

**SALISBURY PLANNING BOARD  
MEETING AGENDA**

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TOWN CLERK  
TOWN OF SALISBURY

**Date: Wednesday, February 23, 2022**

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

**Time: 7:00 pm**

2022 FEB 18 A 11:45

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**The public may participate in this hearing by joining the Zoom meeting on the internet at [www.zoom.us](http://www.zoom.us), via telephone at **1-929-205-6099** (long distance charges may apply), or in person at Salisbury Town Hall. The meeting ID is **813 3997 0280** and the password is **348199**.**

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

**1. New Business – 7:00 pm**

- a. ANR – **92, 96 & 98 Beach Road** (Map 24, Lots 38, 39 & 164). Applicant: Five C’s Realty Trust, c/o The Morin-Cameron Group, Inc. Request by applicant for an approval not required land plan endorsement for lot line adjustments. Lot size: 2.55+/-acre site, located in the Commercial Zoning District

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

- a. Request for Site Plan Approval for a six (6) residential condominium building at **30-32 Cable Ave** (Map 32, Lots 46 & 48) on a .16 +/- acre site in the Beach Commercial Overlay Zoning District. Applicant: Damon Amato. (Cont. 11-10-21, 12-8-21, 1-12-22, 1-26-22, 2-9-22)
- b. Request for Site Plan Approval at **191 Lafayette Road** (Map 19, Lot 4). Proposed use: Development of a 4,588sf marijuana retail facility & a 6,166sf brewery with accompanying parking & other appurtenances in the Lafayette & Main Commercial District Subdistrict B and Recreational Marijuana Overlay District. Applicant: 191 Lafayette Road LLC. (Cont. 1-26-22, 2-9-22)
- c. Request for Special Permit Approval at **191 Lafayette Road** (Map 19, Lot 4). Proposed use: Development of a 4,588sf marijuana retail facility & a 6,166sf brewery with accompanying parking & other appurtenances in the Lafayette & Main Commercial District Subdistrict B and Recreational Marijuana Overlay District. Applicant: 191 Lafayette Road LLC. (Cont. 1-26-22, 2-9-22)
- d. Request for Site Plan Approval at **207 Beach Road** (Map 28, Lot 10). Proposed use: 14 Residential units are proposed (6 duplexes & 2 single family dwellings) along a proposed 24ft wide paved driveway and 2 additional duplexes along Old County Road in the Beach Commercial Zoning District. Applicant: Tom Patenaude. (Cont. 2-9-22)
- e. Request for Site Plan Approval at **156 Bridge Road** (Map 14, Lot 4). Proposed use: Service garage with second floor apartment in the Commercial Zoning District. Applicant: Jamil Jourajj. (Cont. 2-9-22)
- f. Request for Special Permit Approval at **41 Gardner Street** (Map 6, Lot 133). Proposed use: A residential duplex with driveway access via an easement through the adjacent property at 39 Gardner Street in the Village Residential Overlay District. Applicant: Brad Kutcher. (Cont. 2-9-22)

- g. Request to amend the Special Permit and Site Plan Review Decision for **3 Bridge Road** (Map 3, Lot 13) in the Village Center Zoning District. Proposal: To amend the 9-11-19 Special Permit & Site Plan Approvals Decision to include additional conditions. Applicant: 4 Beach Road LLC and Jonathan Miller, Trustee, Sail Lofts Realty Trust c/o Lisa Mead, Mead, Talerman and Costa, LLC.

3. **Other Business**

- a. Minutes
- b. Legal Notice Received from the City of Amesbury
- c. Master Plan
- d. Lafayette & Main Zoning

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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