) and Alternate, John Schillizzi (**JS**)

PB Members Absent: None

Also Present: Town Planner, Lisa Pearson, Assistant Town Planner, Connie Brawders and Planning Board Secretary Sue Johnson,

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.

1. New Business – 7:00 pm

* **DE** took agenda items 5 “Correspondence” and 3 “Other Business” out of order *

5. Correspondence

a. Annual Reminder from Southern Essex Registry of Deeds to the Planning Board of the necessity to comply with MGL Ch. 41 to update the Registry of Deeds on appointments, expiration dates, and signatures.

- Connie Brawders presented correspondence from the Essex County Registry of Deeds. Reminder to comply with general law. Law requires all appointments; expiration of appointments and signatures be updated with the registry. She notified board that all required documents were available in her office for changes and signatures.

3. Other Business

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

- **JMD** spoke as a representative for the committee that has been formed to update the Planning Board rules and regulations. **JMD** notified the Planning Board that each committee member will complete their individual surveys after reviewing all rules and regulations. Committee intends to review and discuss all surveys at their next meeting. Committee will use combined survey results and recommendations to create their form of action and policies.

2. Public Hearing - 7:10 pm

* **GM** joined the meeting at 7:07 pm *

- a. **504 North End Boulevard: Site Plan Review** for a Major Project 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. (Cont. from April 14, April 28, 2021).
- Adam Costa, Attorney representing applicant. Provided details of the progress since the last meeting. Landscape plan, removal of parking, snow storage, architectural updates, lighting locations, Photometric plan, cut sheets, auto turn for Bldg. 9, drainage & 25 ft gravel roadway.
 - Aileen Graf presented changes to the architectural and floor plans. Addressed the boards concerns of drainage of storm water. Details of a new roof drainage system that will control water thru a gutter system. Plans note locations and elevations of system.
 - Aileen Graf, the Project Architect, presented Photometric study which notes locations, specific lighting design and compliant dark sky fixtures.
 - Adam Costa presents a proposed construction schedule to involve 42 weeks.
 - Matt Hamor of Landplex Engineering & Survey presented a copy of a correspondence to the Town Engineer for the Planning Board. Addresses concerns & note changes of drainage and lighting. **DE** discovers that the document that is being presented had not been previously submitted to the board prior to the meeting.
 - Matt Hamor notes revisions that would include a fire suppression system. This plan would include a line to each unit. After review of the plan, **LM** asked about the lack of 2 means of egress by way of exterior staircases. David Daly stated that the sprinkler system addressed that concern and there wasn't a need for a 2nd staircase. **DE** notes that the Town Engineer still needs to address the topic with the Building Inspector.
Matt Hamor confirms utilities will be located underground. Presents letter from the Greener Engineering Consulting Group. Greener Group specializes in utilities.
 - **DE** expresses personal concerns. Project is in a single-family zone. Project is proposing 9 units. Old set back is 126 feet. New set back is 23 feet. Building is 2 feet closer to ocean. Old coverage of lot is 24%. New coverage is 34% (41% increase) Old height is 30 feet. New Height is 39 feet. In terms of mass and scale, **DE** questions appropriateness. There is just 9 feet between buildings. 3 to 4 feet of that 9ft will include stairs. And there is additional concern as the AC platform will also be housed in that area. **DE** expressed concern for lack of guest parking between buildings. He'd prefer to smaller development, less density and more space between buildings.
 - David Daly notes that the project has been approved for its density with the Zoning Board. 6-7 neighbors have verbalized support of the project. There hasn't been any level of opposition at the conservation, planning or zoning meetings. Project is using just 33% of a 60% floor area ratio. Guest parking was initially included in the plan but was later removed by the request of the board. David Daly notes that the project had been scaled from 12 units to 9.
 - **DE** feels that the current plan does not represent the master plan. **LM** would prefer fewer buildings on site. **JMD** suggests eliminating 9th condo for parking and snow storage.
 - **DE** asks for Abutters comments, none presented.
 - **DE** asks Connie Brawders if she has anything to add. Connie Brawders incudes that she received an opinion late in the day, reviewed consulting engineer report. She presented several potential concerns.
 - Photometric waiver withdrawn. Landscape waiver withdrawn.

GM motioned to continue the Site Plan Review for 504 North End Boulevard to the May 26, 2021 Planning Board meeting. DR seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed

- b. **91 North End Blvd** (Map 33, Lot 38), a 0.230-acre site located in the Beach Commercial zoning district and Flood Plain and Wireless District C overlay districts. Request by applicant for **Special Permit** for the installation of a wireless antenna array on the Town of Salisbury Water Tower, with associated ground appurtenances. Applicant: April Grasso (AG) for Smartlink Group [o/b/o New Cingular Wireless PCS, LLC], 85 Rangeway Road, Bldg. 3, Ste. 102, Billerica, MA 01862.
- Representing applicant AT & T an FCC provider of wireless service. Attorney Edward Perry, Brown & Rudwig, Boston, MA. Attorney Perry is representing for the Special permit & Site plan.
 - Attorney Perry gave a presentation on the project.
 - **DE** stated the Board should not take application into consideration due to late arrival of DPW consultant comments based on meeting earlier in day of 5/12/22. He expressed concern about location regarding sound of generator & location of platform. Pedestal is incomplete.
 - **DE** asked if the plans before them now are revised with the new location of the access stands.
 - April Grasso stated there was a meeting to discuss the inside of the tank. That information is not depicted on the site plan for the planning board. However, there were revisions made in response to DPW comments from last week.
 - There was discussion about the generator.
 - **DE** asked Connie Brawders to incorporate similar language from the Verizon decision.

GM motioned to continue the Special Permit for 91 North End Boulevard to the May 26, 2021 Planning Board meeting. JMD second this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- c. Request by applicant for **Minor Site Plan Approval** for the installation of a wireless antenna array on the Town of Salisbury Water Tower, with associated ground appurtenances, at **91 North End Blvd** (Map 33, Lot 38), a 0.230-acre site located in the Beach Commercial zoning district and Flood Plain and Wireless District C overlay districts. Applicant: April Grasso for Smartlink Group [o/b/o New Cingular Wireless PCS, LLC], 85 Rangeway Road, Bldg. 3, Ste. 102, Billerica, MA 01862.
- There was no discussion.

JMD motioned to continue the Minor Site Plan Approval for 91 North End Boulevard to the May 26, 2021 Planning Board meeting. LM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

158 Lafayette Road (Map 22, Lot 1), a 0.758 +/- acre parcel, located in the Lafayette Main Sub district B zoning district and Recreational Marijuana overlay district. Applicant, Jonathan Kearney, for a **Special Permit** for the storage of construction equipment, materials and products in existing buildings. Applicant's agent: Atty. Douglas C. Deschenes, Finneran & Nicholson, PC, 30 Green Street, Newburyport, MA 01950.

- Attorney Doug Deschenes presented on behalf of the applicant going through the application. He stated that the AC Equipment will be stored in warehouse building located behind the

store/residential building. No major changes to either building. Just esthetic improvements to buildings by way of paint and landscape. Proposed use is in line with intent of district. HVAC Business will be conducted off site. Business vehicles will not be stored overnight. Small retail space will occupy 1st floor of main building, expecting up to 1-5 visitors per day, up to 3 employees will be on site, business vehicles not expected to be housed on premises. Residential apartment to remain occupied on 2nd floor of main building.

- **DE** asked Connie Brawders to see if this development had filed as-builts.
- **DE** asked Attorney Deschenes if the certificate of completion was recorded with the registry of deeds.
 - Attorney Deschenes he will find out the answer.
- Connie Brawders recommended the Board ask the applicant about the status of the septic hook up and getting a comment from the Health Department. She said she recommends an as built plan, a parking pan, a photometric plan.
- **JMD** asked if the applicant has any intention of adding landscaping.
 - The applicant, Jon Kearney, replied saying he is going to be making improvements to the front of the building and he does intend to add landscaping. He stated in regards to the sewer he would work with the Town immediately to remedy that.
- **DR** asked what is being stored that triggered the special permit.
 - Jon Kearney responded that it is AC's that will be stored.

GM motioned to continue the Site Plan Review for 158 Lafayette Road to the May 26, 2021 Planning Board meeting. **DR** seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

4. Old Business

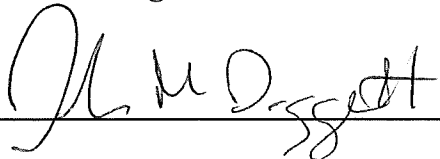
5. Adjournment

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

Meeting adjourned at 9:28pm

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

Minutes approved by: _____



Date: _____

12/27/23