



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: June 8, 2021 @ 7:00 pm

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

Additional Persons Present: Applicant's Attorney, Melissa Robbins from Farrell & Robbins, Abutter's Attorney, Scott Vandewalle, Building Commissioner and 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 64 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 states that there will be two topics discussed during this meeting the water study and the traffic study.

Mr. Paquette address the Board redesigned the road and reduced the project to 56 units.

Jeffrey Dirk Managing Partner of Vanasse & Associates Inc – transportation consultants.

Mr. Dirk summarizes the review of the conditions at the Gerrish Rd and Forest Rd intersection

- The overall intersection consists of two separate intersections that are separated by a triangular island on the Forest Rd approach that functionally separates left and right turn movements at the intersection, with the Forest Rd approaches under STOP sign control.
- No motor vehicle crashes were reported to have occurred at the intersection between 2015 and 2020 based on data provided by the Salisbury Police Department and confirmed by Mass DOT's motor vehicle crash database.
- Roadside vegetation was identified along Gerrish Rd to the west of the intersection that obscured visibility of the intersection for eastbound motorists.

The following recommendations were provided:

- Trim roadside vegetation on the approaches to the intersection
- Install an “Intersection Ahead” warning sign on the Gerrish Rd eastbound approach to the intersection
- Maintain/reinstall the STOP lines on the Forest Rd approaches

Mr. Dirk summarizes the review of the revised the site plan. The revised site plans illustrate the changes to the alignment of Meadowview Lane (the project site roadway) to provide centerline radii along the roadway consistent with the design requirements for a 25 mph design speed. The revised roadway design reflects a minimum centerline radius of 175 feet, which is appropriate for a design speed of 25 mph with a 2% cross-slope. The subject plan also indicates that the applicant’s intent is to post signs indicating 15 mph speed limit within the development. The redesign of Meadowview Lane allows for proper vehicle maneuvering and off tracking at a design speed that is conducive to a residential environment.

Attorney Melissa Robbins of Farrell & Robbins, representing the applicant, went over the list of outstanding items requested from the applicant.

1. Does the development require a water study?

The required stormwater management plan has been completed by the applicant’s professional engineer and has been reviewed by the Town of Salisbury’s professional engineer. No additional water studies are required.

2. Additional traffic study information.

As Jeffrey Dirk of Vanasse & Associates stated, the applicant is working to collect additional information regarding an intersection north of the site at Forest Rd and Gerrish Rd. Once completed that information will be provided to the Town’s peer review consultant for review and comment.

Abutters: Lynn Welch – 50 Lafayette Rd, Stewart Mowbray – 3 Garafalo Dr., Ron Dyke - 5 Schoolhouse Ln, voiced their concerns about time extensions for the decision deadline, road conditions, and traffic.

Mr. Paquette states that the storm water report will be available to the Board and the Town Departments next week and that Weston & Sampson completed the evaluation of the Town’s water system.

The model was run under two worst-case demand conditions:

- Peak hour demand: The Town’s water system is required to maintain a minimum working pressure of 35-psi under this demand condition.
- Fire flow demand: The available fire flow in the development at maximum day demand and 20-psi.

Peak hour demand: The hydraulic analysis indicates that when the additional 64 units are present, and at peak hour system demands, the system pressure does not drop below 35-psi.

The model indicates that the pressure at the site will be between 55 and 65-psi during peak hour demands. This pressure meets DEP regulations.

Fire flow demand: The hydraulic analysis indicates that when the 64 units are present, and at maximum day demands, the water system is capable of providing 1,000-gpm fire flow at residual pressures greater than 20-psi to all points in the proposed development.

To conclude the results of the hydraulic evaluation indicate that the construction of 64 units off Forest Rd will not significantly impact-surrounding customer's water pressure in the Salisbury water distribution system during domestic peak hour demands. Additionally, based on the hydraulic model results, a fire flow of 1,000-gpm can be furnished to the proposed development while maintaining greater than 20-psi residual pressure.

Abutters: Stephen Pivacek – 14 Forest Rd, Laurie Mowbray – 3 Garafalo Dr, Shai Woodman – 46 Forest Rd voiced their concerns on the location of the project roadway being too close to the other properties, the effects on properties when changing the wetlands, only a small increase in affordable units, increased traffic, street lights, speedbumps and other safety measures.

Chair Pawlisheck lists the open items:

- Engineering review of the revised plans
- Water runoff / storm water
- Wet basements from development
- Extension posted

Chair Pawlisheck announces that the June 22, 2021 meeting will likely be an in person meeting at the Town Hall.

MOTION: Mr. DePetrillo makes a motion to continue Case No. 20-30 for the 40B project on Forest Rd until the June 22, 2021 meeting. 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.

2. **Minutes**
3. **Correspondence and Other Board Business**
4. **Items Not Reasonably Anticipated by the Chair 48 Hours in Advance of the Meeting**
5. **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. Dana makes a motion to adjourn the meeting. Mr. Schillizzi seconds the motion.

VOTES: Mr. Dana, Mr. DePetrillo, Mr. Schillizzi, and Chair Pawlisheck vote in favor of the motion. Members express their vote individually and verbally. 4 in favor, 0 opposed. Motion carries unanimously.

Respectfully submitted by Kate White, Board Secretary and accepted at the June 22, 2021 meeting of the Zoning Board of Appeals.

Accepted as Presented:

A handwritten signature in cursive script that reads "Susan M. Pawlisheck".

Chairperson Susan Pawlisheck

Cc: Town Clerk