



Salisbury Planning Board

January 24, 2024

Salisbury Town Hall, 5 Beach Road Colchester Room & Remotely Via Zoom

7:15 PM

Meeting Minutes

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 7:15 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

JMD took agenda item 3 “Other Business” out of order

3. Other Business

Meeting Minutes : 1/10/2024

JS motioned to approve the January 10, 2024 Planning Board meeting minutes. **DR** seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

1. New Business – 7:15 pm

- a. **139 North End Boulevard (Map 33, Lot 61)** – Form A (ANR) – Proposed five ANR lots; three off of Sunset View Lane and two off of North End Boulevard. **Applicant:** Northend 139 Realty Trust
 - Attorney Lisa Mead, Mead Talerman & Costa, spoke on behalf of the applicant.
 - She stated the proposal is to have two ANR lots that face on North End Blvd and three lots that face on Sunset View Lane.
 - She stated all lots have the appropriate frontage.
 - She stated the applicants were here about 2 years ago proposing 7 ANR lots. There is legal room for 7 ANR lots. The Board was not in favor of this idea, and the applicants withdrew the ANR.
 - She stated that months ago they had submitted a plan for a flexible residential development, two ANR lots on North End Blvd and a triplex on Sunset View Lane. This was not permitted in the R-3 District zoning.

- They worked with Town Staff to find a plan that would work with the zoning.
- Attorney Mead stated that she had spent many hours researching Sunset View Lane with the Assessor's and Clerk's office. She stated she did not find anything stating it is a Public Way. She did find historic documents stating that this is a Private Way.
- She stated the Town recognized the way as a Private Way when they put the sewer pump station in that area.
- She stated the Board needs to find that the Private Way is adequate for use and utilities.
- She stated as the Hills [the Applicants] will be re-grading the road and create an HOA and include road maintenance. This cannot be a condition of an ANR but they wanted to inform the Planning Board.
- They are also requesting the Board waive the \$1,200.00 filing fee for the ANR.
- **WW** asked the Planning Director, Lisa Mead, if she can assure this road is a Private Way.
 - She replied she can assure this roadway is a Private Way. There is an issue with the existing Condo development with regards to upkeep on the road. She stated she believes it meets the requirements of the ANR and recommends waiving the filing fees.
- Attorney Mead stated that the pump station was not built on the easement, it was built on the private land. The applicants stated that they will adjust the lines so it reflects the easement.
- **GM** asked who owns the road.
 - Attorney Mead stated that both abutters [on either side] own halfway to the middle of the road. The Applicants will work on the HOA with the other condominiums to create a maintenance plan and fund.

DR motioned to endorse the ANR for 139 North End Boulevard. WW seconded this motion. Roll call was taken, 4 members voted in favor, 1 not in favor (JS). Motion passed.

GM motioned to waive the \$1,200.00 ANR filing fee for 139 North End Boulevard. DR seconded this motion. Roll call was taken, 4 members voted in favor, 1 not in favor (JS). Motion passed.

2. Public Hearing - 7:25 pm

3. Other Business

a. Meeting Minutes : 1/10/2024 – discussed at beginning of the meeting.

b. Update on Open Space and Recreation Plan

- Lisa Pearson gave an update on the Open Space and Recreation Plan updating. She urged the Planning Board to submit comments or ideas for the upcoming meeting.

c. Update on MBTA 3A Zoning By-law

- Lisa Pearson gave an update on the progress with the drafting of the MBTA 3A Zoning By-law. She stated there are a few areas that the Town is working on with MVPC to see if

they can be rezoned and make the numbers work and incorporate public comments. She said she would like to hold a joint meeting with the Board of Selectmen to go over the language of the draft by-law.

4. **Old Business**

5. **Correspondence**

a. **Open Space and Recreation Plan Meeting January 31, 2024 at Colchester Room**

6. **Adjournment**

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

Meeting adjourned at 7:42 pm

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

Minutes approved by: _____

Date: _____