



## ***SALISBURY PLANNING BOARD***

### **Planning Board – Public Meeting Academy Hall July 2, 2018 Meeting Minutes**

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Doug Greiner, Chairman	- Present	Ole Odegard – 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	- Absent	April Rollins, Assistant/Alt.	- Present

**Visitors:** Linda Clites, Gregory Clites, Selectman Ken Ross-Raymond, Brian Benson, Gayle Landry and Joseph Landry.

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Chair Greiner opened the meeting at 7:00 p.m. and appointed Ole a voting member for tonight's meeting.

**Review & Approve the draft minutes of June 18, 2018** – The Board reviewed the June 18, 2018 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes from June 18, 2017 without changes. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

**Conceptual Review with Greg Clites Re: Tax Map 235, Lot 18 (57 acres) located near Raccoon Hill Road**

- Mr. Clites explained that he owns 57 acres close to Raccoon Hill Road and was looking to gain access to it, his deed described another right-of-way but there were issues with that description. Chair Greiner stated the previous access on Robie Road was cut off when the land was purchased a few years ago. Anne Ross-Raymond recalled the new owners saying the access would remain open but it is not. Mr. Clites stated he has owned the property since 1985 and did some logging but used the Tesla Properties (J. Gregoire) land for access. Mr. Clites explained that since that time, he has approached Mr. Gregoire to purchase an additional 23 acres that abutts his current land and they were going to provide for a private right-of-way but have now decided upon a 40' foot right-of-way with 200' feet of frontage on Raccoon Hill Road. Chair Greiner provided a drawing of the property with a 200' foot flare for access and suggested 50' feet instead of 40' feet due to the terrain. Anne Ross-Raymond stated the proposal would be creating a "gate leg" or "flag lot", which is typically frowned upon. Vice Chair Deary asked if they would be proposing a house at some point and Mr. Clites replied yes, a cabin and he understands that they may have to waive liability. Anne Ross-Raymond stated the lot

would still not be legal. Chair Greiner read Article #7 of the Zoning Ordinance and stated they would need to go to the ZBA or go with the flare design. Vice Chair Deary suggested the Clites do some preliminary surveying of the wetlands and topography with a licensed land surveyor, so you know if you can drive the proposed right-of-way. Mr. Clites replied he is going to the property tomorrow to walk it and he has viewed the land on google earth, so it seems pretty clear. Chair Greiner also suggested the private driveway be 50' feet, in case they wanted to make it a Class V road in the future because there are six potential lots. Anne Ross-Raymond stated the Clites may still need to go to the ZBA because this would be adding acreage to a pre-existing non-conforming lot, if only the access easement was proposed.

**Class V Driveway Permit Amendments Update** - Selectmen Ross-Raymond reported that the Board of Selectmen did not have a quorum at their last meeting. Tabled.

### **OTHER Business**

**Brian Benson Re: Tiny Home on Fellows Road** - Mr. Benson explained that he is looking to purchase land (70+ acres, Tax Map 243, Lot 9) on Fellows Road that is currently in Probate Court. Mr. Benson stated he recently read the Town's Master Plan and there was mention of tiny homes in it, so he is hoping that the board will be open to the idea. Vice Chair Deary asked what size the tiny home is? Mr. Benson replied it is 20' feet x 8' feet and 12 ½' feet tall, which is DOT regulated and on a trailer. Anne Ross-Raymond stated the road is Class VI, so it is private and not Town maintained. Ole Odegaard asked if there were plans to subdivide and Mr. Benson replied no. Mr. Benson added that there is a bridge that needs to be replaced, in order for him to get to the property. Chair Greiner suggested he contact the current owners and discuss the bridge with them. Mr. Benson was advised to check with the Town's Building Inspector regarding the tiny home and the Board of Selectmen regarding a liability waiver.

**Non-Public Session pursuant to 91-A:3 II (I)** - Anne Ross-Raymond made a **motion** to go into non-public session at 8:47 p.m. Vice Chair Deary **seconded** the motion. The motion passed unanimously. Roll call vote, Greiner – aye, Deary – aye, Ross-Raymond - aye, Schmidl - absent, Eastman - absent and Odegaard–aye. The Board reconvened the public session at 9:14 p.m. Chair Greiner announced that no decisions were made. Anne Ross-Raymond made a **motion** to seal the minutes of the non-public. Ole Odegaard **seconded** the motion and the **motion passed unanimously**.

**ADJOURNMENT** –The Planning Board adjourned at 9:16 p.m.

**NEXT MEETING** – The next regular meeting will be held on **Monday, July 16, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant