

**Salisbury Planning Board
Meeting Minutes
Wednesday, September 23, 2015 7:00 p.m.**

PB Members Present: Don Egan (DE), Chairman, Brendan Burke (BB), Lou Masiello (LM), Helen “Trudi” Holder (TH) and Berenice McLaughlin (BHM)

PB Members Absent: Gina Park (GP), Alternate

Also Present: Lisa Pearson (LP) Planner, Lori A. Robertson, Planning Board Secretary

Time: 7:00 p.m.

Chairman Egan called the meeting to order at 7:05 p.m. in the Colchester Room, Salisbury Town Hall. **DE** announced, per the Open Meeting Law, that this meeting was being recorded and broadcast live via www.sctvmc.org/index.

1. New Business:

a. Signing of Plans and Permits: N/a

- b. ACC-128 Ferry Road-Ben Legare c/o Lisa Mead:** Sarah Bellimino (SB) of Blatman, Bobrowski, Mead & Talerman, LLC addressed the board on behalf of the applicant. We are here seeking a recommendation from the Planning Board for an accessory apartment. The apartment has existed since the 1970's. My client found out it was not a legal two family and he is now taking the steps to have it an accessory apartment. **LM** asked if the apartment has been rented up until now. **SB** stated it's been vacant and rented on and off. My client hasn't rented it yet. **LP** stated they have gutted this and changing the nature of the accessory apartment. It's not the same as it was before. **SB** stated the lower level has always been the accessory apartment. Ben Legare (BL) owner of the property addressed the board. We need to bring it up to code. **DE** asked if the owner was going to live there? **BL** stated yes. **DE** asked what is the square footage of the apartment. **BL** stated 865 square feet.

LM motions to give a positive recommendation to the Zoning Board of Appeals stating the apartment is not larger than 900 square feet. The lot is a minimum of 20,000 square feet. There will be adequate parking provided, 2 per dwelling unit. Apartment or main house is occupied by the owner of the lot. The accessory apartment will have no effect on the neighborhood. It is now residential and will still be residential.

TH Seconds – Vote on motion 5 – 0 unanimous.

- c. ANR-49&51 Seabrook Road-Joseph LeBlanc:** **LP** stated this Form A is just back-land. It will not affect the frontage. Taylor Turbide of Millennium Engineering addressed the board. Lot 1A will become bigger and Lot 2A will become smaller.

LM motions to endorse and approve the ANR -49&51 Seabrook Road-Joseph LeBlanc as not requiring subdivision approval.

TH Seconds – Vote on motion 5 – 0 unanimous.

7:30 Public Hearing:

TH stepped down as she is an abutter.

BHM will be using the Mullins Rule because she was not present at the last meeting. She has read the minutes.

- a. SPR – 123 Bridge Road – Dan Dandreo:** Taylor Turbide (TT) of Millennium Engineering addressed the board on behalf of the applicant. We have revised the plan from the last meeting. He went on to detail the landscape plan. We have included the sidewalk on Bridge Road. We modified the parking in back to allow for a backup area. We made the front entrance two-ways. We added a patio to the back and modified the landscaping. The modified landscaping allows for snow-storage. We did receive comments from Joe Serwatka. 1. He questions why we have not dig-safe the site. Typically dig-safe doesn't like doing that until

you are doing construction. We plan to dig-safe prior to construction beginning. We don't show sewer, gas and water tie ins. It's our intent to use those. We plan on having deliveries and trash pickups during off-peak hours. Joe has concerns about stacking. It comes down to where you measure from. We are required to have four stacking spaces from the pick-up window to the order board. We show five from the front of the building to the order board. He is asking where the window will be. Presumably if it is in the middle of the building we will be a ½ car length short. Joe seems to think we have 40' from the end of the stacking and we are required to have 60'. I did measure and its 52'. In the travel way there is more than enough room but in the right of way we are short. I propose that we ask for a waiver on that. Regarding the soil testing down on site under the constructed wetland the soils aren't great. There is 4' of soil. That will be removed and proper soil will be replaced. Joe mentions the drive-thru lane narrowing down to 8' wide. He is referring to the exit. We have 2 12' lanes, a drive-thru and aisle. He is presuming that each of these cars will stay in their own lane to the exit. **LP** stated this will be a difficult area and you will want to make sure that there is enough space for the right-hand person to get over. **BB** asked if it would be striped. **TT** stated we could do that. **LM** asked when the exit is widened to 24' where would you get the 4'? **TT** stated snow storage area. **LM** asked about dark sky lighting, is that the plan. **TT** stated yes. **LM** asked about signage from the back parking lot walkway to the building? **TT** stated yes, do you want details on the plan. **DE** stated yes, some type of notation. **DE** stated Joe also brought up the proximity of the curb cuts on this lot verses abutting lots. **TT** stated the way we circulate the site is what is best for the site. We could ask for a waiver from that curb-cut. I feel that it would be safer to have an entrance and exit. Based on meetings with MassHighway they do like the two curb cuts. We will be filing with MassHighway. **DE** stated on comment #11 in Joe's letter he states that 2 parking spaces have been eliminated in the rear but in fact, only 1 space has been eliminated. **TT** stated we may need clarify it on the plan. We took one parking space and one parking space we hatched as a turnaround area. We may need to clarify with signage. I can add a note to the plan. **DE** stated on Joe's comment #17 about 6" sewer connecting to a 6" forcemain. **TT** stated we are just tying into the existing utilities. I want to clarify the trench drains. We did research on them, Shea is who we use locally and they don't make the product that we spec. We found two companies that do. **LM** questions the signage out front. Is this going to be an elevated sign? I find it difficult to pull out onto Bridge Road especially if there is a sign blocking the view. **TT** stated the sign will be reviewed once we have a client selected. I would put that as a condition of the approval. **BB** asked about who makes sure the landscaping is maintained a year from now. **LM** asked if we could ask for a management plan. **LP** stated enforcement is up to the Building Inspector. We can add this to the decision and potentially the lease agreement with the tenant.

Conditions in the draft approval:

1. Architectural-come back and review with the PB.
2. MassDOT makes any changes to the approval, it should come back to the PB for review.
3. Deliveries – off peak hours – pull into the back parking lot
4. Landscaping-maintenance
5. Exit expanded/left, right turn-make 24' add signage and add crosswalk
6. Joe's comments

LM motions to continue the SPR – 123 Bridge Road – Dan Dandreo until the October 14, 2015 meeting at 7:30 pm.

BB Seconds – Vote on motion 4 – 0 unanimous.

TH came back to the meeting.

b. SPR-105 Rabbit Road-Ameresco, Inc. d/b/a MA Solar Highway LLC

BB motions to continue the SPR – 105 Rabbit Road – Ameresco, Inc. d/b/a MA Solar Highway LLC until the September 30, 2015 meeting at 7:30 pm.

TH Seconds – Vote on motion 5 – 0 unanimous.

4. Other Business:

- a. **15 Folly Mill Road-Wireless Communications Facility Temporary Structure:** **DE** stated the applicant is here per 300.126 A. (2) a visual analysis. Daniel Klasnick, Esq. (DK) addressed the board on behalf of the applicant. We are looking to use a balloon in lieu of a crane (shows picture

of example of balloon). A vendor is hired and they tie a tethered balloon and take photos of where in fact it would be visible and from that they are able to construct a model. We are looking to fly this October 15 and 16. The vendor we use will provide a link to their website that can be added to the public hearing notice. **BB** asked about the site. **LP** stated this area is wooded area on top of a hill. It would be nice to set up a site walk prior to the meeting. **DK** stated this monopole will be a stealth design and having a crane maybe unfair since it will be so much more visible. **LM** asked if there is an easement to get to the site. **DK** stated we have a lease-hold with the property owner which includes access to the site.

LM motions to allow 15 Folly Mill Road-wireless communications facility temporary structure to allow the use of the balloon at 100' in lieu of the use of a crane.

BB Seconds – Vote on motion 5 – 0 unanimous.

5. Correspondence:

Minutes from September 9, 2015

LM motions to approve the minutes from September 9, 2015.

BB – Seconds – Vote on motion 4 – 0 (BHM abstained).

6. Reports of Committees: N/a

7. Adjournment:

LM motions to adjourn at 8:28 pm

BB Seconds – Vote on motion 5 – 0 unanimous.

Chairman

Date

