



**Date:** July 13, 2022

**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, Deborah Rider (**DR**), Lou Masiello (**LM**), Gil Medeiros (**GM**), and Alternate, John Schillizzi (**JS**)

**PB Members Absent:** None

**Also Present:** Assistant Planner, Danny Ruiz

**JMD** brought the meeting to order at 7:04 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. **New Business – 7:00 pm**

- a. **187 & 191 Lafayette Road (Map 19, Lots 4 & 296)** - Form A - ANR application – Creating a new lot line and removing an old lot line. **Applicant:** 187 Lafayette Road LLC & 191 Lafayette Road LLC
- Representing the applicant was Attorney Adam Costa. Atty. Costa gave a brief history of the previous Site Plan Approval and Special permit for the two properties shown on the ANR plan.
  - The proposed ANR plan was included but not endorsed in those previous submissions that were approved by the Planning Board. The applicant is now requesting for a formal endorsement of the ANR plan.
  - **LM** asked Atty. Costa what is the reason for the proposed lot line change. Atty. Costa explains that this proposed change would provide the Retail Marijuana Facility located on 191 Lafayette Road with room to meet the required setbacks, provide adequate screening, provide adequate access, and to allow inter connectivity between the two properties and parking lots.

**GM** motioned to endorse the ANR for **187 & 191 Lafayette Road**. **DR** seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

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

- a. **91 North End Blvd (Map 33, Lot 38)** – Major Modification of a Special Permit & Minor Site Plan Approval Decision – Install a backup generator. **Applicant:** Smartlink LLC
- Representing the applicant was Atty. Edward Pare. Atty Pare gave brief history of the project and that they have received an NOI approval from the Conservation Commission for the proposed modification. The applicant will be installing a backup generator on a steel platform just in case power were to go down.

- Danny Ruiz explained the application was made as a Major Modification due to the meeting minutes and the previously approved decisions stating when they came back to get approval for the backup generator, abutters must be notified. Abutters notices were mailed as part of the Major Modification application.
  - **LM** asked if the abutter have been noticed.
    - Danny Ruiz stated that they have.

**GM motions to close the public hearing. LM seconded. Roll call was taken, all members (5) voted in favor. Motion passed**

**LM motioned to approve the major modification of the Special Permit that will allow the applicant to install a backup generator on the proposed steel platform outside of the tank at 91 North End Blvd. DR seconded the motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

- **GM** asked if the motion should say Major Site Plan Approval.
  - Danny Ruiz stated that this is a Major Modification of Minor Site Plan Approval.

**DR motions to approve the major modification of the Minor Site Plan Approval for 91 North End Blvd. LM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

b. **163 Elm Street (Map 9, Lot 31)** – Site Plan Review Application – Construct 2 commercial buildings with an associated gravel storage area. **Applicant:** F&D Realty LLC

- Representing the applicant was Chris York from Millennium Engineering. He gave the Planning Board a brief history of the property and the previous approvals that were never acted on. He gave the Planning Board a presentation on the proposal to construct 2 commercial buildings with and associated gravel storage area and all the associated infrastructure proposed for the project.
- Danny Ruiz asked if there will be a construction sequence plan showing the phases for the project.
  - Chris York replied he will provide a construction sequence on the plan.
- **GM** asked who owns the current fence that on the property line.
  - Chris York replied that he doesn't know who owns it.
- **GM** asked if the whole site will be paved.
  - Chris York replied they will be paving the main driveway and around the buildings. The associated gravel storage area will be all gravel.
- **JMD** asked if both buildings will house heavy construction vehicles.
  - Chris York replied that the front building will be a mobile vehicle repair shop which will work on smaller vehicles.
- **JMD** asked if both buildings will be used by the applicant.
  - Chris York replied that the rear building will be used by the applicant while the front building will be leased to a tenant.

- **JS** asked if an additional fence can be added where the current fence ends and extend it to the street.
  - Chris York presented the landscape plan. He stated there will be a privacy fence and landscaping along the Elm St property line. He stated there will also be landscaping on the property line abutting Prime Coatings.
- **LM** asked what kind of landscaping will be put on the Elm St side of the property.
  - Chris York responded, 2 sweetgums, some winterberries, hydrangeas, and arborvitaes will be planted.
- Danny Ruiz asked if there will be public access to the front building.
  - Chris York stated the building will only be open to employees.
- **JMD** asked how many employees will work in each building.
  - Chris York responded, there will be about 6 employees at each building.
- **JMD** confirmed there needs to be designated handicap parking spaces.
- Danny Ruiz asks what type of property is to the east of 163 Elm St.
  - Chris York stated that the property is commercial with the Prime Coatings business.
- **GM** asked if the back of the property is all wooded area.
  - Chris states that there is a tree line and undisturbed forest, part of this will be disturbed by the construction.
- **DR** asked what is currently being stored at the property and what will be stored there in the future.
  - Chris York responded, construction equipment is being stored there now and will continue to be in the future.
- **DR** asks how you will reach the rear of the property.
  - Chris York responded a 16-foot-wide gravel road will be used to access the back of the property.
- **LM** asks about sewer line being only 2.5 ft underground as opposed to 5 ft.
  - Chris York stated that the minimum requirement is 2 ft of cover over the sewer line but it will be insulated.
- **LM** asked if bollards would be placed around fire hydrants.
  - Chris York responded that there will be bollards put in.
- **JMD** asks how many stories each building will have.
  - Chris York replied each building will be one story.
- **JMD** asks how garage bay doors will be situated the buildings.
  - Chris York replied the front building will have 4 garage doors. The Town Engineer's question was if the doors could be put on the back of the building which he will have to ask Mr. Cardillo.
- Danny Ruiz brought up storm water mitigation.
  - Chris York stated they will file a notice of intent and see what DEP says.
  - Danny Ruiz stated depending on DEP it will change the entire stormwater design.

**LM motioned to continue the Site Plan Review Application of 163 Elm Street to the next Planning Board meeting on August 10, 2022. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.**

### 3. Other Business

- a. Minutes
- b. **158 Beach Rd. aka 1 Washington St.** – Bond Expires on April 29<sup>th</sup>, 2022
  - Danny Ruiz stated, Lisa Pearson has reached out to Town Counsel and they are awaiting an update.
- c. Master Plan
  - **DR** gave an update on the Master Plan. She explained the consultant has almost finished compiling community feedback. Committee has reviewed drafts of existing conditions for each section. Next step is to review objectives of each section provided by consultant and reviewed at community meeting. Subcommittees will be put together in August.
- d. Lafayette & Main Zoning – Design guidelines
  - i. Danny Ruiz stated the visual preference survey was completed on July 1<sup>st</sup>. He hopes Barrett Planning Group will have a presentation ready by the next meeting.
- e. Reorganization of the Planning Board
  - **JMD** congratulated **JS** on being appointed as a voting member of the Planning Board as Don Egan has resigned.

### 4. Old Business

### 5. Correspondence

### 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 7:55 pm**

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

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

**Date:** 4/1/24