



**SALISBURY PLANNING BOARD  
MEETING AGENDA**

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TOWN CLERK  
TOWN OF SALISBURY  
2024 MAR 25 P 4: 12

**Date: Wednesday, March 27, 2024**

**Place: Salisbury Town Hall, 5 Beach Road & Remotely Via Zoom**

**Time: 7:00 pm**

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**The public may participate in this hearing by joining the Zoom meeting on the internet at <https://us06web.zoom.us/j/88208068631?pwd=RjHpqbEcQYBJrCXo1l4v4TMavnLhXO.1> via telephone at 1-929-205-6099 (long distance charges may apply), or in person at Salisbury Town Hall. The meeting ID is 882 0806 8631 and the password is 304795 .**

**\*see below for-more information.**

**1. New Business – 7:00 pm**

- a. **Maximum Housing Contribution Payment** - The Inclusionary Housing Requirements of the Salisbury Zoning Bylaw states that the Planning Board shall adjust the maximum Housing Contribution payment annually. “The annual adjustment shall be equal to the percentage change in the median sales price of single-family homes in the Town of Salisbury during the previous calendar year, as reported by the Warren Group and rounded to the nearest tenth of a percent.” (Salisbury Zoning Bylaw §300-80.C)

**2. Public Hearing - 7:10 pm**

- a. **11 North End Boulevard (Map 33, Lot 8)** - Major Modification of a Site Plan Approval - Request by applicant for the addition of a fenced-in outdoor patio area with container bar, food truck(s), games and live music and/or a disc jockey (DJ), for seasonal use. Appx. 4,840 sq. ft. Total proposed occupancy not to exceed 200 persons. Ages 21+. No adult entertainment outdoors. **Applicant:** MJF Bowery Corp., d/b/a Ten’s Show Club (continued: 1/10/24, 2/14/24, 2/28/24, 3/13/24)
- b. **MBTA Communities Multifamily Overlay District (MCMOD)** - Creating a new zoning bylaw entitled MBTA Communities Multifamily Overlay District (MCMOD) and to take any other action relative thereto

**3. Other Business**

- a. **159 Beach Road** Definitive Subdivision Decision Review
- b. **4 Fanaras Drive** Amendment to an Existing Site Plan
- c. **Meeting Minutes :** 4/27/22, 7/13/22, 2/28/24, 3/13/24
- d. **Update on Open Space and Recreation Plan**

**4. Old Business**

5. **Correspondence**

6. **Adjournment**

*\*Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be at the meeting location listed above, and it is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of the public. When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. Additionally, the meeting will be broadcast live, in real time, via Salisbury Community Television (SCTV) Channel 12 or via Facebook Live through SCTVMC.*

**Applications and plans can be viewed at**

<https://www.salisburyma.gov/planning-board/pages/projects-current-applications-plans>

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