



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall April 2, 2018 Meeting Minutes

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

Visitors: Selectman Ken Ross-Raymond, Road Agent Bill MacDuffie Jr., Surveyor Bryan Bailey, Gayle Landry, Joe Landry, Neil Santerre and Elana Santerre.

Vice Chair Deary opened the meeting at 7:02 p.m. Chair Greiner arrived shortly after.

Review & Approve the draft minutes of March 19, 2018 – The Board reviewed the March 19, 2018 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from March 19, 2017 with one formatting change. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Public Hearing Continuance - Subdivision Application for a 3-lot subdivision at 650 Old Turnpike Road and Oak Hill Road proposed by MJP Realty Trust, Tax Map 238, Lot 51 – Chair Greiner opened the Public Hearing at 7:08 p.m. Members of the Planning Board reviewed the items were deemed to be outstanding from the checklist at their March 19th meeting and there were only two items that need to be amended, which are as follows.

2(n) - Stamp and signature of all professionals including but not limited to: surveyor, engineer, soil scientist, wetland scientist, septic designer, and all others that may apply, standard language for the wetlands scientist needs to be amended.

6(e) - Metes and bounds description, Lot 5.1 needs one change.

Anne Ross-Raymond made a **motion** to schedule a site visit on Oak Hill Road at the snowmobile trail for Thursday, April 5, 2018 at 6 p.m. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**. PA Rollins noted that at the Board's conceptual discussion the Road Agent discussed having permission to remove the trees

along the edge of the road and Surveyor Bailey indicated that it wouldn't be a problem. Road Agent MacDuffie explained he can take the trees in the right of way but nothing too big and if someone purchases the property then he may not be able to because they may like the trees, so he would like to see a condition on the plan. Surveyor Bailey replied the Town has the right-of-way but cannot take the wood without landowner permission and he has no control over what the new owners will do. Road Agent MacDuffie stated the road is narrow and needs to be ditched. Selectman Schmidl replied the Board has not placed a condition on the plan like this in the past and suggested the Board still consider applying "no further subdivision" as a condition of the approval because lot 2 is further subdividable. Surveyor Bailey replied the facts on the ground are that Lot 5.2 can't be subdivided further and Lot 5.1 is really flat but his client declines the further subdivision restriction. Anne Ross-Raymond suggested waiting to make any decisions until after the site walk and the entire Board agreed. Chair Greiner closed the public hearing at 7:54 p.m. Vice Chair Deary made a **motion** to continue the public hearing to Monday, April 16, 2018 @ 7 p.m. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

Review of Letters from Abutters concerning 289 New Road, Black Bear Vineyard - Jarvis Property - PA Rollins provided the Board with letters received from three of the Jarvis' abutters and explained that she wanted them to have copies of the letters for review but not a discussion at this time because an application has not been received to date. Chair Greiner noted a conceptual discussion has taken place, so a design review or submission of a site plan review application would be the next step, so it would be premature at this stage for Attorney review.

Continued discussion Re: Agricultural Zone - Tabled.

OTHER Business

St. Cyr – Voluntary Merger of Lots - PA Rollins reported that the St. Cyr's merger has been recorded at the county registry.

Alternate Appointment - Vice Chair Deary made a **motion** to recommend to the Selectmen the reappointment of Ole Odegard and April Rollins as Alternate members to the Planning Board until March of 2019. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

ADJOURNMENT –The Planning Board adjourned at 8:31 p.m.

NEXT MEETING – A site walk will be held on **Thursday, April 5, 2018 @ 6:00 p.m.** on Oak Hill Road. The next regular meeting will be held on **Monday, April 16, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant