

**Salisbury Planning Board
Meeting Minutes
Wednesday, March 23, 2016 7:00 p.m.**

PB Members Present: Chair Don Egan, Berenice H. McLaughlin (BHM), Brendan Burke, Lou Masiello (LM), Alternate Gina Park (GP)

PB Members Absent: Vice-Chair Helen “Trudi” Holder

Also Present: Leah Hill (LH) Assistant Planner

Time: 7:00 p.m.

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

1. New Business:

1) Signing of Plans/Permits Inclusionary Agreement-30, 32, 34, 36 Elm Street:

LM motions for the board to approve of and sign the inclusionary agreement for 30, 32, 34 & 36 Elm Street.

BB seconds.

Vote on motion 5-0 Unanimous. Motion Passed.

2) ANR-37 & 41 Cable Avenue-Antoinette Burke & Mambro Realty Trust II:

DE states that as an alternate, **GP** cannot vote on this because it is under the Subdivision control Bylaw.

Jeffrey Hofmann (**JH**) of Millennium Engineering addressed the board on behalf of the applicant. **DA** asked if there was anything built on the lots currently. **JH** stated that there are 2 existing structures and as the lot lines exist the present plot line goes through the building on lot 37. The purpose of this plan is to rectify that situation and to increase the area of lot 37 with the back strip of registered land.

LM motions that the board endorses the **ANR for 37 & 41 Cable Avenue.**

BB seconds.

Vote on motion 4-0 Unanimous. Motion Passed.

3) Request for Modification-Shuttle Bus-191 Beach Rd- Equity Alliance c/o Joel Kahn:

DE states that in the previous hearings for this project it was deemed necessary to have a shuttle bus to bring the residents to the Salisbury State. The applicant has provided alternative methods of reaching the beach such as bicycling and walking. The decision before the board was to make a determination as to if the condition imposed on the original development should be modified in anyway. Joel Kahn (**JK**) of Equity Alliance explains how he has been very cooperative throughout the project and expresses how he feels this shouldn't be needed. **LM** mentions how the bike idea is good but for groups of people going to the beach a bike will not hold everything that they would want to bring. There are not any bike racks in the center while there are for the reservation. **LM** states the beach carts will be used a lot and asked if there were enough for everyone as well as the storage for them. **JK** stated that there will be plenty of storage for the beach carts. **BB** expressed how he would like more concrete evidence and ideas that will last and right now he doesn't see that that will be the case. For a large establishment there is the possibility that there

would not be enough bikes or carts while a shuttle bus could fit around 20 people with no problems. **JK** offered to make a survey asking the resident how many bikes, carts would be used if they were available to get some solid numbers. **BB** agreed that this would be a good start to determining if the alternatives offered could be feasible. **GP** suggested taking into account the full number of residents including the possibility of family or friends joining them which could cause additional resources to be needed. There is a possibility that some of the residents may wish to walk or ride a bike to the reservation, meaning the creation of a crosswalk would be very appreciated for their safety. **DE** states that he knew that the shuttle bus was in the plans and that it never had a budget. **DE** then asked if **JK** would have an idea of the cost for the shuttle bus. **JK** responded with the cost being around \$18,000/year. **DE** stated to change this condition which was significantly debated is not a small act by the board, so it is up to the board to analyze the alternatives in a fair and reasonable way. **DE** expresses his surprise with the cost estimate for the shuttle bus. **DE** then asked about the shuttle if it would be run by employees, a third party, and the operation dates. All these were asked for and not provided to the board. **JK** stated that he will get the proposal for the shuttle bus to the board. **DE** asked **JK** if there was an tenants committee and if an open workshop with the tenants may be an option. **JK** stated that the board would be free to ask the tenants to participate, however he would not supply the names or information of the tenants to the board.

{5 minute recess when JK left the Colchester Room}

JK asks to continue the discussion and to give their input so that they could then consider what the board has to say. **DE** stated that previously there was a shuttle bus company that this project was going to piggy back off of that no longer exists. The condo association was going to be put in charge of the shuttle bus, but there is no longer a condo association. **DE** said that because it is a complicated issue he recommends working with the planning department to hash out what the best approach to achieving the least impact on the traffic-providing options to satisfy the condition of the shuttle bus and to return to the planning board. **GP** offered to assist with working with the planning department and the applicant. **JK** stated that he would willingly cooperate with the planning department and that he will remain in contact until the end of the project.

4) Road Layout Plan- Oceanfront South:

Because of a scribner's error on the previous plan (dated 3/12/14), we are asking the board to sign the corrected plan (dated 2/22/16).

BB motions to sign the corrected plan

LM seconds vote on motion 4-0 Unanimous. Motion Passed.

2. Other Business

1. Complete Streets Policy:

LH explains that this is from MassDOT to make sure that all roads are safe and usable. What they want is for the town to adopt a policy which would be approved by MassDOT. This would allow eligibility for planning funds to assess problems and make a list of them that the town would want to address. The second part would open up construction funds for fixing those problems. **BB** expresses how he feels this would be beneficial to the town. **LM** agreed with **BB**. **GP** asked who it was that maintained these sidewalks such as the removal of overgrowth, or crumbling of the sidewalks. **LM** mentioned it was most likely the State that had to care for them because most of the sidewalks are on state roads. **LH** mentioned that these issues would be a part of the needs assessment and would be dealt with as part of the complete streets policy.

BB motions to recommend this to the board of selectman

LM seconds.

Vote on motion 5-0 Unanimous. Motion Passed.

2. Tree Bylaw Discussion:

A discussion among the board members of possible things they could implement in a new Tree bylaw that the board would be creating. The board agreed to send their comments and ideas to **LH**.

3. CPTC Workshop:

DE expressed how he liked that in the site plan review session they talked about a post mortem on projects. Going to the sites and analyze what decisions the board made that did and did not work with projects in the hopes of improving future decisions. **BB** didn't seem to like that no real problems were covered but liked some of the new ideas and possible funding that could be applied for. **GP** stated that she learned a lot.

4. Correspondence/ Minutes:

Postpone the minutes of 2/24/16 to the next meeting

Chapter 91 license Blackwater River

LH stated that they received it. **DE** stated that they are building a wall to prevent water from flooding the area.

5. Adjournment:

BHM motioned to adjourn the meeting at 8:36pm.

LM seconds.

Vote on motion 5-0 Unanimous. Motion Passed

Chair

Date

