

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, September 14, 2022

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

Time: 7:00 pm

PB Members Present: Chairperson, John “Marty” Doggett (**JMD**), Vice Chairperson, Deb Rider (**DR**), Clerk, John Schillizzi (**JS**), Gil Medeiros (**GM**), Louis Masiello (**LM**) and Alternate, Warren Worth (**WW**)

PB Members Absent: none

Also Present: Assistant Planner, Danny Ruiz and Planning Board Administrative Assistant Ellie Cornoni.

JMD brought the meeting to order at 7:10 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. New Business – 7:00 pm

- a. **207 Beach Road (Map 28, Lots 249-260)** – Request for determination on proposed architectural change on elevation facing Beach Road. **Applicant:** Tom Patenaude
- The applicant, Tom Patenaude, presented the project.
 - He explained there would only be enough room on the little porch for a coffee table and two chairs.
 - The bump out would only be about 3 feet more. There would be a sliding door in place of the three windows.
 - **DR** explained the board is concerned the view of the house from the street looks like the back of the house not the front.
 - **JMD** stated he concurs with **DR**, in regards to a porch/balcony facing beach road. He said he would be more comfortable with a patio at ground level or a porch (like a typical front porch).
 - **GM** stated the proposed changes are similar to Tidewater Road. He said it is nice during Christmas time to see all the lights and people’s trees. It does add a certain aesthetic.

GM motioned to approve the plan alteration for 207 Beach Road. LM seconded this motion. Roll call was taken, 4 members voted in favor, one opposed (JMD). Motion passed.

- b. **111 Ferry Road (Map 14, Lot 57)** – ANR Form A – Request for an ANR to convey .0504 Acres from Parcel 14-57 to parcel 14-63. **Applicant:** Taylor Johnson and Jacob Dow
- Nicole Johnson, a realtor with LAER Realty, spoke on behalf of the applicants.
 - **JMD** stated the proposal met all the zoning requirements.

DR motioned to approve the ANR for 111 Ferry Road. LM seconded this motion. Roll call was taken, all members voted in favor. Motion passed.

2. Public Hearing - 7:10 pm

- a. **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 (continued from 7/13/22)
- Applicant has requested a continuation to the September 28th, 2022 Planning Board Meeting.
 - Danny Ruiz explained the applicant is in the process of going through the Conservation Commission.

GM motioned to continue the Site Plan Review for 163 Elm Street to the September 28, 2022 Planning Board meeting. JS seconded this motion. Roll call was taken, all members voted in favor. Motion passed.

3. Other Business

- a. Minutes
- None at this time.
- b. Master Plan
- **DR** gave an update on the status of the Master Plan:
 - It [the master plan] is making it's rounds to other boards, committees and organizations.
 - In addition to the boards and organizations anyone in the community may provide feedback. It is encouraged.
 - Hope to bring it to a public hearing for the next meeting.
- c. Lafayette & Main Zoning – Design guidelines
- Danny Ruiz explained there should be an update/presentation for the next meeting.
- d. Small Scale Ground Mounted Solar Panel Bylaw Discussion
- Danny Ruiz explained the draft report he created for the bylaw. He stated he used the large scale ground mounted solar panel bylaw and edited it and updated it to include small scale.
 - There are questions on carports and how it should function in regards to permits.
 - There has been a definition section added to the bylaw, the thought is to move the definitions to the definition section of the general bylaws where they all are.
 - He stated the setbacks in the bylaw are comparable to other communities.
 - **GM** mentioned people have been doing solar panels on gazebos.
 - Danny Ruiz stated he will look into the language for the carports and different situations.
 - Talk about max square footage of carport.
 - Danny Ruiz stated there is no language in the bylaw referring to setback variances. He stated this would be the purview of the Zoning Board of Appeals.
 - Danny Ruiz stated the board should think about when there should and should not be a public notice.

- Danny Ruiz stated waiting until Spring to start up workshops and get the bylaw ready for the Spring Town Meeting that would be the best course of action.

4. Old Business

- None at this time.

5. Correspondence

- None at this time.

6. Adjournment

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

Meeting adjourned at 7:57 PM

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

Minutes approved by: _____

Date: _____



