



Date: August 23, 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**), Deb Rider (**DR**), John Schillizzi (**JS**)

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

PB Members Absent: None

Also Present: Director of Planning, Lisa Pearson (via Zoom), Assistant Planner, Adriane Marchand (via Zoom) 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. **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

- Jeff Hoffman, Millennium Engineering, spoke on behalf of the applicant stating he is willing to answer any questions the board may have.
- **JMD** stated the reason why this ANR was continued was because some members of the community raised a couple of questions about the process of lot delegation. But their comments were a matter for the Assessors and Select Board. In terms of this ANR it does fit all the criteria we, as a Planning Board have to determine if we endorse this ANR.
- **GM** stated he believes this issue should be looked into and he continues to stand behind his vote from the previous meeting to not endorse the ANR.
- **DR** stated she sees many of these ANRs come before the Board to separate out a lot of land, and we are not to be discussing the project associated.
- Lynn Welch – Lafayette road – gave public comment about her concerns for the types of lots involved.

DR motioned to endorse the ANR for 6, 10, 18 Forest Road. **WW** seconded this motion. Roll call was taken, 3 members voted in favor, 1 member voted not in favor (**GM**) and one member abstained (**JS**). Motion passed.

- b. **504 North End Boulevard (Map 36, Lot 138-L)** – Request for a Certificate of Partial Completion – Request for a Partial Certificate of Completion to receive 2 Certificates of Occupancy. **Applicant:** 504 North End Boulevard, LLC

- Ryan Clemens, Mead, Talerman & Costa, LLC, spoke on behalf of the applicant.
 - He made brief statement about the project and the request for the partial completion.
- Matt Hammer, LandPlex, LLC, spoke about the project.
 - He stated there are a couple of items that are outstanding that will need to be addressed. One being a cobble stone entrance that still has yet to be installed; a drain man hole cover that needs to be replaced with a grated cover and gate valves that will need to be brought up to grade in order to comply with the Water Department.
 - He stated he believes the work needing to be completed minor in nature.
- **GM** asked when the outstanding items will be completed
 - Matt Hammer stated the work will be done by the end of September.
- **DR** asked about the current tenants' situation.
 - Matt Hammer responded that his understanding is the tenants have not complained nor have had any issue with the entranceway nor any water issues. He stated he finds the site to be stable in respect to the significant storms Salisbury has had this summer.

GM motioned to approve Partial Certificate of Completion for 504 North End Boulevard on the conditions the applicant addresses the outstanding issues posed by the Town Engineer and agrees to have Unit D held as collateral for the last Occupancy Permit. JS seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

- c. 91 North End Boulevard (Map 33, Lot 38) – Request for a Certificate of Completion – Wireless Telecom Installation on Water Tank. Applicant: New Cingular Wireless PCS, LLC**

JS motioned to approve the Certificate of Completion for 91 North End Boulevard with the condition that the physical document be held until the final fencing and an inspection by the Town engineer are completed. WW seconded this motion. Roll call was taken, all members (5) voted in favor. Motion passed.

2. Public Hearing - 7:10 pm

3. Other Business

a. Minutes

WW motioned to approve the July 26, 2023 Planning Board meeting minutes. JS seconded this motion. Roll call was taken, 4 members voted in favor, 1 abstained (JMD). Motion passed.

JS motioned to approve the August 9, 2023 Planning Board meeting minutes. GM seconded this motion. Roll call was taken, 4 members voted in favor, 1 abstained (DR). Motion passed.

4. Old Business

5. Correspondence

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 7:34 pm

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

Minutes approved by: _____

Date: _____


