

**Salisbury Planning Board
Meeting Minutes**

Date: Wednesday, November 10, 2021

Place: Salisbury Town Hall and Remotely Via Zoom

Time: 7:00 p.m.

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

PB Members participating via Zoom: Don Egan (**DE**)

PB Members absent: None

Also present: Director of Planning, Lisa Pearson (**LP**) and Planning Board Secretary, Sue Johnson (**SJ**)

JMD brought the meeting to order at 7:00 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. New Business – 7:00 pm

- a. Request for Certificate of Completion for Site Plan Approval at **158 Lafayette Road** (Map 22, Lot1) for Boston Granite LLC c/o Brandon Pham.

Attorney Libby Jones (ALJ) stated that she was representing the applicant. ALJ discussed the following issues from the September site visit which have been resolved:

- Operations manual for the drainage system has been created and distributed
- Lighting is dark sky compliant
- Gutter has been installed
- Granite debris has been removed
- Parking was added to the As-Built.
- Dumpster was moved from parking spaces.
- Elevation of catch basin has been lowered.
- Retaining wall perpetual easements from 2 abutters still need to be recorded at the Registry of Deeds.

GM motioned to recommend approval of the Certificate of Completion contingent on receipt of the executed recorded easement and the updated stamped plan.

DR seconded.

Vote: DR-Yes, DE-Yes, LM-Yes, GM-Yes & JMD-Yes

- b. Request for Minor Site Plan Modification for **504 North End Blvd.** (Map 36 Lot 138) requested by 504 North End Blvd, LLC c/o Lisa Mead, Mead Talerman & Costa.

Attorney Lisa Mead (ALM) from Mead, Talerman & Costa stated that she was representing the applicant. ALM discussed the following modification requests:

- The applicant is seeking an amendment due to a requirement from the building inspector for a 2nd set of stairs from the originally approved cantilevered balconies.
- The balconies will now be pile supported and not cantilevered.

- They are also looking to relocate under the building & reduce the size of the utility chase which was 3.5' x 3.5' to 2'x2'.

GM motioned to approve the minor site plan modifications.

LM seconded.

Vote: DR-Yes, DE-Yes, LM-Yes, GM-Yes & JMD-Yes

2. Public Hearing - 7:10 pm

- a. Request by applicant for Major Site Plan Approval for a proposed fourteen (14) unit residential development, consisting of six (6) duplexes and two (2) single family dwellings, located at **207 Beach Road** (Map 28, Lot 10), on a 1.22-acre site in the Beach Commercial zoning district. Applicant: Tom Patenaude, P.O. Box 5, North Andover, MA 01845 (Cont. 07-14-21, 07-28-21, 8-11-21, 8-25-21, 9-8-21, 9-22-21, 10-13-21, 10-27-21).

JMD stated that applicant had requested a continuance until 12/8/21 at 7:10pm.

LM motioned to continue until 12/8/21 at 7:10pm.

DR seconded.

Vote: DR-Yes, DE-Yes, LM-Yes, GM-Yes & JMD-Yes

- b. Request for Site Plan Approval for a six (6) residential condominium building at **30-32 Cable Ave** (Map 32, Lots 46 & 48) requested by Damon Amato.

Steve Sawyer (SS), Civil Engineer with Design Consultants, introduced Ben Legare (BL) and Damon Amato (DA) who are all representing this project. SS discussed the project. BL presented a rendering of the proposed building and discussed its features. DE discussed the design criteria requirements for the Beach Commercial Overlay District. DE feels that the building is too big for the lot. DE also has concerns about the proximity to the intersection of Ocean St. & Cable Ave. from a traffic perspective. DE stated that the parking is difficult and constrained. DR said that she has concerns with stormwater and the size of the building for the lot. GM asked where the snow storage would be. SS pointed out on the plan the 2 snow storage areas and explained that snow would need to be trucked out if there was a large storm. GM stated that a 14-foot curb cut will be difficult for a plow truck to maneuver. JS asked how they would handle trash on the site. SS stated that the storage for the trash and recycling would be in the rear of the building and would need to be brought out to the curb.

3. Other Business

- a. Minutes
- b. Big Block Development ENF (Environmental Notification Form) filing with MEPA (Massachusetts Environmental Policy Act) dated 11/1/21.

4. Old Business

5. Correspondence

6. Adjournment

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

Minutes approved by: John M. Dessett

Date: 12/15/22