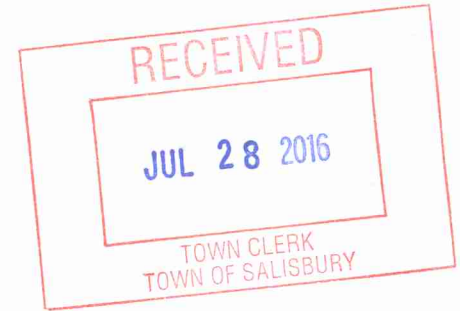


## Salisbury Planning Board Meeting Minutes



**Date:** Wednesday, July 13, 2016

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

**Time:** 7:30 p.m.

**PB Members Present:** Chairman Don Egan (**DE**), Helen “Trudi” Holder (**TH**), Louis Masiello (**LM**), Brendan Burke (**BB**), Gina Park (**GP**)

**PB Members Absent:**

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

Chairman Don Egan called the meeting to order at 7:06 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](http://www.sctvmc.org)

### 1. New Business

#### **a. Signing of Plans/Permits**

#### **b. Reorganization**

**Chairperson-** **LM** motioned to nominate **DE** for Chairperson. Seconded by **BB**.

**Vote: 5-0 Unanimous. Motion Passed.**

**Vice Chairperson-** **DE** motioned to nominate **TH** for Vice Chairperson. Seconded by **BB**.

**Vote: 5-0 Unanimous. Motion Passed.**

**Clerk-** **DE** motions to nominate **BB** for clerk. Seconded by **TH**.

**Vote: 5-0 Unanimous. Motion Passed.**

**DE** One of our board member has retired. I'd like to thank Berenice H McLaughlin for her years of service on the Planning Board and welcome and congratulations to Gina Park, who was appointed a full board member. I would also like to extend thanks to the Assistant Town Planner, Leah Hill. Tonight is her last meeting. It has been a pleasure working with you. We wish you all the best, you will be missed.

#### **c. 8-12 Broadway**

**DE** introduces Brian Mulcahy (**BM**) who is present tonight to update the board on the operation of the 12 Broadway parking lot, over the 4<sup>th</sup> of July weekend, per the condition of approval issued on June 22, 2016 Planning Board meeting.

**BM** Everything progressed as expected. The only issue is some disagreement on the placement of a pedestrian sign in the walkway. Per police order it has been removed, it may be put back pending police approval. There were two attendants on duty during the holiday; one stationed on

the sidewalk and one in the lot. Maximum stacking experienced was 4 cars. Per operating procedure they were moved into the lot and did not extend onto Broadway. On non-holidays and weekdays there is one attendant on duty stationed at the sidewalk. I would like to request a change to the lighting plan but I will come back when I have more information.

### **3.7:30 Public Hearing**

#### **a. Cont. Special Permit FRD-20 Ferry Rd-Elite Builders LLC**

**DE** Special Permit FRD-20 Ferry Rd-Elite Builders LLC has requested a continuance to the August 10, 2016 Planning Board meeting at 7:30pm.

**LM** So moved. **TH** seconds. **Vote: 5-0 Unanimous. Motion Passed.**

### **DE closes the Public Hearing**

#### **d. Request for Modification-233 Beach Road-Steve Paquette**

**Steve Paquette (SP)**, 233 Beach Road LLC addressed the board on Phase II of the South Beach Landing project. Requests a Modification to replace the approved building B with 3 duplexes, for a total of 6 residential units.

**DE** Did you notify the abutters? **SP** Yes. **DE** There are two reasons we would rule this a major: The first is to require you to notify the abutters. You already have. The second is if the development was going to be larger than the approved plan. Yours is smaller. Although this plan is drastically different, I do not know if it fits the requirements of a Major Modification. Let us open it up for discussion.

**LH** briefs the commission on the history of the project.

**SP** I did take the comments that were made during the last modification approval into consideration when planning the current modification.

**TH** motions to accept the new Phase II plan for 233 Beach Rd as a Minor Modification.

**LM** seconds.

**Vote: 5-0 Unanimous. Motion Passed.**

**LM** Does the front view look the same as the rear? **SP** Similar but without a deck. **LM** Where are the air conditioning units located? **SP** Each air conditioning unit will be self-contained and located in each condo. **BB** There were some outstanding issues the Town Engineer has addressed in his letter? **SP** Yes, I have received the letter. Our goal is to meet with him and others and work collaboratively to address those issues. **LM** The duplexes will be included in the same condo association already in place? **SP** Yes. **DE** The only architectural difference at a glance that jumps out at me is the elimination of the widow's walk. **SP** We recently did some fairly large improvements on the existing building and one of them was repairs to the widow's walk. It was leaning already after just 7 to 8 years. It is not standing up well to the weather we have here and on the smaller building it would not be aesthetically pleasing. **LH** Does the roof line mimic the existing structure? **SP** The hip elements match and help to maintain views. **GP** I would like to see Joes Serwatka's concerns addressed for the next meeting. **SP** I hope to set up a meeting this week. **DE** What is the height? **SP** 32 to 35 feet. **DE** Do we need to go over the design criteria checklist? **LM** I don't think so. It's a modification to an existing site plan and it's

not that much different. **DE** Since the architect did not evaluate this against the criteria it may need to be. **SP** It is the same building type, this building is just smaller, more like a single family home. I would request to not go through the checklist. **DE** Are the criteria waivable? **LH** They have to meet the matrix. **SP** I do have the same registered architect working on this project. I could have him write a letter addressing the checklist. **DE** are you planning to make the 3 thousand per unit contribution to the public infrastructure? **SP** yes, required by zoning. **DE** quotes the zoning bylaw. **LM** Since it is in the bylaw, we cannot waive it but I would be willing to hear from his architect how the plan meet the criteria.

**LM** motions to entertain a discussion on the projects architecture and how the plan meets the design criteria in the bylaw accompanied by a written report provided by the projects architect. **TH** seconds.

**Vote: 5-0 Unanimous. Motion Passed.**

**LM** motions to continue the 233 Beach Road Request for modification to July 27, 2016 at 7:30P.M.

**TH** seconds.

**Vote: 5-0 Unanimous. Motion Passed.**

**e. Request for Time Extension-57 Railroad Ave-Mike Opre**

Mike Opre (**MO**) addresses the board.

**LM** How many units? **MO** 1 building with 8 residential units. **BB** What time frame are you requesting for the extension? **MO** Two (2) years.

**BB** motions to approve the request for extension for 57 Railroad Ave (Map 32 Lot 6) for an additional two (2) years past the expiration date already in place. October 29, 2018.

**GP** seconds.

**Vote: 5-0 Unanimous. Motion Passed.**

**f. Accessory Apartment-21 Baker Rd-Kerri Pereira**

**LH** We are still waiting on the site plan. **LM** I would like to see dimension on the floor plan as well.

**TH** motions to continue to July 27<sup>th</sup>, 2016 at 7:30p.m. to allow the applicant to provide the site plan and dimensions on the floor plan.

**LM** seconds.

**Vote: 5-0 Unanimous. Motion Passed.**

**2. Old Business**

**4. Other Business**

**5. Correspondence**

**a. Minutes from June 22, 2016**

**BB** motions to approve the minutes from June 22, 2016.

**LM** seconds.

**Vote 5-0. Unanimous. Motion Passed.**

**6. Reports of Committees**

**7. Adjournment**

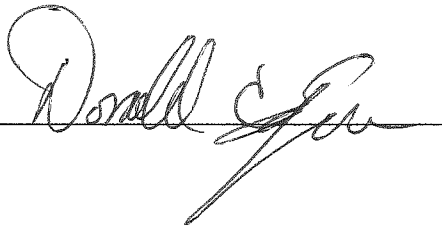
**TH** motions to adjourn the June 22, 2016 Planning Board meeting at 8:36p.m.

**LM** seconds.

**Vote 5-0. Unanimous. Motion Passed.**

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

Minutes Approved By:



Date:

7/22/16