



Date: January 25, 2023

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

Time: 7:00 pm

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

PB Members Present via Zoom:

PB Members Absent: Alternate, Angelica Medina (**AM**)

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

JMD brought the meeting to order at 7:07 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. **New Business – 7:00 pm**

- a. **114 Bridge Road (Map 14, Lot 10)** – Certificate of Completion – Request for a Certificate of Completion to close out a Site Plan Approval Decision for Enpro Services Inc. (continued 1/11/23)
- **DR** recused herself from voting.
 - **JMD** stated the applicant is withdrawing their Application for Certificate of Completion for 114 Bridge Road.
 - **JMD** stated as a result of the previous planning board motion (of continuance) there was the caveat the lawyers would get together and discuss the conditions on the certificate of completion. The town counsel, town manager, planning board chair, board of selectman chair, director of planning, applicant and applicant’s counsel had a meeting and came to terms to agree with.
 - Attorney Lisa Mead, of Mead, Talerman, Mead & Costa, LLC of Newburyport, spoke on behalf of the applicant stating the withdrawal of the certificate of completion in order to submit a new site plan review with municipal easement and other conditions addressed.
- GM** motioned to accept the withdrawal of the Application for Certificate of Completion for **114 Bridge Road**. **JS** seconded this motion. Roll call was taken, four members voted in favor, one recused (**DR**). Motion passed.
- b. **504 North End Blvd (Map 36, Lot 138 A-L)** – Partial Certificate of Completion – Request for a partial certificate of completion to receive 7 Certificates of Occupancy. **Applicant:** 504 North End Blvd, LLC

- Attorney Lisa Mead, of Mead, Talerman, Mead & Costa, LLC of Newburyport spoke on behalf of the applicant.
 - All of the units are built, they are not completed but they are built and the site is closing in on being done.
 - There are two units that would be held until site is completed.
 - Fire chief murphy has deemed the site safe
 - The condominium documents have been submitted, the required restrictions that were part of the decision.
- **DR** asked even though the fire chief stated the site to be safe, will there still be construction vehicles around and will it be safe for the occupants.
 - Attorney Mead stated the construction vehicles will be parked in a safe spot with restrictions in respect to the occupants.

DR motioned to approve the Partial Certificate of Completion to release the 7 Certificates of Occupancy for units A, B, D, E, G, H and J at 504 North End Boulevard. GM seconded this motion. All members (5) voted in favor. Motion passed.

- c. **28 True Road (Map 17, Lot 22)** – Accessory Apartment Special Permit – Proposal to convert an existing room above the garage into an 876.8 SF accessory apartment. **Applicant:** Mary Ann Capolupo

- **JS** recused himself from voting.
- Sam Colombo with Millennium Engineering spoke on behalf of the applicant:
 - The parcel at 28 true road is about 36.76 acres.
 - He stated the septic is adequate for the accessory apartment especially being there will be no increase in bedrooms.
 - He stated there is adequate parking spots for the apartment.
- **JS** asked about the points of egress. He stated he only sees one in the plan.
 - Sam stated there will be a staircase in the back for means of second point of egress.

GM motioned to recommend the Accessory Apartment Special Permit Application to the Zoning Board of Appeals for 28 True Road. WW seconded this motion. Roll call was taken, four members voted in favor, one recused (JS). Motion passed.

- d. Vote on appointing a new Merrimack Valley Planning Commission Commissioner to facilitate the partnership between the organization and member communities.

GM motioned to appoint JMD to Merrimack Valley Planning Commission Commissioner. JS seconded this motion. Roll call was taken, four members voted in favor, one recused (JMD). 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, 9/14/22, 9/28/22, 10/12/22, 11/9/22, 12/14/22, 1/25/23)

- **JMD** stated the applicant has requested a continuance to the February 8th, 2023 Planning Board meeting.

JS motioned to continue the Site Plan Review Application for 163 Elm Street to the February 8, 2023 Planning Board meeting. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- b. **100 Forest Road (Map 26, Lot 5 & 7)** – Flexible Residential Development Special Permit – Construct a 7 Flexible Residential Development with an associated Open Space in the back of the project. **Applicant:** Old Silver Estuary On Little River LLC (continued from 8/24/22, 9/28/22, 10/12/22, 11/9/22, 12/14/22, 1/25/23)

- **JMD** stated the applicant has requested a continuance to the February 8th, 2023 meeting.

DR motioned to continue the Flexible Residential Development Special Permit for 100 Forest Road to the February 8, 2023 Planning Board meeting. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- c. **100 Forest Road (Map 26, Lot 5 & 7)** – Definitive Subdivision Application – Proposed construction of a 710 FT, 26 FT wide roadway servicing a 6-lot subdivision. **Applicant:** Old Silver Estuary On Little River LLC (continued from 8/24/22, 9/28/22, 10/12/22, 11/9/22, 12/14/22, 1/25/23)

- **JMD** stated the applicant has requested a continuance to the February 8th, 2023 meeting.

JS motioned to continue the Definitive Subdivision Application for 100 Forest Road to the February 8, 2023 Planning Board meeting. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- d. **159 Beach Road (Map 28, Lot 1)** – Site Plan Review Application – Proposed construction of 14 lot with 10 duplexes and 3 single family homes for a total of 23 units. **Applicant:** Larkin Real Estate Group, Inc. (continued from 8/24/22, 9/28/22, 10/26/22, 11/9/22, 12/14/22)

- **JS** and **WW** recused themselves from voting.
- **JMD** stated the applicant has requested a continuance to the February 8th, 2023 meeting.

DR motioned to continue the Site Plan Review for 159 Beach Road to the February 8, 2023 Planning Board meeting. GM seconded this motion. Roll call was taken, three members voted in favor, two recused (JS and WW). Motion passed.

3. Other Business

a. Minutes

- None at this time

4. Old Business

- None at this time

5. Correspondence

- None at this time

6. Adjournment

GM motioned to adjourn. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

Meeting adjourned at 7:32 pm

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

Minutes approved by: _____

Date: _____


