



RECEIVED  
TOWN CLERK  
TOWN OF SALISBURY

SALISBURY PLANNING BOARD 2024 MAY -6 P 3: 30  
MEETING AGENDA

**Date: Wednesday, May 8, 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/89190211399?pwd=bNiRVjKwSl2S44Wbl5SivuXcbPdc9Q.1> via telephone at 1-929-205-6099 (long distance charges may apply), or in person at Salisbury Town Hall. The meeting ID is 891 9021 1399 and the password is 447439 .

\*see below for more information.

**1. New Business – 7:00 pm**

- a. **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, 4/24/24)
- b. **138 Elm Street (Map 10, Lot 179)** – Extension Request – Applicant is requesting an extension for the special permit. **Applicant:** Brad Kutcher

**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, 4/24/24)
- b. **MBTA Communities Multifamily Overlay District (MCMOD)** – Proposal to amend the Town of Salisbury’s Zoning Bylaw Chapter 300, §5 by definitions. (continued from 4/24/24)
- c. **MBTA Communities Multifamily Overlay District (MCMOD)** - The addition of a map to the proposed zoning bylaw entitled MBTA Communities Multifamily Overlay District (MCMOD) (continued from 4/24/24)
- d. **159 Beach Road (Map 28, Lot 1)**: Application for Definitive Subdivision - Construction of a 3-lot residential development with a roadway. **Applicant:** Larkin Real Estate Group, Inc

**3. Other Business**

- a. **Meeting Minutes : 3/27/24**
- b. **Update on Open Space and Recreation Plan**
- c. **Discussion on Planning Board Rules and Regulations**

RECEIVED  
TOWN CLERK  
TOWN OF SALISBURY

2024 MAY -6 P 3: 30

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>