

**Salisbury Planning Board
Meeting Minutes
Wednesday, August 12, 2015 7:00 p.m.**

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

PB Members Absent: None

Also Present: Leah Hill (LH), Asst. Planner, Lori A. Robertson, Planning Board Secretary

Time: 7:00 p.m.

Chairman Egan called the meeting to order at 7:07 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. He also introduced a new member Gina Park.

1. New Business:

a. Signing of Plans and Permits: N/a

b. Planning Board representative for Lafayette –Main Design Review Committee:

DE nominated **BB** as a Planning Board representative to the Lafayette-Main Design Review Committee.

LM Seconds – Vote on motion 5 – 0 unanimous.

c. Lafayette – Main Zoning Discussion:

LM noted this will be a vibrant corridor with new sewer, re-pavement of the roadway and sidewalks (school side). **LM** also stated that sidewalks should be on both sides of the street to be consistent with DOT's Complete Streets policy. I believe this new zoning will bring small businesses, restaurants, no big box stores, residential (multifamily, single family and mixed use where appropriate).

LM questions why the multifamily uses not allowed in all districts, and not all allowed by right. Questions why nursing homes are permitted in certain zones and not permitted in others. Would like to know the rationale.

TH noted LM-A was near the highway. Do we want residential use near the highway?

BHM asked if we want this to be a stop and go traffic. People may take different routes to avoid the traffic buildup.

DE stated maybe concentrate the businesses at the beginning and end of the zone. **LH** stated we could look into shared access through the developments.

BB stated asked if the consultant can give an update to the power point presentation.

DE stated we do need to reiterate the vision and how it meets the proposal. In the section from the proposed bylaw it states in the Lafayette Main commercial district no structure should be erected or altered and no buildings, structures premises or land should be used other than what is permitted below. I think this should be a second paragraph, this really is not a vision that's a hammer.

GP asked if the consultants scope of work was to make mock pictures of each zone. Sometimes you don't realize what the action would look like without seeing it. **DE** stated I don't believe that was in the scope of work. It may not be in the budget. **DE** stated we can ask. Maybe the board can take pictures in surrounding communities of what we like.

BHM asked about the depth of lots and the different zoning. **LH** stated the zoning currently for commercial is 400' from the centerline of the road. We are looking to follow parcel boundaries.

DE stated in the masterplan it states there is a desire to have residential in the Lafayette Road area. I counted the houses and businesses in the Lafayette Road section now and it is even. What is the role of single family houses on Lafayette Road and what should it be. The point was not related to zones LM-A-LM-C-LM-D. LM and LM-B.

LH noted as Garrett and Judy pointed out a person who is living in a multi-unit would be more accepting of a commercial development. **GP** stated there is different types of mixed uses. You could have a store up front and residential units in the back or you could have retain on bottom and residential use above the retail. They could be stacked on top of each other. **DE** stated there is a vertical mixed use. **LM** asked is it possible owners will need to come for a height variance. **DE** stated the example I have is a 45' height restriction. It used to be 35'.

DE asked is it our desire to eliminate single family homes on Lafayette Road as it is proposed. **LM** stated I believe that is what we have been working towards. The single family homes give character to the community. They make a statement and impression. **LM** stated the single family homes can remain single family homes. **DE** stated but we are encouraging people to buy the single family homes and convert them to businesses with this zoning. **GP** stated single families mixed with commercial space can have conflicts with noise.

DE stated we alluded to having zoning being used as an incentive. We need to look at how much is allowed by right and allowed with incentive. We mentioned shared parking. I am not sure there is enough of an incentive for that. Maybe we could ease up on the requirement of 10x20 and get 9x18 if the applicant meets thresholds. Also, maybe if the applicant needs a waiver for something else and they are providing the shared parking we could waive whatever they need. Another issue would be the amount of trees that might be lost in this process. Maybe there could be a statement that says any tree over a certain size needs to be replaced either 2:1 or 1:1. **LH** stated not sure zoning is the place for this but that is a question for the consultant. **GP** stated trees add great character to the landscape within the community. It should be looked at where they will be placed.

Discussion about what time the zoning workshop should be held. Consensus August 26, 2015 at 6:00 pm.

7:30 Public Hearing

a. Major SPR-123 Bridge Road-Dan Dandreao:

DE noted that **TH** stepped down because she is a direct abutter to the project. She will not participate as a board member but she may participate as an abutter. **GP** will be a voting member.

Taylor Turbioe (TT) of Millennium Engineering addressed the board on behalf of the applicant. The property has 131' of frontage on Bridge Road and 19 1/2 'on Ferry Road. The applicant proposes to construct +/- 3,000 sq. ft. single story building with a drive-thru. This property has 3 zoning districts commercial, R2 and R1. This proposal is only in commercial. The existing property has two curb cuts on the site. We have met with Mass-Highway Department and reviewed the curb cuts. We designed the traffic with the entrance and exit on the site. The town of Salisbury requires this site to have 5 parking spaces. We are proposing to have 8 parking spaces in front (1 handicapped). 12 parking spaces in the rear. The site will be one way traffic. We provide four spaces for stacking from the drive-thru pick-up window to the order window. There is an additional eight spaces stacking as required by your regulations for order windows. The wetlands were delineated by West Environmental. We have a 5% increase of impervious surface. This area is subject to coastal flow which means, we are not required to control run-off discharge. We are required to clean the water before its discharged. It will discharge into a constructed wetlands. For the front of the property we installed trench drains. Due to the site being narrow we have proposed a retaining wall. It will allow for a 12' lane for traffic to pass and 12' for the drive-thru. **TT** goes over the lighting and landscaping plan. **BB** concerned about the amount of parking on the site. How many seats would be in the building? Dan Dandreao (DD) addressed the board. Around 32 seats. **TT** stated we can try to get maybe one or two more. **BB** asked how will the people get from the rear parking lot to the building. **TT** discussed a possible sidewalk location. **BB** questions the snow storage and the landscaping. **TT** stated we will need to re-assess the snow storage. **BB** asked about a sidewalk that may adjoin to an abutting business, etc. **TT** stated I spoke with **LH** about this. Our feeling at the time would be sidewalk to nowhere. Now, if the board prefers one we could do the sidewalk pending Mass-Highway review. **BB** stated maybe both landscaping and sidewalk. **LM** asked if the lighting was dark sky lighting and noted that is a requirement of the board. **TT** stated I can double check. **LM** stated my preference for the rear sidewalk would be on the north side. **BHM** questions the parking in the rear. **TT** stated we will need a waiver for the parking in the front. **LM** stated maybe a back entrance could be put in. **TT** stated there will be an entrance in the back. **BHM** asked if there would be outdoor seating. **TT** stated at this point there is no outdoor seating. We could look into that. **GP** asked about the hours of operations? **TT** stated not sure because there is no client yet. **GP** stated I have concerns about the lighting in the back parking lot. **TT** stated it's just the edge of the back lot. **DE** stated our primary concern is safety. Bridge Road can be difficult to navigate. The last thing I want to see is parking on Bridge Road. I am also concerned with spillover from the drive-thru onto Bridge Road. **TT** stated I know I looked at the stacking when I laid it out on the site. I will look into it. **DE** stated I also noticed that half is going to be a rental unit. **DD** stated I am proposing it as a one unit. **TT** stated we formally requested a waiver from full architectural. **LH** stated instead of waiver it would as a condition. **DE** asked if there were any thoughts in incorporating surrounding lots. **TT** stated I believe it just sold.

Abutter, Irene Kalogeris of 7 Partridge Road Salisbury Woods addressed the board. My main concern is traffic and line of site, it's tough to pull onto Bridge Road from our residence. The area is not well lit, Bridge Road is quite dangerous. Also, please don't allow a business that will serve alcohol.

DE stated the board members will take a look and note the lighting in that area. **LH** stated that may need to be addressed through Mass-Highway. **TT** stated we could look at the lights and see how they are positioned.

DE asked if the landscaped island part of your property. **TT** stated some of that is on state property. **DE** asked if this was discussed with Mass-Highway. **TT** stated no. **DE** asked if there was a way to do the project with one curb cut. **TT** stated we may lose parking. I think having an exit and entrance with a drive-thru makes traffic flow better.

Discussion about what date to continue to.

LM motioned to continue the public hearing for Major SPR-123 Bridge Road-Dan Dandreao to September 9, 2015 at 7:30 pm.

BB Seconds – Vote on motion 5 – 0 unanimous.

TH returned as PB member.

4. Other Business:

5. Correspondence:

2016 Meeting Dates:

Cancel meeting day before Thanksgiving

Cancel meeting between December 25th and January 1st.

TH motions to accept the meeting schedule for 2016 with the above changes.

LM Seconds – Vote on motion 5 – 0 unanimous.

Minutes from July 22, 2015

BB motions to accept the minutes from July 22, 2015

TH Seconds- vote on motion 5 – 0 (GP abstained).

6. Reports of Committees:

LH noted there will be a Seaside Brewfest on August 22, 2015 from 4-7 pm. You can buy tickets online, R&L liquors or the DPW and eventbright.

LM noted there is a sunset cruise to benefit the Friends of the Salisbury Public Library Building Fund Friday, August 14, 2015 from 7-10pm. Tickets available at the library.

7. Adjournment:

BB motions to adjourn at 9:22 pm

BHM Seconds – Vote on motion 5 – 0 unanimous.

Chairman

Date

