



Date: June 14, 2023

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

Time: 7:00 pm

PB Members Present in Person: Vice Chairperson, Deb Rider (**DR**), Clerk, John Schillizzi (**JS**), Gil Medeiros (**GM**), Warren Worth (**WW**), and Alternate, Angelica Medina (**AM**)

PB Members Absent: Chairperson, John “Marty” Doggett (**JMD**),

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

DR 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. **7 Broadway (Map 33, Lot 182)** – Partial Certificate of Completion – Request for a partial certificate of completion for the Carousel located at 7 Broadway. **Applicant:** Salisbury Beach Partnership, Inc.
 - Matt Steinel from Millennium Engineering spoke on behalf of the applicant. He gave a brief overview of the project.
 - He stated that the applicant is trying to obtain the occupancy permit to set in motion some other things that will allow the building to open to the public.
 - Matt Steinel spoke in response to some of the Town Engineer’s comments.
 - He stated there was a difference between the conservation plan and the planning board plan in regards to the impervious ground coverage and landscaping.
 - He stated there is a deficit of 196 square feet of landscaped area.
 - He stated he recognizes the as-builts are not what was originally approved.
 - He stated the new plans suggest a strip of plantings alongside the Broadway edge which could be more of a barrier which could provide plantings and a safety buffer.
 - **DR** asked what percentage of landscape area is now compared to the original plans.
 - Matt Steinel said the area was originally 464 square feet and at present is 268 square feet which results in a 57% deficit of plantings.
 - **DR** asked if there will be flower boxes.
 - Matt Steinel said yes, there will be flower boxes that will be maintained by the SBBA (Salisbury Beach Better Association)
 - Danny Ruiz stated his only comment is that if the board is ok with what is being proposed than he would still recommend getting a bond from the applicant for the landscaping.
 - **GM** asked what the estimated cost of the landscaping bond would be.
 - Matt Steinel stated that an estimation is under \$1,500.00.
 - **GM** stated he doesn’t believe that the board should ask for a bond.
 - The board echoed these beliefs.

GM motioned to approve the Partial Certificate of Completion for 7 Broadway. AM seconded this motion. Roll call was taken, 4 members voted in favor, 1 recused (WW). 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, 5/24/23)

- Please see below for discussion.

- 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, 5/24/23)

- Attorney Lisa Mead of Mead, Talerman & Costa, LLC, spoke on behalf of the applicant.
 - She stated they would be asking for a continuance for the public hearing of the Definitive Subdivision due to the Conservation Commission not being fulfilled with their hearings yet and they would like some continuity in closing out the public hearings with both boards.
 - She stated they will be requesting a *withdrawal without prejudice* for the Flexible Residential Subdivision at 100 Forest Road.
 - She responded to some comments the Town Engineer gave to the applicants the day prior so they were not able to incorporate them into a revised plan set.
- TJ Melvin of Millennium Engineer spoke on some of the outstanding issues in regards to stormwater.
 - He stated it is his opinion that the stormwater runoff meets Mass regulations.
 - He stated the biggest change so far is on lot 5, the single-family dwelling is now closer to the street rather than towards the back of the lot.

JS motioned to approve the Withdrawal without Prejudice for the Flexible Residential Subdivision at 100 Forest Road. WW seconded this motion. Roll call was taken, 4 members voted in favor. Motion passed.

- **WW** asked who will maintain the driveway.
 - Attorney Mead stated she has provided the Home Owners Association (HOA) documents to the board which states the HOA will be the ones maintaining the driveway. It also incorporates the merits of the subdivision documents as well as the order of conditions.
 - **WW** asked about fore knowledge of these conditions for potential buyers.
 - Attorney Mead stated that it will be deeded and available prior to sale.
- **JS** asked about the water situation.
 - Attorney Mead stated that they have not decided whether or not the lots will be having private or public water.
- **GM** asked about snow storage.

- TJ Melvin stated there are some bump outs along the roadway for snow storage as well as the middle of the cul-de-sac for snow storage.
- **DR** asked when the driveway would be built.
 - Attorney Mead stated she's unsure of the construction sequencing however she is sure that they will be built together because you cannot access the lots without it as well as them needing to build the conservation wetland crossings.
 - **DR** requested that there be a construction sequencing plan added for next meeting.
- Danny Ruiz asked TJ how deep will the 2" water line need to go into the ground.
 - TJ Melvin stated they have done some tests along the roadway and proposed driveway. There was one spot that was 8', one that was 5" and some that were 3-4'. The worst spot is at the end of the cul-de-sac which is around 2-3".
 - He stated they will need to be working with DPW and the Water and Sewage departments.
- Danny Ruiz asked if there will be a need for blasting.
 - TJ Melvin stated there are 3 ways to clear the ledge, blasting, chemical expansion and chipping.
 - He stated there will be a preconstruction meeting to address these items.
- Attorney Mead stated they would like to request a continuance to the July 19th, Planning Board meeting. She also stated they would like to request the waiver for standard 2 stormwater.
- An abutter from Corporal Patten Way - gave public comment on her concerns on the shared driveway, flooding, environmental impacts and road safety.

GM motioned to continue the Definitive Subdivision Application for 100 Forest Road to the *July 19, 2023 Planning Board meeting. WW seconded this motion. Roll call was taken, 4 members voted in favor. Motion passed.

*July 19, 2023 is *not* the correct date of the regularly scheduled Planning Board meeting. This was a mistake during discussion. The regularly scheduled Planning Board meeting being referred to is July 26, 2023.

- 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, 5/24/23)
 - Please 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, 5/24/23)
 - **DR** stated the applicant has requested a continuance to the June 28, 2023 Planning Board meeting.

WW 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 28, 2023 Planning

Board meeting. GM seconded this motion. Roll call was taken 4 members 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, 5/24/23)

- DR stated the applicant has requested a continuance to the June 28, 2023 Planning Board meeting.

GM motioned to continue the Site Plan Review for **159 Beach Road** to the June 29, 2023 Planning Board meeting. AM seconded this motion. Roll call was taken, 3 members voted in favor, 2 abstained (WW & JS). Motion passed.

3. Other Business

- a. Minutes: 5/24/2023

AM motioned to approve the May 24, 2023 Planning Board meeting minutes. JS seconded this motion. Roll call was taken, 4 members voted in favor, one abstained (WW). Motion passed.

4. Old Business

- None at this time

5. Correspondence

- None at this time

6. Adjournment

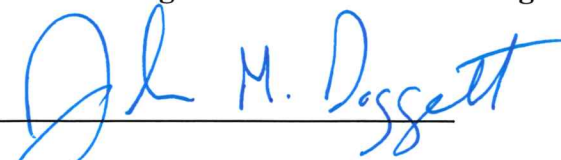
GM motioned to adjourn. AM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

Meeting adjourned at 8:04 pm

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

Minutes approved by: _____

Date: _____


J. M. Daggatt