



TOWN OF SALISBURY
Zoning Board of Appeals Hearing
Colchester Room @ Town Hall, 5 Beach Rd
Meeting held remotely via Zoom

MEETING MINUTES- PUBLIC HEARING

Hearing Date: March 9, 2021 @ 7:00 pm

Members Present: Susan Pawlisheck (Chair), Derek DePetrillo (Secretary), Drew Dana, Paul Descoteaux & John Schillizzi

Additional Persons Present: Kate White ZBA Admin

Chair Pawlisheck called the meeting to order at 7:00 pm.

1. Continued Public Hearing

Case No. 20-30 Petition for Relief – Comprehensive Special Permit to construct a residential development of 76 units in accordance with M.G.L. Ch. 40B.

Address: Forest Rd, 6 Forest Rd, 10 Forest Rd & 18 Forest Rd

Map: 20, Lots: 45, 44, 43 & 91 (Respectively)

Applicant(s): 6 Forest Rd, LLC

Chair Pawlisheck informs the Board that the applicant requested a continuance until March 23, 2021.

MOTION: Mr. DePetrillo makes a motion to continue Case No. 20-30 at 6 Forest Rd until the March 23, 2021 meeting. Mr. Descoteaux seconds the motion.

VOTES: Mr. DePetrillo, Mr. Descoteaux, Mr. Schillizzi, Mr. Dana and Chair Pawlisheck vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

2. New Public Hearing

Case No. 21-07 Petition for Relief – Variance to allow the proposed garage to be built three feet from the side property boundary.

Address: 114 Ferry Rd

Map: 15, Lot: 144

Applicant(s): Stephen Pearson

C/O Olympia Bowker of Mead, Talermin & Costa LLC

Representing the applicant is Attorney Olympia Bowker of Mead, Talerman & Costa LLC.

Attorney Olympia presents the request for a variance at 114 Ferry Rd. The applicant seeks a variance to allow the proposed garage to be built three feet from the side property boundary where twenty feet is required. The location of the garage on the property is limited by the shape and topography of the lot, with the buildable plateau located in the middle of the lot, and the soil conditions: ledge and wetlands pepper the property.

Chair Pawlisheck asks if the Board has any questions.

Mr. Descoteaux asks for clarification on the setback dimension and neighboring structures.

Attorney Bowker responds to Paul that the garage would be three feet from the side property line and that there are no neighboring structures in that vicinity due to a rock wall and wetlands.

Mr. Schillizzi asks what the surface of the driveway is.

Attorney Bowker responds gravel.

Chair Pawlisheck asks if any abutters have any questions or concerns.

Chair Pawlisheck asks for a motion.

MOTION: Mr. DePetrillo makes a motion to approve the Variance for Case No. 21-07 at 114 Ferry Rd due to the shape of the lot. Mr. Dana seconds the motion.

VOTES: Mr. DePetrillo, Mr. Dana, Mr. Schillizzi, Mr. Descoteaux and Chair Pawlisheck, vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

3. Minutes

January 26, 2021 Meeting Minutes

MOTION: Mr. Descoteaux makes a motion to approve the January 26, 2021 meeting minutes as written. Mr. Schillizzi seconds the motion.

VOTES: Mr. DePetrillo, Chair Pawlisheck, Mr. Descoteaux, Mr. Schillizzi and Mr. Dana vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

4. Correspondence and Other Board Business

5. Items Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting

6. **Adjournment**

- The Board reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

MOTION: Mr. Schillizzi makes a motion to adjourn the meeting. Mr. Descoteaux seconds the motion.

VOTES: Mr. DePetrillo, Mr. Schillizzi, Mr. Descoteaux, Mr. Dana and Chair Pawlisheck vote in favor of the motion. Members express their vote individually and verbally. 5 in favor, 0 opposed. Motion carries unanimously.

Respectfully submitted by Kate White, Board Secretary and accepted at the March 23, 2021 meeting of the Zoning Board of Appeals.

Accepted as Presented:

A handwritten signature in cursive script, reading "Susan M. Pawlisheck".

Chairperson Susan Pawlisheck

Cc: Town Clerk