



Date: May 24, 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**), and Alternate, Angelica Medina (**AM**)

PB Members Absent: Warren Worth (**WW**)

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

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. **1 Congress Street (Map 11, Lot 61)** - Accessory Apartment Special Permit – Request for a special permit to construct a new single-family house with an 899 SQ FT accessory apartment. **Applicant:** Richard W. True

- Carson True, Richard True’s son, spoke on behalf of the applicant.
 - He stated the application is for constructing a single-family home with an auxiliary apartment for his parents to occupy while he occupies the main home.
- **GM** asked if there is an existing structure.
 - Carson True stated there is a barn structure that is in disrepair currently on the property.
- **AM** recommended they reach out to water and sewer about connection fees.

GM motioned to recommend the Accessory Apartment Special Permit at **1 Congress Street** to the Zoning Board of Appeals. **DR** seconded this motion. Roll call was taken, 4 members voted in favor, 1 abstained (**JS**). Motion passed.

- b. **139 North End Blvd (Map 33, Lot 61)** – ANR application – Request for an Approval Not Required Plan to create 3 new lots. **Applicant:** Northend 139 Realty Trust

- Daniel Ruiz went through the ANR in the absence of the applicant.
 - He stated the proposal is for the mother parcel to be divided into 3 lots; two for single family, the third will be coming back for an FDR Special Permit.
 - He stated the planning department requested note #9 be added to the plan. This note states that the three lots will be subject to Site Plan Review and Inclusionary Housing requirements if there is a total of 4 units or more.
- **GM** stated he remembered this coming before the board before. He said he remembers a problem with the road [Sunset View Lane].
 - Danny stated that the road is not being cared for currently so the FRD coming in will help with the maintenance for the road seeing as it is a private road.
- **JS** asked if there is an agreement with this property to be able to use the road.

- Danny replied, yes there is an agreement.
- **GM** asked about the 3 lot's road accesses.
 - Danny said lots 1 and 2 will be accessed through North End Boulevard and lot three will be accessed through Sunset View Lane.

JS motioned to endorse the Approval Not Required (ANR) application for 139 North End Boulevard. DR seconded this motion. Roll call was taken, all members (4) voted in favor. Motion passed.

2. Public Hearing - 7:10 pm

JMD took agenda items Public Hearings “c”, “d”, “e” and Other Business “a” out of order.

- c. **14, 16, 18 North End Blvd (Map 33, Lots 248, 249, 250)** – Major Site Plan Review - Construction of two residential buildings with 5 units and 6 units for a total of 11 townhouse style residential condominiums. **Applicant:** Seacoast Property Management, LLC (continued from 4/12/23, 4/26/23)
 - See below for discussion on agenda items for 14, 16, 18 North End Boulevard.
- d. **14, 16, 18 North End Blvd (Map 33, Lots 248, 249, 250)** – Special Permit - Special Permit request under the Beach Commercial Overlay District & Inclusionary Zoning for the construction of two residential buildings with 5 units and 6 units for a total of 11 townhouse style residential condominiums. **Applicant:** Seacoast Property Management, LLC (continued from 4/21/23, 4/26/23)
 - **JMD** stated the applicant has requested a continuance to the June 14, 2023 Planning Board meeting.

DR motioned to combine agenda items c and d and continue both the Major Site Plan Review (c) and Special Permit (d) for 14, 16, 18 North End Boulevard to the June 14, 2023 Planning Board meeting. JS seconded this motion. Roll call was taken all members (4) voted in favor. Motion passed.

- e. **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, 3/22/23, 4/26/23)
 - **JMD** stated that late this afternoon the applicants asked for a continuance of their public hearing to the June 14, 2023 Planning Board meeting.

AM motioned to continue the Site Plan Review for 159 Beach Road to the June 14, 2023 Planning Board meeting. DR seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

3. Other Business

a. Minutes:

- 1/26/22

DR motioned to approve the January 26, 2022 Planning Board meeting minutes. JS seconded this motion. Roll call was taken, all members (4) voted in favor. Motion passed.

- 4/12/23

JS motioned to approve the April 12, 2023 Planning Board meeting minutes. DR seconded this motion. Roll call was taken, all members (4) voted in favor. Motion passed.

- 4/26/23

DR motioned to approve the April 26, 2023 Planning Board meeting minutes. JS seconded this motion. Roll call was taken, all members (4) voted in favor. Motion passed.

- 5/10/23

JS motioned to approve the May 10, 2023 Planning Board meeting minutes. DR seconded this motion. Roll call was taken, all members (4) voted in favor. Motion passed.

2. Public Hearing - 7:10 pm

- a. 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, 2/22/23, 3/22/23, 4/12/23)

- See below for discussion on agenda items for 14, 16, 18 North End Boulevard.

- b. 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, 2/22/23, 3/22/23, 4/12/23)

- JMD stated the applicant was not present for the public hearing. This item will have to be continued to the next Planning Board meeting, June 14, 2023.

GM motioned to combine agenda items a and b and continue both the Flexible Residential Development Special Permit (a) and Definitive Subdivision Application (b) for 100 Forest Road to the June 14, 2023 Planning Board meeting. JS seconded this motion. Roll call was taken all members (4) voted in favor. Motion passed.

4. Old Business

- None at this time

5. Correspondence

- None at this time

6. Adjournment

GM motioned to at adjourn. JS seconded this motion. Roll call was taken, all members (4) voted in favor. Motion passed.

Meeting adjourned at 7:27 pm

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

Minutes approved by: Deborah Yoon

Date: 6/14/2023