



Date: August 9, 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, Gil Medeiros (**GM**), Clerk, Warren Worth (**WW**), John Schillizzi (**JS**), and Alternate, Angelica Medina (**AM**)

PB Members Absent: Deb Rider (**DR**)

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

JMD brought the meeting to order at 7:04 p.m. remotely via zoom. Announced, per opening meeting law, that the meeting was being recorded.

1. **New Business – 7:00 pm**

- a. **6, 10, 18 Forest Road (Map 20, Lots 43, 44, 45 & 91)** – ANR – Subdivide Map 20, Lot 44 creating Lot 1. Then Merging the Remainder of Map 20, Lot 44 with Map 20, Lot 43, Lot 45 and Lot 91 to create One Lot, Lot 2 with an entire area of 1,121,490 S.F., or 25.75 Acres. **Applicant:** 6 Forest Road, LLC
- Jeffrey Hofmann, Millennium Engineering, Salisbury, MA spoke on behalf of the applicant:
 - He stated he is here to answer any questions the board may have about this ANR
 - Daniel and Lynn Welch – 50 Lafayette Road - gave public comment about the land usage history and the letter they had submitted to the board prior to this meeting stating their concerns.
 - Tim Neal – 28 Gerrish Road – gave public comment voicing his concerns.

WW motioned to endorse the ANR for **6, 10, 18 Forest Road**. **JMD** seconded this motion. Roll call was taken, 2 members voted in favor, 1 voted not in favor (**GM**), 1 abstained (**JS**). Motion failed.

GM motioned to not endorse the ANR for **6, 10, 18 Forest Road**. No second. Motion failed.

WW motioned to continue the ANR for **6, 10, 18 Forest Road** to the August 23, 2023 Planning Board meeting. **JMD** seconded this motion. Roll call was taken, 3 members voted in favor, 1 member abstained (**JS**). Motion passed.

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, 6/14/23, 6/28/23, 7/26/23)

- See below for discussion.
- 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 4/12/23, 4/26/23, 5/10/23, 5/24/23, 6/14/23, 6/28/23, 7/26/23)
 - Douglas Deschenes spoke on behalf of the applicant:
 - He stated that the aisle width had been increased by 1.5 feet. Although this was done the board still had some concerns and were waiting on the TEC final reveal.
 - He stated that TEC had stated in their final review that the 25.5-foot width aisle was sufficient. However, they recommend the Planning Board making a condition requiring the full aisle width be maintained and no other parking is permitted in this area.
 - He stated the applicant will put the no aisle parking in their condo documents.
 - **JS** gave a comment about density in the area stating he wishes the plans would be five units in each building instead of 5 and 6 in the two buildings.
 - **WW** gave a comment stating overall, he agrees with **JS**. However, he stated, he was impressed that there were two visitor parking spaces which is unusual for the beach area. He did state he agrees with the condition TEC recommended in their final review letter and that it should be put in the final decision.

GM motioned to close the public hearing for the Major Site Plan Review for 14, 16, 18 North End Boulevard. AM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

GM motioned to close the public hearing for the Special Permit Request for 14, 16, 18 North End Boulevard. AM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

GM motioned to approve the Major Site Plan Review for 14, 16, 18 North End Boulevard with all standard conditions and conditions discussed throughout the hearings. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

GM motioned to approve the Special Permit Request for 14, 16, 18 North End Boulevard with all standard conditions and conditions discussed throughout the hearings. AM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

3. Other Business

a. Minutes: 7/12/23

JS motioned to approve the July 12, 2023 Planning Board meeting minutes. AM seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

4. Old Business

- Lisa Pearson announced there is an MBTA zoning meeting on Thursday August 10, 2023 at 7:00 PM at the Town Hall and virtually.

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 8:06 pm

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

Minutes approved by: _____

Date: _____


