



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall July 17, 2017 Meeting Minutes

Doug Greiner, Chairman	- Present	Vacant– Alternate	- N/A
Ray Deary – Vice Chairman/Secretary	- Present	Vacant – Alternate	- N/A
Anne Ross-Raymond - Member	- Absent	Vacant – Alternate	- N/A
Stacia Eastman – Member	- Absent	Vacant – Alternate	- N/A
Joe Schmidl – Selectman Ex-Officio	- Present	April Rollins, Assistant/Alt.	- Present

Visitors: Central NH Planning Commission’s Director Mike Tardiff, Drew Odegaard, Gail Henry and Pat McDonough

Chair Greiner opened the meeting at 7:00 p.m. and appointed April Rollins a voting member for this evening.

Review & Approve the draft meeting minutes of June 19th – The Board reviewed the June 19, 2017 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes from June 19, 2017 without changes. Chair Greiner **seconded** the motion and the **motion passed unanimously**.

2017 Master Plan Chapters - Existing & Future Land Use, Natural Resources, Energy and Implementation - Chair Greiner opened the Public Hearing at 7:08 p.m. Director Tardiff explained that this is the 2nd public hearing to cover four more chapters of the Master Plan and is remiss to report that the “Vision” Chapter was drafted but never reviewed, so a final public hearing will need to be scheduled for some time in August. Director Tardiff stated they have taken each chapter and tried to tie them all together. Director Tardiff stated there has been discussions of trying to identify agricultural land by holding joint meeting of the Planning Board and the Conservation Commission, which should be one of the first things to happen once the master plan process is complete and a process for that has been identified. There have also been discussions regarding aquifer protection and best management practices. The existing regulations were also discussed and having more confidence in the Site Plan Review process. Site design has been highlighted, we have emphasized the Charrette and the overlay in the village, to get a better idea of what Salisbury will look like in twenty years from now. Director Tardiff highlighted the Natural Resources Chapter which talks about the Volunteer River Assessment Program,

collection of household hazardous waste, conservation techniques, conservation easements and potential changes to the Open Space Development Ordinance (density bonuses). The Energy Chapter was drafted by the Central NH Planning Commission's Joan Cassulo and covers things like different ways to save on energy, renewable energy, best practices and the possibility of establishing an Energy Committee. Director Tardiff stated the Existing Land Use Chapter discusses the overlay district, the agricultural district and residential district, summarizes the zoning ordinance, the potential future of economic development and aquifer protection. Director Tardiff noted that properties in current use have seen a slight decrease. Director Tardiff stated the chapter also addresses tiny homes and cottage development, in which the Town should allow for the opportunity even if it's not for everybody. Director Tardiff explained the Implementation Chapter summarizes all of the recommendations and that follow through is the key piece. Selectman Schmidl stated the aquifer map just begs for some kind of an overlay zone.

Gail Henry stated this is an amazing amount of work and she has read all of the chapters on-line, the Implementation Chapter stunned her due to the amount of work that is designated to the Conservation Commission. Ms. Henry noted at some point she may consider becoming part of that committee because it is always the same ten people doing the work and it shouldn't be that hard to get people to participate. Ms. Henry stated the Town of Andover has done a big push for solar and she feels residents need to be educated regarding the benefits of having solar power. Selectman Schmidl stated the people voted not to tax solar last year at Town Meeting and the Select Board has discussed establishing an Energy Committee, to develop a plan for the Town's buildings and make them energy neutral. Selectman Schmidl noted solar may be more suited for the Life Safety Building due to its southerly exposure. There was a brief discussion regarding the exemption for wind and the land use change tax. PA Rollins noted there is \$41K in the conservation fund (2016 Town Report).

Chair Greiner asked Director Tardiff if a column could be added to the Land Use & Conservation Map that would show the total acreage for each easement listed. Director Tardiff replied yes. Selectman Schmidl stated 3rd party non-profits need to be found to handle the maintenance/management of the conservation easements. Ms. Henry stated there are so many great ideas in the Master Plan there is no way they all will get accomplished, so really, they all need to be prioritized. Ms. Henry informed the board that when new residents would move to Town they would receive an informational booklet but it became outdated and she is in the process of updating the booklet for circulation. Ms. Henry asked if the 2017 Master Plan would be posted on the Town's web-site. PA Rollins replied yes, along with the maps, once all of it has been finalized. Chair Greiner closed the Public Hearing at 7:53 p.m.

The final Public Hearing to review the Vision Chapter and address any other previously reviewed chapters, is scheduled for **Monday, August 21, 2017 at 7 p.m.**

Review & discussion of the Sign Ordinance - Tabled until the next meeting on August 7th.

OTHER Business – *Raccoon Hill / Oak Hill, Fire Pond* - PA Rollins stated the Fire Chief has informed her that there is a change needed for the fire pond's access point and wanted to make the board aware of the change, the access point will be moved from the Raccoon Hill Road location to the Oak Hill Road side of the approved subdivision's easement.

ADJOURNMENT –The Planning Board adjourned at 8:09 p.m.

NEXT MEETING – The next meeting will be held on **Monday, August 7, 2017 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant