



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: December 17, 2020 @ 7:00 pm

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

Additional Persons Present: Scott Vandewalle, Building Commissioner, Lisa Pearson, Director of Planning & Kate White ZBA Admin

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

1. New 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

Steve Paquette presented his proposed project, Meadowbrook at Salisbury, to the Board. The presentation summarized the site size and location, house designs and floor plans, the creation of affordable units, benefits to the Town, off site public improvements, and a comparison to similar developments in the Town of Salisbury. The proposed site consists of four parcels (Forest Rd, 6 Forest Rd, 10 Forest Rd and 18 Forest Rd) and is 27 acres in total size. The applicant is looking to build 76 units and of those 76 units, 19 would be affordable units.

Eric Botterman with Millennium Engineering walks through the design elements of the project: 76-unit project with 24' wide roadway with a 5' sidewalk on north side of roadway. Roadway will be approximately 2400' long and meets the fire truck turning movement requirements. All of the units will be connected to Town water and sewer and will have underground utilities as well. Catch basins and drainage structures will be located on the roadway and there will be two constructed wetlands to handle storm water. There are also proposed trail connections and additional visitor parking areas. A traffic engineer will attend future meetings to review the traffic analysis for the project.

Chair Pawlisheck: Are the trails through Pettengill public?

Mr. Paquette: Yes, the trails will be available to the public.

Chair Pawlisheck: It has been brought to my attention that the easement over the Pettengill property has only been granted to the Greenbelt for access to their land and that the Pettengill owners would need to grant a public right-of-way in order for that trail to be used as part of the proposed trail.

Mr. Paquette: I was not aware of that.

Chair Pawlisheck: Do the Board members have any questions?

Mr. Dana would like to know how much of the 27 acres is wetlands and when speaking in terms of the number of units per acre, is the total acreage considered or only the upland portion?

Mr. Botterman answers, almost 18 acres of the 27 acres is upland and 9 acres is wetland. The density is based on the total site, not just the uplands.

Mr. Descoteaux requests clarification on the census and the Town's need for more affordable units come April 2021 as well as interpretation, for the public and potential candidates, as to what an affordable unit is.

Chair Pawlisheck explains that if the Town is above the 10% requirement for 40B units, then the Board could choose not to hear the 40B project. Chair Pawlisheck asks Lisa to explain the affordable units and give the planning departments perspective on the project.

Lisa Pearson, Town of Salisbury's Director of Planning, clarifies that the Town is currently at 10.3% for its subsidized housing, which means that the Zoning Board has the ability to say no or negotiate terms for a new 40B project. There is a large need for affordable housing not only in our community but also throughout the state.

To answer the second part of your question, all of the Boards and departments have the opportunity to review the project materials and can provide their questions and comments to the Zoning Board. The Planning Board plans on meeting after this presentation to look at this project the same way that they would look at a subdivision and provide those comments back to the Zoning Board.

Chair Pawlisheck asks if any members of the audience would like the opportunity to add comments.

Jerry Klima, Chairman of the Affordable Housing Trust, states that the Affordable Housing Trust had met earlier this week to begin to look at the plan. The primary concern is whether this project would meet the affordable housing needs of the Town. What stands out with the proposal is the affordable housing price; they are affordable to a family that earns 80% of the Boston area. The application shows that the median income is \$96,250, but according to the US Census, Salisbury's median income is about \$81,000. The issue being, what is the right affordability figure for the Town?

Chair Pawlisheck asks, it is the pricing and not necessarily the quantity.

Mr. Klima: The 40B projects have to have 25% of the units affordable, so then the question becomes what price are those affordable units? In addition, who can afford to buy them?

Terry Marengi, 9 Garafalo Drive: The residents on this street compiled a list of questions and concerns for this project. Concerns such as the density of the project, the wetlands and the potential traffic.

Deirdre & Mark Ironfield, 4 Garafalo Drive: Their biggest concern is the increased volume of traffic in that area.

Kelly Burke-Anderson, 16 Forest Rd: Concerned about what this project is going to do to the water table and the drought in the summer as she has well water. She is also concerned about the light pollution, the effect that this project will have on her quality of life and on the wildlife.

Kerry: Her family donated the Pettengill Preserve: Concerns that part of the walking trails advertised are located on her family's property.

Mr. Paquette: At the time that he walked this trail, it appeared to be a natural trail connection, but if those portions of the trail are not accessible to the public, he apologizes.

Chair Pawlisheck asks the applicant to consider making units truly affordable for folks that are first time homebuyers and more particularly people that are in the Salisbury community to give them an opportunity to become homeowners.

Mr. Paquette: I am happy to have that conversation with Lisa Pearson and the Affordable Housing Trust.

Chair Pawlisheck summarizes the major concerns that were touched upon at this meeting; density, traffic, water, conservation land, Town services and light pollution. She asks the applicant to think about addressing the concerns of the community. Chair Pawlisheck would

also like to ensure that there is an Engineer working on behalf of the Town to review all of the documentation submitted.

Mr. Paquette states that he was under the assumption that Joe Serwatka would be reviewing the project as he has done in the past.

At this time, Chair Pawlisheck would like to continue this case while awaiting feedback from Town Departments and Boards.

MOTION: Mr. Dana makes a motion to continue Case No. 20-30 until February 9, 2021. Mr. Schillizzi seconds the motion.

VOTES: Mr. Dana, Mr. DePetrillo, Mr. Descoteaux, Mr. Schillizzi 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. Descoteaux makes a motion to adjourn the meeting. Mr. DePetrillo seconds the motion.

VOTES: Mr. Schillizzi, Mr. DePetrillo, 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.

Next Scheduled Public Hearing: January 12, 2021

Respectfully submitted by Kate White, Board Secretary and accepted at the January 12, 2021 meeting of the Zoning Board of Appeals.

Accepted as Presented:



Chairperson Susan Pawlisheck

Cc: Town Clerk