



RECEIVED
TOWN CLERK
TOWN OF SALISBURY

**SALISBURY PLANNING BOARD
MEETING AGENDA**

2024 APR 22 P 4: 00

Date: Wednesday, April 24, 2024

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

Time: 7:00 pm

The public may participate in this hearing by joining the Zoom meeting on the internet at <https://us06web.zoom.us/j/85323122947?pwd=bGkJEJF21AwsR0uYV895gb38u5al70Q.1> via telephone at 1-929-205-6099 (long distance charges may apply), or in person at Salisbury Town Hall. The meeting ID is 853 2312 2947 and the password is 321470 .

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

1. New Business – 7:00 pm

- a. **4 Fanaras Drive (Map 18, Lot 208)** – Minor Modification to a Site Plan Approval – Minor Modification to a site plan approved on April 8, 2009, for a proposed detached building. **Applicant:** American Sheet Metal, LLC (continued from: 4/10/24)
- b. **163 Elm Street (Map 9, Lot 31)** – Certificate of Partial Completion – Request for a Partial Certificate of Completion for work associated with a Site Plan Approval dated March 8, 2023. **Applicant:** F & D Realty, LLC (continued from 4/10/24)
- c. **122 Rabbit Road (Map 18, 124)** – Certificate of Completion – Request for a Certificate of Completion. **Applicant:** Robert F. Tindle, Jr., Trustee of Rabbit Road Nominee Trust (continued from 4/10/23)
- d. **3 Bridge Road (Map 3, Lot 13)** – Request for Extension – Applicant is requesting an extension for the development of the commercial structure to December 9, 2025 per the decision dated March 22, 2022. **Applicant:** David Daly, Manager, 4 Beach Road LLC
- e. **504 North End Boulevard (Map 36, Lot 138 A-L)** – Certificate of Completion – Applicant is seeking a certificate of completion for Site Plan Approval issued on June 29, 2021. **Applicant:** Lisa Mead – Mead, Talerman & Costa
- f. **72 & 76 North End Boulevard (Map 33, Lots 228 & 226)** – Form A (ANR) – Proposed lot line adjustment of two existing lots conveying 1,210.3 square-feet from lot 226 to lot 228. **Applicant:** Donald E. Coffin / Kenneth J. Mackey

2. Public Hearing - 7:10 pm

- a. **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 (continued from 3/27/24)

- b. **MBTA Communities Multifamily Overlay District (MCMOD)** – Proposal to amend the Town of Salisbury’s Zoning Bylaw Chapter 300, §5 by definitions.
- c. **MBTA Communities Multifamily Overlay District (MCMOD)** - The addition of a map to the proposed zoning bylaw entitled MBTA Communities Multifamily Overlay District (MCMOD)

3. Other Business

- a. **Meeting Minutes** : none at this time
- b. **Update on Open Space and Recreation Plan**
- c. **Discussion on Planning Board Rules and Regulations**
- d. **Smell Complaint at 187 Lafayette Road, Root & Bloom**

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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