

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, May 8, 2019

Place: Colchester Auditorium, Salisbury Town Hall, 5 Beach Road

Time: 7:00 p.m.

PB Members Present: Chair Don Egan (**DE**), Vice Chair Gina Park (**GP**), Clerk John “Marty” Doggett (**JMD**), Louis Masiello (**LM**) and Alternate Deb Rider (**DR**).

PB Members Absent: Gil Medeiros (**GM**)

Also Present: Assistant Planner Bart McDonough (**BMD**) and Planning Board secretary Sue Johnson (**SJ**).

Don Egan brought the meeting to order at **7:00 p.m.** in the Colchester Auditorium, Salisbury Town Hall. Announced, per opening meeting law, that the meeting was being recorded.

1. New Business

- a. **Signing of plans & permits** – Nothing to be signed
- b. **Approval not Required Under the Subdivision Control Law** – 245 North End Blvd – Tom Saab
Matt Steinel (**MS**) from Millennium Engineering stated that he was representing the applicant. **MS** explained the dimensions of the 6 proposed lots and stated that they meet the requirements for the R3 District. **JMD** asked if the back portions of lots 5 and 6 were wetlands. **MS** stated that each of the lots have wetlands in the rear of the property. **LM** asked if lot 5 or 6 connected to the river in the back. **MS** stated that lot 6 does. **BMD** asked if other permitting would be needed. **MS** stated that they would need permitting through Conservation.

LM motioned to endorse,

JMD seconded

Vote: 4-0, motion passed.

- c. **Request for a Certificate of Partial Completion** – 70 Brissette Avenue – Arthur Broadhurst (**AB**)
BMD stated that **AB** was not here yet and asked the board to table the hearing and discuss under other business.

GP motioned to table and discuss under other business.

JMD seconded.

Vote: 5-0, motion passed.

AB arrived to the meeting just after the vote.

LM motioned to take off the table.

GP seconded.

Vote: 5-0, motion passed.

AB stated that he was seeking Certificate of Partial Completion for units A, B & C. **DE** stated that the Town Engineer (**TE**) has been out to the site and suggested what it would cost to complete the unfinished site plan conditions and asked **AB** if he had a chance to review the letter. **AB** stated that he had and that he did not agree with the cost of \$25,000.00 because the materials are on site. **AB** stated that they had initially shown a walkway and realized that the water running off the roof

would cause it to heave in the winter and would like to put in open cell pavers instead. **BMD** suggested that **AB** meet with him and the **TE** to see how or if this would change stormwater management.

GP motioned to grant the Certificate of Partial Completion with the condition of the bond be submitted prior to the remaining certificate of occupancy.

JMD seconded.

Vote: 5-0, motion passed.

2. Public Hearings—7:10 pm

- a. **Cont. minor site plan review** – 28 Rabbit Road – ZAP Development

BMD stated that on 5/7/19 Millennium Engineering dropped off a revised storm water report and site plans and granted the Board a decision deadline extension to May 31, 2019.

LM motioned to continue the public hearing until 5/22/2019 at 7:10pm.

GP seconded.

Vote: 5-0, motion passed.

- b. **Cont. zoning amendment** – To see if the Town will vote to amend the Town of Salisbury Zoning Bylaw by modifying Article 1 General Provisions: §300-5: Definitions, or take any other action thereto.

DE stated that in addition to the added definitions in previous meeting the Board is proposing to add a definition for electronic outdoor advertising.

JMD motioned to close the public hearing.

LM seconded.

Vote: 5-0, motion passed.

GP motioned to recommend to Town Meeting.

JMD seconded.

Vote: 5-0, motion passed.

- c. **Cont. zoning amendment** – To see if the Town will vote to amend the Town of Salisbury Zoning Bylaw by creating a new zoning bylaw entitled Parking Regulations, or take any other action thereto.

BMD explained after reviewing the wording of the proposed parking bylaw that there was an error and stated that the wording “irregular spaces” would need to be recommended to be removed at Town Meeting because it is not referenced in any other section of this bylaw.

GP motioned to close the public hearing.

LM seconded.

Vote: 5-0, motion passed.

GP motioned to recommend to Town Meeting.

JMD seconded.

Vote: 5-0, motion passed.

3. Other Business

- a. Discussion revolving around the progress of the zoning workshop.
DE stated that over the past few months 4 zoning workshops were held. **DE** stated that there was good input from residents of the community and Board members and thanked **BMD** for all of his hard work.

4. Correspondence

- a. None

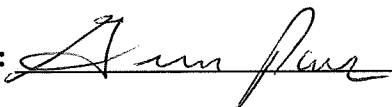
5. Executive Session

- a. Executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation: Big Block Development Group v. Town of Salisbury Planning Board.
JMD motioned to go into executive session and adjourn afterwards.
LM seconded.
Roll call vote:
JMD – yes
GP – yes
DE – yes
LM – yes
DR – yes

Adjournment

JMD motioned to adjourn.
LM seconded.
Roll call vote:
JMD – yes
GP – yes
DE – yes
LM – yes
DR – yes

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

Minutes approved by: 

Date: 6-26-2019

