

**SALISBURY PLANNING BOARD  
MEETING AGENDA**

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TOWN OF SALISBURY  
2022 NOV -7 P 5:58

**Date: Wednesday, November 9, 2022**

**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/86563462004?pwd=dGV0dIBXRnRlrmRadWR6ZWQzekNRQT09>, via telephone at 1-929-205-6099 (long distance charges may apply), or in person at Salisbury Town Hall. The meeting ID is 865 6346 2004 and the password is 752389.

\*see below for more information.

**1. New Business – 7:00 pm**

- a. **15<sup>th</sup> Street West & 209 North End Boulevard (Map 34, Lot 23)** – Form A (ANR) – The purpose of this plan is to convey proposed Lot X from land of Cierri Salisbury Realty Trust to 209 North End Boulevard (Map 34, Lot 23). Lot X will be combined with (Map 34, Lot 23) under the same ownership.

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

a. **Zoning Amendment Proposals for the Planning Board to consider recommending for the October 24<sup>th</sup>, 2022 Town Meeting:**

- i. To create Ground Mounted Solar Photovoltaic Installations Bylaw, or take any other action relative thereto.
- b. **163 Elm Street (Map 9, Lot 31)** – Site Plan Review Application – Construct 2 commercial buildings with an associated gravel storage area. **Applicant:** F&D Realty LLC (continued from 7/13/22, 9/14/22, 9/28/22, 10/12/22)
- c. **66 Elm Street (Map 8, Lot 1)** – Site Plan Review Application - Proposal to raze the existing doggie daycare and reconstruct a new larger doggie day care building. **Applicant:** Carlyn Capolupo (continued from 10/12/22, 10/26/22)
- d. **159 Beach Road (Map 28, Lot 1)** – Site Plan Review Application – Proposed construction of 14 lot with 10 duplexes and 3 single family homes for a total of 23 units. **Applicant:** Larkin Real Estate Group, Inc. (continued from 8/24/22, 9/28/22, 10/26/22)
- e. **45 Toll Road (Map 18, Lot 227) & 63 Main Street (Map 18, Lot 14)** – Major Site Plan Approval & Special Permit Modification - Proposal to widen parking lot by 4 feet, widen previously approved MassDOT driveway entrances to 24 feet, provide a connection to the 63 Main Street property for overflow parking, and close the existing driveway on Main Street. **Applicant:** Chirag Realty LLC (continued from 10/26/22)

**3. Other Business**

- a. Minutes

**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>