



Date: June 28, 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, Warren Worth (**WW**)

PB Members Present via Zoom: Alternate, Angelica Medina (**AM**)

Also Present: Director of Planning Lisa Pearson, and Planning Board Administrative Assistant, Ellie Cornoni

JMD brought the meeting to order at 7:02 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. New Business – 7:00 pm

JMD took agenda item “3” and “4” out of order

3. Other Business

a. Minutes:

i. 6/14/23

DR motioned to approve the June 14, 2023 Planning Board meeting minutes. **JS** seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

WW motioned to amend the motion for the June 14, 2023 Planning Board meeting minutes with the correction of a clerical error on the page. **GM** seconded this motion. Roll call was taken all members, (5) voted in favor. Motion passed.

4. Old Business

- Lisa Pearson announced the open space plan is expiring this year and there will be a committee forming that is typically a combination of Parks and Recreation, Conservation Commission, Planning Board and Board of Selectmen members that will create the revised plan. Hopefully they will be having public meetings in July, August and September. The Planning Board uses the Open Space often in its discussions and decision making so it is very important. She stated she wanted to get administrative stuff together and updated then it will be presented to public forum.

- Lisa Pearson stated the All Hazards Plan is being updated by a special subcommittee created for this. There are versions available for anyone wants to look at them in the Planning and Community Development office. Community input is welcomed.
- Lisa Pearson stated that last night there was an MBTA 3A Zoning meeting that was taped and is available online. In the next month the Town will be working on the bylaw. The month after the draft will be presented at the Board of Selectmen meeting.

2. Public Hearing - 7:10 pm

- a. **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, 5/10/23, 5/24/23)
 - See below for discussion on agenda items for 14, 16, 18 North End Boulevard.
- b. **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, 5/10/23, 5/24/23)
 - Attorney Douglas Deschenes with Finneran and Nicholson, P.C. in Newburyport spoke on behalf of the applicant. He stated the applicant, Ben Legare and engineer, Scott Cameron of Morin-Cameron Group, Inc. are also present.
 - He stated they are waiting on responses from the peer reviewers.
 - He gave a brief overview presentation of the project and applications.
 - He stated that they have been working with 3 peer reviewers. One of them is an architectural peer reviewer which has provided feedback on their original plans. He stated there were 3 big points from [the feedback] :
 - There were concerns about the street view. He stated they have made the front view more lively including a bike rack and revised landscaping.
 - They addressed the siding material is all cement with different textures.
 - They addressed the building's height with relationship to surrounding buildings. There were concerns about shading and impacts. He said they addressed that there are taller and multifamily homes on either side of the property.
 - The other peer reviewers were not able to provide their letters before tonight's meeting with enough time for the applicants to respond at this meeting.
 - He stated they have been working with the Town Engineer about erosion control and stormwater.

- He stated they have addressed some traffic concerns about entrance, they have proposed sidewalks and curbing.
- He noted trash was a concern, they are proposing storage on a platform for both a recycling and trash container. The schedule would be every week trash pickup and every other week recycling pickup by a private company. This will be required by the condominium documents.
- He stated they have done a lot of car turn radiuses.
- He stated there were concerns about water usage. He stated the water department said there was sufficient circulation for these units.
- He stated there was concern about the type of impervious surface on the driveway, the conservation commission is requiring either pea-stone or shells.
- **WW** noted he has two concerns, currently the new proposal shows the owners only get one 1 trashcan, he does not think that is realistic and how they will all look when out for pickup alongside North End Boulevard.
 - Scott Cameron stated there is space behind the sidewalk along North End Boulevard that can accommodate 11 trash barrels.
 - Ben Legare, the applicant, noted there are over sized trashcans that can be purchased. The storage platforms will accommodate these larger barrels. He reiterated the trash and recycling scheduling.
 - Lisa Pearson asked what size is the larger trash can.
 - Ben Legare stated he can bring photos of them to the next meeting.
- **GM** asked are the units going to be bought or rentals.
 - Ben Legare stated he is not sure currently.
- **GM** asked how many bedrooms in each unit.
 - Ben Legare stated they are three bedrooms.
 - **GM** stated that is his concern, especially if it is a rental, are those who rent these units might have 3 or 4 people per group and they would accumulate more than one barrel of trash.
 - Attorney Deschenes stated this is something that could be put into the condo documents.
- **JMD** stated he would like clarity on what units are going to be purchased or rented for the final deliberations.
- **WW** stated he recognizes the application meets zoning, however most of the vehicles now are exceeding 19', and the SWEPT plans only show up to an 19' vehicle. He has concerns on the parking spaces under the units and potentially bigger cars.
 - Scott Cameron stated he doesn't believe the cars are necessarily getting bigger. He also believes rules about parking can be written into the condo documents for a self-policing type of situation.
- **DR** stated there is still light spill on the revised plans.
 - Scott Cameron said a lot of these light can be adjusted. There is a lot of flexibility with these lighting fixtures. What shows on the plans is the worst-case scenario. But they will look at the plans and try to remedy the spillage.
 - Lisa Pearson, Director of Planning, stated she would like to see the wattage and what this spillage is. She stated she would like the condo documents stating there should be no spillage, and a maximum wattage of outside bulbs.

- Scott Cameron said the lights that spilling over are down casted lights on the decks.
- **DR** asked a walkway.
 - Scott Cameron stated they reduced the landscaping and added a walking area behind the buildings.
- **AM** stated she is aware that some short-term rental units do cause trash problems leading some rental units to have the minimum rental period of 6 months.
- Scott Cameron stated there are a lot of ways to put trash regulations in the condo documents.
- **JS** asked about the roof design.
 - Ben Legare stated he noticed elements like this at Hampton Beach. This is a modern take of a copula. He wanted an element to make it look traditional new England with a modern element.
 - Attorney Deschenes stated the architectural engineer stated they were lacking something like a copula leading to the addition on these plans.
 - **JMD** asked if the copula is functional.
 - Ben Legare said that will be over the stairwell and the copula will bring light into the stairs, you will not be able to go into them. They will act as a sky light.
- **JS** asked about ADA compliance.
 - Ben Legare stated there is not ADA compliance requirement on less than 19 units.
- **GM** asked if they would provide solar for someone who asks for it.
 - Ben Legare stated the roofs are flat and can be allowed but they are going to let each individual has the rights to put them up. He stated they will be solar ready.
- **GM** asked about snow storage.
 - Scott Cameron stated they put the two visitor spaces in the rear. They made this a larger area, 16'x16' for putting snow storage there.
 - **JMD** stated that is this is the case the visitor spaces will be unavailable during snow times.
- Ben Legare stated he would look in to putting rules with penalties into the condominium documents.
- **JMD** asked what is the difference of land between Shae Street and this lot.
 - Scott Cameron stated it is flat. The land is sloped from Shae to North End Boulevard. But it is flat.
- Lisa Pearson stated she has concerns.
 - She said the issue is that the trash barrels are shown off of the sidewalk, but once the trash pickup takes the trash but the cans might end up on the side walk or in the street. She said this is something that could be considered.
 - She said maybe there should be some delineation for the trash barrels and maybe put numbers for each unit. Almost like a parking spot for the barrels and to tell the vendor the barrels need to go back to that.
 - **WW** stated that the beach is very windy and it is not uncommon for trash barrels to end up on north end boulevard.

- **GM** stated to the applicants to remember the trash barrel area will need to be shoveled.
- Dan Kelley - 44 North End Boulevard– gave public comment asking about water runoff from the site.
 - Scott Cameron stated the site will mostly be permeable, the water runoff will stay on site.
- Lisa Pearson asked if they have MassDOT approval.
 - Scott Cameron stated they [MassDOT] will not talk to them until they have local approval.

GM motioned to combine agenda items a and b and continue both the Major Site Plan Review (a) and Special Permit (b) for 14, 16, 18 North End Boulevard to the July 26, 2023 Planning Board meeting. WW seconded this motion. Roll call was taken all members (5) voted in favor. Motion passed.

- c. **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, 6/14/23)

- **JMD** stated the applicant has requested a continuance to the July 26th, 2023 Planning Board meeting.

GM motioned to continue the Site Plan Review Application for 159 Beach Road to the July 26, 2023 Planning Board meeting. DR seconded this motion. Roll call was taken, 4 members voted in favor, 2 recused (WW and JS). Motion passed.

- **Other Business**

- See prior discussion.

- **Old Business**

- See prior discussion.

Correspondence

- None at this time.

- **Adjournment**

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

Meeting adjourned at 8:35 pm

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

Minutes approved by: JM O'ssett

Date: 8/1/23