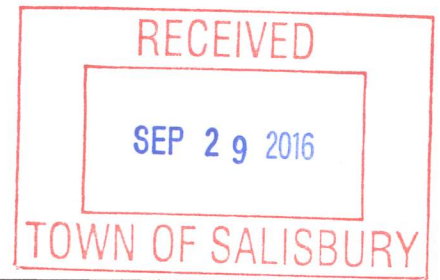


Salisbury Planning Board Meeting Minutes



Date: Wednesday, September 14, 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), Gina Park (GP), Louis Masiello (LM), John "Marty" Doggett (JMD)

PB Members Absent:

Also Present: Bart McDonough (BMD), Assistant Planner, Adriane Marchand (AM), Planning Secretary

Chairman Don Egan called the meeting to order at 7:55 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

1. 62 Cable Ave –

Ben Legare (BL) representing 62 Cable Ave, LLC. Briefs the Board on the circumstances that require an alteration to the prior Inclusionary Housing Agreement. Asks for approval for the revision to ownership.

JMD motions to approve the change of ownership to the existing Inclusionary Housing Agreement for 62 Cable Ave.

TH seconds.

Vote: 5-0 Unanimous. Motion Passed.

2. Old Business

3.7:30 Public Hearing

a. Cont. 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.

Lisa Pearson (LP) explains protocol for the Beach Overlay Zoning Changes. Recommends continuing the citizen's petition to the next Planning Board Meeting.

LM motions to continue the citizen's petition for the Salisbury Beach Overlay to September 28, 2016 at 7:30p.m.

TH seconds.

Vote: 5-0 Unanimous. Motion Passed.

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

JMD recuses himself from the Board as an abutter.

Scott Cameron (SC) of Morin Cameron Group representing the applicant Brad Kutcher. Asks the commission to hear the Public Hearings for 20 Ferry Road, FRD and SPR concurrently. DE agrees and opens.

c. SPR-20 Ferry Rd-Elite Builders LLC

SC presents to the Board the proposed site plan. Included in the presentation are changes to the site plan discussed and agreed upon with the Planning Department and the Department of Public Works. DE asks where the lightning plan is? SC We requested a waiver as part of the site plan review. LM suggests that in addition to the proposed lights there should also be a light by the end of the drive, close to Ferry Road. SC responds by outlining the proposed lighting locations in the development and the preexisting streetlights on Ferry Road as sufficient lighting. Abutter Lisa Leslie (LL), 18 Ferry Road, expresses her concern about the lighting plan and its possible effects on her property. Requests there be no spotlights on the rear on the properties and that good neighbor lighting practices are used in the planning of the lighting. States that she does not have any issues pulling into the drive to her property and that addition lighting for the drive would not be necessary. LM There is a street light at the end of your drive. I'm not suggesting street lights on poles. I want to see good neighbor lighting in this area as well.

DE motions to require a lighting plan for 20 Ferry Road.

LM seconds.

DE amends the motion to deny the request for a waiver for the lighting plan for 20 Ferry Road.

LM seconds.

Vote DE, LM, GP in favor- TH opposed. Motion Passed.

SC clarifies the vision of the lighting plan. DE agrees with the vision, clarifies that the intent of the lighting plan is to demonstrate no light pollution.

LM The sidewalks are being installed on the north side of the development, what is being done on the south side? SC Nothing, this is a low impact development with county drainage. Discussed during prior FRD hearings.

LM I have concerns about snow removal and snow plow damage to the grass on the edge of the property. SC There is a small gravel strip on the edges of the road which will take the brunt of the damage. There will also be a 3 inch berm and a filter strip the snow melt will flow through before it enters the retention basin. DE Should we complete the waivers? SC agrees.

LM motions to grant the waiver for the traffic impact study.

TH seconds.

Vote: 4-0 Unanimous. Motion Passed.

DE Please explain to us why you believe it is not necessary to supply elevations. **SC** At this time much of the information for the requested waivers has already been provided. They were specifically for the FRD. The only waiver that is still relevant is the topography datum waiver. The elevations were done using NAVD 88 datum as the starting point as opposed to mean sea level. **DE** Why is it different? **SC** We used satellites to set the benches which does it in NAVD88 datum. It is just a matter of doing a conversion to mean sea level.

LM motions to grant the topography datum waiver request for the floor and elevation plan.
TH seconds.

Vote: 4-0 Unanimous. Motion Passed.

SC continues to brief the Board on the proposed site plan. **LM** The bio retention areas are not to be used for snow storage? **SC** That is correct. **BMD** Is there any means of prevention for the inappropriate storage of snow? **SC** We have included the snow storage on the site plan so will be clear, practical and enforceable. Fences wouldn't be practical but we are planning to install a filter strip to keep sediment out of the rendition area. The soil is a sandy substrate so we are not anticipating any issues with the drainage. **LM** Any issues with the comments provided by the DPW director Don Levesque. **SC** No, we have a response letter prepared for the DPW which I can leave with you tonight. Briefly responds to the comments. **DE** The catch basin issue was also in the Town Engineers comments. **SC** He asked us to illustrate the pipe. Shows location on plans. The catch basin grate will be rotated 30 degrees to match the curb cut but otherwise no water from the development will be discharged to the basin so it will have no impact. **DE** Is that shown on the site plan? **SC** Yes, proceeds to show on plans. We will show the pipe on the as-built. **DE** We need to be sure the sidewalks meet the design standards as part of the site plan review.

LM motions to continue the Site Plan Review for 20 Ferry Rd, Elite Builders, LLC, to September 28, 2016 at 7:30p.m. to request a lighting plan and comments from the Town Engineer.

TH seconds.

LM amends the motion to include the date and time, September 28, 2016 at 7:30p.m.

TH seconds.

Vote: 4-0 Unanimous. Motion Passed.

DE Let's discuss the proposed FRD decision. The vertical curb is solved. Will parking be allowed on the road? **SC** I wouldn't want to put up "No Parking" signs. This is a residential neighborhood; signs seem a bit intrusive. **DE** Ok, condition number 3 needs to be removed. Is the street going to have a name? **SC** The address is going to be 20 Ferry Road with unit numbers. If there was a name it would be for local use only, a condominium name. **DE** That would need go on the site plan. Discussion continues on the proposed decision conditions. **LM** Would the condominium sign have lighting? **SC** Yes, we will include that on the revised plans.

TH motions to continue the Special Permit FRD for 20 Ferry Rd, Elite Builders, LLC, to September 28, 2016 at 7:30p.m.

LM seconds.

Vote: 4-0 Unanimous. Motion Passed.

4. Other Business

a. Certificate of Completion- Atlantic Breeze Condominium, 170 & 180 Beach Rd.- Plank Road Realty LLC

GP recuses from the Board as an abutter. JMD will vote in her place.

LM motions to continue the Certificate of Completion- Atlantic Breeze Condominium, 170 & 180 Beach Rd, Plank Road Realty, LLC, to October 26, 2016. The Board would like to request the Planning Department reach out by letter to the developer as to the reason(s) the outstanding issues have not been addressed.

JMD seconds.

Vote: 4-0 Unanimous. Motion Passed.

b. Request for Extension- 10 Bartlett Street, Barbara Souther

DE This project is under the subdivision control bylaw. JMD cannot vote.

JMD What is the Town's standard sewer connection policy? BMD The owner is responsible for connecting to the sewer. Discussion follows.

TH motions to grant a one year time extension for Barbara Souther 8 Bartlett Street.

LM seconds.

Vote: 4-0 Unanimous. Motion Passed.

c. Informal discussion- A proposed citizens' petition regarding a zoning bylaw amendment to accommodate medical marijuana facilities.

BMD introduces the topic. The representative is not present at this time. Discussion closes.

d. 175 Bride Road-Certificate of Completion- Steve Kuchar

DE This property is being sold and this is just a matter of clearing the deed. The work has been completed, verified by the Town Building Inspector.

TH motions to grant the Certificate of Completion for 175 Bridge Road.

JMD seconds.

Vote: 5-0 Unanimous. Motion Passed.

5. Correspondence

a. Minutes from August 24, 2016

JMD motions to accept the minutes for August 24, 2016.

GP seconds.

Vote 5-0 Unanimous. Motion Passed.

6. Reports of Committees

The Board requests the Planning Department reach out to Tidewater Apartments, 191 Beach Rd, to request they return before the Board for the end of season shuttle update.

7. Adjournment

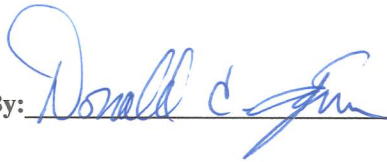
LM motions to adjourn the September 14, 2016 Planning Board meeting at 9:23p.m.

TH seconds.

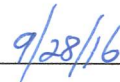
Vote 5-0 Unanimous. Motion Passed.

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

Minutes Approved By:

A handwritten signature in blue ink, appearing to read "Donald C. Finn", written over a horizontal line.

Date:

A handwritten date "9/28/16" in blue ink, written over a horizontal line.