

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, December 8th, 2021

Place In Person & Remotely Via Zoom

Time: 7:00 p.m.

PB Members Present: Board Attendance: Louis Masiello **(LM)**, Gil Medeiros **(GM)**, Alternate John Schillizzi **(JS)**, Vice Chairperson John "Marty Doggett **(JMD)**

Zoom: Deb Rider **(DR)** Chairperson, Don Egan **(DE)**

Others: Town Planner Lisa Pearson **(LP)**, Planning Board Secretary Sue Johnson **(SJ)**

PB Members Absent: None

JMD brought the meeting to order at 7:00pm in person at Town Hall and remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded. Additional instruction for those attending by zoom.

New Business: - 7:00pm

**20 Cushing - Accessory Apartment - Map 17 Lot 70. Applicants: Robert & Judith Dow
Request to build apartment over garage- Use for son.**

No questions by board.

GM motioned to recommend to the ZBA

Second: LM

Vote: Yes, LM, GM, DR, DE, JMD: Passes 5-0

55 Locust Street -Map 12, Lot 37 , 37 Acre Site, R1 & R2 zones.

Request for an ANR for approval to create 5 lots from an existing lot.

Applicants: Jane Higgins & Donna Bartlett ;Trustees of Elm Knoll Trust. Paul Donahue for applicants.

All proposed lots have proper frontage & area.

LP - Presented recommended Inclusionary By Law.

Motion to endorse: (LM)

Second: GM

Vote: Yes. DE,DR,LM,GM,JMD - 5-0

Public Hearing - 7:15

**207 Beach Road Major Site Plan Approval; Proposed 14 Residential Units .Map 28 Lot 10
- 1.22 Acre site.**

Applicant: Tom Badow

Applicant Request Continuance.

LM Motion to continue to 12/22/21 @ 7:10pm

Second:GM

Vote. Yes, LM,DR,DE,GM,JMD 5-0

30-32 Cable Avenue - Map 32 Lots 46 & 48. .16 acres +/- . Site Plan Approval for 6 Residential Condominiums. Beach commercial overlay district.

SPR

Steven Sawyer (SS) and Ben Legare (BL)

(BL) Have meet and will continue to meet the design guidelines.

Non- submittal visuals provided. Present plans include -6 units on 2 Lots, 1 building w/ 3 units per lot. Additions to Plans : Garage doors/ADA access elevator for just one unit.

(DE) concerns for parking, landscape and garage doors & need for traffic study. (LM) agrees & suggests presenting plans to ConComm for review of garage doors. (JMD)Concerns -Traffic; suggests traffic study, flooding, snow storage.

(SS) & (BL) - Submitted updated plans to move building back by 3 feet. Adjusting the position of the building creates a 24' isle (commercial parking lot width) for better maneuvering of vehicles. (SS) Cannot increase rate of flood or rainwater. Enough snow storage for 8" of snow on site. 6 unit building doesn't warrant a traffic study but would be willing provide further info. Video for tandem pkg.

Abutters Comments:

Diana Moranowitz - 20 Cable Avenue #17. Concerns: Visibility, privacy, construction noise, day light, issue with storm water run off, no common areas, shadow impact, buildings proximity to property line, width to height ratio.

LP read abutters letter from Angelo & Anita Beligis. Against development. Concerns: Visitor parking, current plans take advantage of overlay district plan. Water run off and snow removal impact to their property. Lot is too small for development. Noise associated with AC units . Letters of concern sent to Conservation and Planning Board.

JMD asked LP for traffic review & architectural review. GM expressed concern for requesting a traffic study for a 6 unit project. GM expressed concern with entrance and curbs & cuts. LP traffic impact increases 6x's traffic impact, location to intersection, change to curb cut.

BL would like to minimize time line and make further adjustments. Asks what will be necessary with regard to curb cuts to the build design or compliance.

BL - Inquires to what is accessible with code; number of units. Not part of by laws. BL plan meets dimensional standards.

LP - Traffic. Read guidelines. LP - Need scope / of internal site, regulations and curb cuts to proximity to intersection. Check w/ DPW for regs. LM traffic study just for driveway.

LM motion to continue to 1/12/22 @ 7:10pm- Limited traffic & architectural review. Flooding, garage doors, snow storage, landscaping.

Second: GM

Vote: Yes, LM,GM,DR,DE JMD. 5-0

7 Broadway - Lot 182, Map 33, Lot size .25 +/- ABC/AP Properties. Major Site Plan Approval- SPR Salisbury Partnership - Wayne Capolupo (WC) presenting applicant. Carousel/gift shop/function room (50 people) NBPT Bank micro branch. Mike Nee Gaynap Associates & Chris York- Millennium Engineering present.

LM - Filed disclosure & recused himself. Member of the Salisbury Partnership Committee

JMD, Questions function space - WC No cooking, sink & microwave. WC clarifies entrance access, windows. Safety: WC will be vigilant with fences, road & side walk closure as needed.

WC working with DPW Director to resolve LP concerns with blocking off side walks with further concern to Gracie's & SPP. WC provides construction time line. Projection 12/2

Attorney Camille Daly (CD) representing owner of 5 Broadway is in favor of project.
Michael Colburn (MC). Is not an abutter but would like to see the project approved.
JMD,DE, DR will enhance beach. Design and engagement perfect.
GM, clarification for bonds. WC expects to replace side walks as needed. Need DPW final comments for bonds.
Need stormwater response from TE
Motion to continue: GM 12/22/21 @ 7:10pm with Joe @ next meeting
Second: DR
Vote: Yes, GM,DR,DE,JMD 4-0

57 Railroad Avenue - Certificate of Completion

Atty. Lisa Mead (ALM) - Mead, Talerman & Costa. Matt Hammer (MH), Lamplex Engineering

Request for Certificate of Completion with the release of \$15,00 bond.
GM approve & release bond.
DE Reference in staff report to bond from Conservation Commission. How much & duration?
2,500.00 for additional repairs over an additional season for embankment work. Conservation has issued a Certificate of Completion & released.
Motion: GM
Second: LM
Vote: Yes - DE,DR,LM,GM,JMD 5-0

3 Bridge Road - Request for Partial Certificate of Completion. Map 3, Lot 13B3-13B, 13C,13CF

Applicant David Daly; Manager of Beach Road LLC

Atty. Mead (ALM) Mead, Talerman & Costa & Matt Hammor (MH) of Lamplex Engineering Representing Beach Road LLC.

ALM request to release Building 1, 5 condominium units
MH review of Joe Sawka (JS) comments.
JMD active construction site. Issue w/ entrance & egress. DR - Active construction site, safety issues. MH add barrier for safety between specific areas with Fire Dept. approval.
DE Concerned for future commercial development of project; integral to site. Wants assurances it will be completed. ALM explanation of project. Time frame not available. ALM deed prohibits residential development for commercial site. ALM not sure if commercial design will change with new ownership. LM & JMD agree with DE for commercial site approval.
ALM would like the board to vote to release 5 residential units in Building 1 and link 3 units in Building B to the completion of the commercial phase. Along with 20,000 bond to remove & clean commercial area. Applicant later withdrew offer. Agreeable with continuance.

Motion: DE Continue to December 22, 2021
Second: LM
Vote:Yes. LM,DE,JMD,DR
No: GM
4-1

Other Business:

Minutes to approve: Feb 12, 2020
Motion to accept: LM
Second:DE
Vote: LM,DR5-0

2022 Planning Board Meeting Schedule

Motion to Accept: GM

Second: LM

Vote: DE, DR, JS, JMD

Correspondence:

159 Beach Road

JS Excused

LP Building Inspector opinion - Applicant must go through SPR & subject to Inclusionary zoning bylaw. Applicant appealing decision. Letter from PB to ZBA indicating why SPR would benefit project.

Motion to send letter to ZBA - LM

Second: GM

Vote: Yes. DE, DR, GM, LM, JMD 5-0

Motion to Adjourn @ 10:25p.m.

Motion -GM

Second: LM

Vote: Yes. DE, DR, GM, LM, JS, JMD 5-0

Minutes approved by:

J L M Disset

Date:

12/15/22