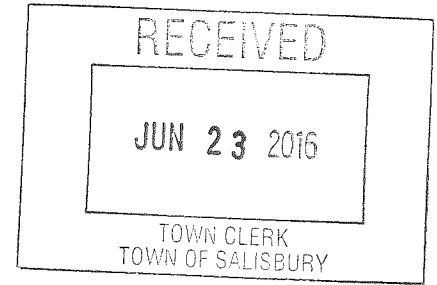


Salisbury Planning Board Meeting Minutes



Date: Wednesday, June 8, 2016

Place: Colchester Auditorium, Salisbury Town Hall, 5 Beach Road

Time: 7:00 p.m.

PB Members Present: Chairman Don Egan (**DE**), Berenice H McLaughlin (**BHM**), Louis Masiello (**LM**), Brendan Burke (**BB**), Gina Park (**GP**)

PB Members Absent: Helen "Trudi" Holder (**TH**)

Also Present: Leah Hill (**LH**) Assistant Planner, Adriane Marchand (**AM**) Planning Secretary

Chairman Don Egan called the meeting to order at 7:03 p.m. in the Colchester room, Salisbury Town Hall. **DE** announced, per opening meeting law, that this meeting was being recorded and broadcast live via www.sctvmc.org

1. New Business

a. Signing of Plans/Permits- N/A

b. Request for Certificate of Completion-191 Beach Rd-Equity Alliance c/o Joel Kahn requested to continue to next meeting, June 22, 2016 at 7:00p.m, to provide updated plans as requested.

c. Request for Modification SPR-8-12 Broadway-Dodgem Corp. c/o Brian Mulcahy/Wayne Capolupo-

Brian Mulcahy (**BM**) speaks about the 2012 site plan and the issues that followed. Would like to modify the traffic flow to allow traffic to enter on Broadway and exit on Ocean Street.

DE The only change is traffic flow? **BM** No, we would also like to change the lighting plan. The lighting is left over from the amusement park and is excessive for its purpose. We would like to shut some of the lights off in deference of the neighboring condominium.

DE references letter from Chief of Police Tom Fowler. It states concerns about traffic passing the sidewalk, the need for marking and proper signage.

BB Would the traffic be one way? **BM** Yes. **BB** Is the current fencing adequate? **BM** Yes it swings in and will be open around the clock in the summer and closed in the winter.

BB What will the attendant hours be? **BM** Not decided yet, open to 11.

BB If people park there without paying when there is no attendant are you going to tow?
BM No. It is a loss we are prepared to take.

BB What business are adjacent? **BM** Happy's Fried Dough and Jilly's Pizza **BB** Jilly's has an outside café? **BM** Yes, it won't be affected.

BB Are the curb cuts correct in your opinion? **BM** They are not perfectly aligned, I have not measured.

BB Is there anything that will stop the cars from backing up onto Broadway? **BM** We could put a sign up when it is full. If necessary we could move the attendant's booth in farther to prevent the cars from stacking up onto Broadway if necessary but it wasn't a problem in the past.

BB There is a fence, some mess. You're going to clean it up prior to opening? **BM** Yes, a contractor has been hired. **BB** And the trailer on the property? **BM** Will be removed.

LM Signage is good and necessary but I'm worried about pedestrian traffic, could there be additional caution signs for drivers? **BM** Pedestrian signs are already up and warn drivers. We will also be striping the sidewalks.

DE The curb cut is close to the center of the driveway? Mismatched openings. **BM** It is unfortunate but the speed in this area is especially slow and shouldn't be a problem.

GP It may be a good idea to put signage at the intersection. Also painting the sidewalks big and bright with lots of signage would be a very good idea.

LM When they close the center down to traffic on Saturday nights, will the parking lot be closed? **BM** We would look into having the barricade moved 15 to 20 feet to stay open.

BB If the metered parking spot was removed from the entrance it would greatly increase visibility of children and signage. **LM** agrees. **LH** That parking spot belongs to the town and is not in the power of the applicant to change.

DE Asks to postpone the Public Hearing at 7:30 p.m. to complete the discussion on 12 Broadway.

GP Is their anyway you could improve the signage for the lot to guide in business via Ocean Street so that the change would not be necessary? **BM** We have tried that option but was unsuccessful and is not the best solution. **BB** Traffic stacking is still a large concern. **BM** We would close the lot down in that situation.

DE Do you know the measurements? If the parking spots are 9 feet by 18 feet they would require a variance. **BM** I do not know the measurement but they would have been the standard approved size in 2012.

BB Is there any way to get a second attendant on the street? **BM** We would be amendable to that at specific times.

Abutter Howard Depetrillo (**HD**) 11 Railroad Ave. They have been great neighbors and we support this change. We believe it will help with traffic flow.

Abutter Kevin Henderson (**KH**) 61 Atlantic Ave. When both the entrance and exit were on Ocean Street the cars waiting to turn into the lot caused a traffic impediment that I had to wait in on my commute home. The flow through pattern of entering on Broadway and exiting on Ocean Street will be better for traffic flow. If the lot is full they wouldn't need to back up on to Broadway but could drive through the lot and exit on Ocean Street. I

think it's a great idea. **DE** Do you remember how many cars used to stack up? I don't know 3 or 4 maybe.

Amin Nabhan, Parking lot owner on Central Ave. The backing up of cars is solvable by the management of the lot.

BB If the parking lot is one way flow and the drive is wide enough, could you have two lanes of incoming cars to prevent the cars from stacking up on the street?

Discussion on Major Change vs. Minor Change

DE The existing curb cut is 15 feet and it needs to be 20 feet. Per DPW You would need to change that.

LM motions that the Request for Modification SPR-8-12 Broadway-Dodgem Corp. c/o Brian Mulcahy/Wayne Capolupo is a minor change.

BB seconds.

Vote: 5-0 Unanimous. Motion Passed.

DE Do you know what you need to do to come back?

BM I would appreciate a list.

DE I would recommend talking to other lots and finding out best practices.

LM I feel like if you look at Don Lévesque's e-mail and the chief's e-mail and our concerns from tonight you would have your list.

BM What about removing a metered space?

LH He would need to speak to the DPW and the Police.

GP I would recommend providing a list.

LH provides verbal list of items the board had discussed

- Crosswalk
- Curb cut
- Parking spot info
- Signage
- Painting sidewalk
- Further stacking space
- Vehicle traffic crossing the sidewalk
- Prevent stacking on Broadway
- Policies

DE all those in favor in continuing the Request for Modification SPR-8 for 12 Broadway-Dodgem Corp. c/o Brian Mulcahy/Wayne Capolupo to June 22, 2016 at 7:00p.m.

Vote: 5-0 Unanimous. Motion Passed.

2. Old Business

N/A

3.7:30 Public Hearing

Gina Park (GP) will be voting in Trudi Holders (TH) absence.

- a. **To see if the Town will vote to amend the zoning bylaws in accordance with the changes attached hereto with regard to Ch. 300 Article XII, Salisbury Beach Overlay District, and Ch. 300 Article XIII, Inclusionary Housing Requirements.** Steve Parquette (SP) briefs on the discussion from the May 11, 2016 Planning Board Meeting.

DE I met with Vice Chairman, Town Manager, and Town Planner to ask if we could utilize the services of a consultant to advise the Planning Board and the Town Manager has agreed. The consultant should be joining us in July. Suggests planning workshops with the consultant to craft the changes to the bylaws.

LM Is the current zoning going to be used as the baseline or is the new zoning? **DE** let's talk about it. **DE** We hope the goal of these workshops would be planning board or town sponsored zoning article. **SP** In principle we would agree with town sponsorship but included the citizen's petition in the discussion would be important. I would also add how important timing is.

DE I believe a good goal would be to have a draft by Labor Day. **LH** Town Meeting is October 24, 2016, Warrants posted by October 7, 2016 so the last public hearing would be September 14th possibility September 28th at the latest.

Workshop Framework:

- Workshop 1: discuss the vision for the beach. **LH** we can reference the Master plan.
- Workshop 2: design.
- Workshop 3: infrastructure and environmental/ open-space plan.

LH At the last meeting they stated their intent to withdraw their request to change the inclusionary bylaw. Is that still the case? **DE** the Inclusionary bylaw is being addressed with the affordable housing trust fund and will be handled separate from this.

DE We will schedule the workshops with the town manager, town planner and the consultant at first availability and publicize the date.

LM motions to continue the vote to amend the zoning bylaws in accordance with the changes attached hereto with regard to Ch. 300 Article XII, Salisbury Beach Overlay District to June 22, 2016 at 7:30p.m.

BB seconds.

Vote: 5-0 Unanimous. Motion Passed

LH if anyone has questions please contact the planning office.

b. Special Permit FRD-20 Ferry Rd-Elite Builders LLC

Berenice H McLaughlin (**BHM**) removes herself from the board as she is an abutter.

Scott Cameron (**SC**) Morin-Cameron Group representing owner Mark Wojcicki (**MW**) of Elite Builders. Mike Radler (**MR**) of Radler Design also present. **MR** presents open space plan and landscape design.

Abutter **BHM** What will the guest parking situation be? **SC** The driveways are wide enough to fit two vehicles plus the garage. When there are events the entrance drive and circle will be wide enough to allow for overflow parking.

Abutter Lisa Lesley (**LL**), 18 Ferry Road- has concerns about safety and privacy. What will the lighting plan be? **DE** Not developed yet. Will be under review with their site plan which will be at a separate public hearing for which you will receive notice in the mail.

LL where would the fence be? **SC** Were not encroaching the easement. We are not planning to work close to the boundary and leaving a vegetated buffer.

Abutter Shelia Albertelli (**SA**), 10 Douglass Ave. Refers to Mike Radlers presentation. Would like clarification on distance and tree placement that does not match her

knowledge of the property line. **MR** Agrees. Clarifies that he doesn't include trees and distance that is not on the property. **SA** Will the new fence match the old fence line? **MR**

No the old fence cuts into our property, so the new fence will not follow that line. **BB** Is there anything in the condo documents that will maintain the distance of the vegetated buffer between the properties? **SC** Yes, it will be in the special permit which will be

incorporated into the condo documents that we will maintain it, which also goes onto the master deed. **BB** Any measurements? **SC** We could do something.

BHM is the parking wide enough? **DE** 24 feet wide. Can they park on both sides? **DE** no

they would be limited to one side. **SC** reads from upland/ wetland bylaw 3-52B. Asks

board to lower the ratio as the bylaw allows to take into account the restoration of disrupted land. **DE** How are we going to make up for the public use intention of the open

space? **SC** We propose to install sidewalk from our property entrance to connect to the sidewalk on Pleasant Street, about 300+ feet of sidewalk to benefit the public. **DE** What's your frontage **SC** 158.76 feet.

DE Do we want to put the fence as a condition of the FRD special permit?

BB We would want to get it in writing somewhere but I don't think it has to be part of the special permit, whatever is traditional.

SC We would be comfortable extending the FRD until we are here for our site plan. We would like to have a written list of conditions.

BB We would love to extend the sidewalk down to Douglass Ave if possible?

DE I would add that the landscaping should stay consistent with what is on the plan and make an exception on the upland to wetland ratio.

SC In regard to the sidewalk extending to Douglass. It's a large project to extend to Pleasant Street. Adding Douglass Avenue would be overkill.

DE the only other issue I would like to address even though it's more site plan would be the curbing. What is it? **SC** Cape cod berm with country drainage. **DE** It would be very

unusual for us to approve Cape Cod berm. **SC** What kind of berm do you typically ask for? **DE** Granite vertical curbing. **SC** It would look bad if we went that route. I'd be more

likely to remove the sidewalk from the other side of the road rather than put vertical curbing on one side. **DE** I believe granite curbing is part of our design guidelines. We

could leave it as an open issue. What if it was sloped granite? **SC** That would be difficult to maintain and would just look odd. **DE** Lets continue this until the next meeting.

BB motions to continue the Special Permit FRD-20 Ferry Rd-Elite Builders LLC to July 13th, 2016 meeting at 7:30p.m.

LM seconds.

Vote: 5-0 Unanimous. Motion Passed

4. Other Business

N/A

5. Correspondence

a. Minutes from May 25, 2016

LM motions to approve the minutes from May 25, 2016.

GP seconds.

Vote 5-0. Unanimous. Motion Passed.

6. Reports of Committees

7. Adjournment

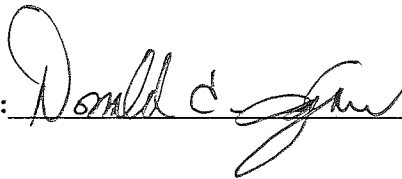
BB motions to adjourn the May 25, 2016 Planning Board meeting at 9:50p.m.

LM seconds.

Vote 5-0. Unanimous. Motion Passed.

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

Minutes Approved By:



Date:

6/22/16