

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, July 24, 2019

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

Time: 7:00 p.m.

PB Members Present: Chair Don Egan (**DE**) (arrived at 7:45pm), Clerk John “Marty” Doggett (**JMD**), Louis Masiello (**LM**), Gil Medeiros (**GM**) and Alternate Deb Rider (**DR**).

PB Members Absent: None

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

JMD 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. **Planning Board Reorganization**

JMD suggested that this be tabled until **DE** arrives later in the evening.

GM motioned to table.

LM seconded.

Vote: 4-0, motion passed.

***DE** arrived at 7:45pm.

DE asked for the Board’s support to remain Chairman.

LM motioned to keep **DE** as Chairman for one year.

GM seconded.

Vote: 5-0, motion passed.

DE nominated **JMD** as Vice Chairman.

GM seconded.

Vote: 5-0, motion passed.

DE nominated **GM** as Clerk

LM seconded.

Vote: 5-0, motion passed.

- c. **Request for a Certificate of Completion**—1 Washington Street (Assessor’s Map 27, Lot 33)—
Request made by Coastal Lane, LLC
Eric Botterman (EB) stated that he was representing the applicant and they would like to continue until 8/14/2019.

GM motioned to continue until 8/14/2019.

DR seconded.

Vote: 4-0, motion passed.

2. Public Hearings—7:10 pm

- a. **Cont. special permit and major site plan review**—3 Bridge Road (Assessor's Map 3 Lot 13) and 4 Beach Road (Assessor's Map 3 Lot 10)—Request made by Liberty Real Estate Strategy, LLC and Downeast Investments, LLC

Rob Ciampitti (**RC**) introduced his team. **EB** stated that the Conservation Commission had an issue with the placement of the residential dumpster and wanted it moved away from the wetlands. **EB** stated that they moved the residential dumpster next to the commercial dumpster. **RB** stated that the Conservation Commission had also requested some landscaping so they had their landscape architect revise the landscape plan to represent this request. **EB** stated that they are working on a plan to address the Town Engineers (**TE**) drainage questions. **EB** stated that they will have a final set of plans showing any changes and also addressing the **TE**'s comments. **JMD** asked what the status of the irrigation system was. **EB** replied that there was no irrigation system. Nick Cracknel (**NC**) recapped the project goals. Bill Nolan (**BN**) discussed the changes made to the design of the building. **BN** stated that in order to break down the mass of the building they added gables. **JMD** asked if the interior will be designed ahead of time or will it be determined by the tenant. **RC** stated that they would like to leave it as a blank canvas and keep it "vanilla" inside. **LM** asked **RC** if a tenant was looking for a larger or smaller space would they be willing to accommodate. **RC** stated that they have designed the building to adjust the interior walls to accommodate future tenant's needs. **LM** asked where the compressors would be located. **RC** stated that they plan on hiding them in a depressed roofing by the shelter of the hip roof. **GM** asked if they had replied to the **TE**'s letter. **EB** stated that they would before the next meeting. **GM** asked if they met the parking requirements or if they would need to request a waiver. **EB** stated that they would look into it. Tom DeFronzo (**TD**), 10 Beach Road, stated that he felt that this is a reasonable project and feels they are following the spirit of the zoning by-law.

GM motioned to continue until 8/14/19 at 7:10pm.

LM seconded.

Vote: 4-0, motion passed.

***DE** arrived at 7:45pm – please see above for minutes regarding Planning Board Reorganization

3. Other Business

- a. **None.**

4. Correspondence

BMD stated that the Board was given a copy of a letter from the Newburyport Zoning Board about proposed zoning changes for them to review.

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
Nothing new to discuss.

6. Adjournment

GM motioned to adjourn.

JMD seconded.

Vote: 5-0, motion passed.

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

Minutes approved by: Donald C. [Signature]

Date: 9/11/19

