



Date: Wednesday, February 22, 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**), and Alternate, Angelica Medina(**AM**)

PB Members Absent: None

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

JMD brought the meeting to order at 7:01 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. **New Business – 7:00 pm**

- a. **191 Elm Street (Map 9, Lot 42)** – Certificate of Completion – Request for a Certificate of Completion and a bond release for work associated with a Site Plan Approval dated July 27, 2004. **Applicant:** Elm Street Salisbury Car Wash LLC
- Robert Christy, the owner of the Salisbury Car Wash and applicant spoke about the project.
 - The work that was done to the site has been completed, the work was adding vacuums to the front, landscaping and adding roadways to the back.
 - The engineer came to the site last week and had a few questions he had in his review.
 - The engineer questioned the trash receptacle for the property, the trash area has been in the same spot for the past 20 years.
 - He also had some questions about over flow for customers in line, we have sacrificed a barricade near the self-serve bay in order for people to be able to exit if stuck in line and want to leave.
 - They gave the property a “face lift” new painting, landscaping and general improvements.

GM motioned to approve the Certificate of Completion and release the Bond for work associated with a Site Plan Approval dated July 24, 2004 for **191 Elm Street**. **JS** seconded this motion. Roll call was taken, all members (5) 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, 9/14/22, 9/28/22, 10/12/22, 11/9/22, 12/14/22, 1/25/23)

***WW** and **AM** reviewed the only hearing on this matter and have signed their Mullins in order to participate in discussion and vote.*

- TJ Melvin with Millennium Engineering spoke on behalf of the applicant.
 - The front building will house a small office space. The second building will be occupied by the occupant as well as equipment and material storage space.
 - TJ explained that the result of the Conservation Commission sessions is the removal of the gravel storage area in the south portion of the site.
 - They have updated to vertical granite curbing.
 - TJ stated they have received comments from Town Engineer, Joe Serwatka, there didn't seem to be anything severe.
- **JMD** stated Joe Serwatka referenced a section of pavement on the eastern property line.
 - TJ commented the applicant has some large vehicles that will be doing drop offs around the buildings, that is what is driving the width of the pavement.
- **JMD** asked if the gravel will remain on site or will be taken off site.
 - TJ stated the gravel will remain.
- **DR** asked what the fence material is.
 - TJ said around the front and a little of the side will be 6' vinyl.
- **WW** stated the agreed upon insulated sewage pipe is still not in the plan.
 - TJ stated the revised plan will reflect that.
- **WW** asked to address the comments from the Town Engineer on the stormwater system.
 - TJ stated the stormwater comments have been addressed and revised to suit the Conservation Commission as well as the Town Engineer.

GM motioned to continue the Site Plan Review for 163 Elm Street to the March 8, 2023 Planning Board meeting. JS 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 March 8th, 2023 Planning Board meeting.
 - **GM** suggested combing the two applications for **100 Forest Road** in order to make one motion of continuance.
- 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 March 8th, 2023 Planning Board meeting.

GM motioned to combine agenda items b and c and continue both the Flexible Residential Development Special Permit (b) and Definitive Subdivision Application (c) for 100 Forest Road to the March 8, 2023 Planning Board meeting. JS seconded this motion. Roll call was taken all members (5) voted in favor. Motion passed.

- d. **Lafayette & Main Design Guidelines** – The Planning Board will be reviewing and discussing the Lafayette & Main Design Guidelines. The Planning Board shall vote and adopt the final version of the design guidelines and will be included under §300-165 Lafayette-Main design guidelines.
- Tyler Maren, from Barrett Planning Group, gave a brief presentation on the Lafayette & Main Design Guidelines
 - These guidelines are tied to the Lafayette & Main Commercial District that was adopted by the Town in 2015.
 - The process started in early 2022, it started with research, citizen and business surveys, planning board feedback.
 - He went over the guideline sections with the Planning Board.
 - He described the guideline's approach being more of a vision orientated plan than a lot of technical requirements.
 - GM asked about the sewer pump station to have more curb appeal
 - Danny Ruiz, Assistant Planning Director, stated that there are plans for landscaping when the whole site is completed.
 - The Board thanked Tyler Maren for his hard work and exciting guidelines.

GM motioned to close the Public Hearing for **The Lafayette & Main Design Guidelines**. DR seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

DR motioned to approve and adopt **The Lafayette & Main Design Guidelines** and include them under §300-165 Salisbury, MA Lafayette-Main design guidelines. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

3. **Other Business**

- None at this time

4. **Old Business**

- None at this time

5. **Correspondence**

- None at this time

6. **Adjournment**

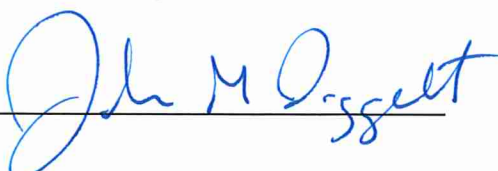
GM motioned to adjourn. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

Meeting adjourned at 7:44 pm

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

Minutes approved by: _____

Date: _____


3/8/23