



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall August 20, 2018 Meeting Minutes

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	- Present	April Rollins, Assistant/Alt.	- Present

Visitors: Attorney Walter Mitchell, Nicholas Jarvis, Timothy Jarvis, Bill MacDuffie Jr., Gayle Landry, Joseph Landry, Neil Santerre, Elana Santerre, Angela Center, Christopher Center, Nancy Hayden, Bruce Battye, Mike Taylor, Ken Celmer, John Stubbs, Cindy Romano, Velma Emery, Shelly Barrington, Andrew Barrington, Shane Belanger, Paula Belanger, Lowell Balch, Denise Balch, Kathleen Doyle, Bill Thomas and Margaret Warren.

Non-Meeting with Legal Counsel at 6:30 p.m.

Chair Greiner opened the meeting at 7:03 p.m. and appointed Ole Odegard a voting member for tonight's meeting.

Site Plan Review Public Hearing for Ted Jarvis d/b/a Black Bear Vineyard at 289 New Road (Tax Map 254, Lot 1.1) for a Conditional Use Permit to hold "tented" events and weddings, to be held at 7:00 p.m.

- Chair Greiner welcomed all of those in attendance and stated the Board would be reviewing an application from Ted Jarvis to hold tented events & weddings which falls to the board's regulations to issue a Conditional Use Permit (CUP) under Site Plan Review. Chair Greiner stated the board needs to review the application for completeness. Chair Greiner read Mr. Jarvis' application, which states; "We are requesting approval to conduct "tented" events and weddings on our property at 289 New Road in which will contract with Tent and Event companies to erect up to a 40' x 100' tent for a one day event. Tents will be erected a day or two prior to the planned event and taken down a day or two after the event. We would also be working with a catering company to handle all of the food aspects and staffing of any events conducted. We would hire the services of a portable restroom company to deliver and remove all bathroom facilities. Parking of any and all vehicles will be located on the southern west portion of our property in our fields". Chair Greiner noted that other abutters than those by definition were notified for input that is valid for full consideration of this application. Chair Greiner explained that 289 New Road is a private residence that operates under an approved

(11/17/2009) Special exception granted by the Zoning Board of Adjustment but now the scope & scale is changing. Chair Greiner read Mr. Jarvis' CUP application which states: "They are proposing to have a fundraising event on September 16th and a wedding on October 6th, in which they will have tent company erect a 40' x 80' tent plus a catering company." Chair Greiner noted that the proposed use will require Site Plan Review. Chair Greiner asked if all of the certified mail receipts for the abutters had been received and PA Rollins replied yes, all five. Chair Greiner read aloud the waiver request from which states: "I would like to request a waiver of sections 3, 4, 5, 7, 8, 9, 10 and 11, as we are not constructing or excavating any areas of the property at this time. We are simply requesting to have a tent company erect a 40' x 60' tent for a 1-day events, have a catering company provide food, music by band or a DJ." Chair Greiner stated that there is an inconsistency with the three different tent sizes on the documents that have been submitted and at first glance the Board doesn't have all of the items on the checklist. Selectman Schmidl stated there may be other components in sections 2 and 6 that may need to be waived as well or additional information may be needed. The Board reviewed the Site Plan review Checklist and deemed that the following items were outstanding;

2(a) - Abutter's property: name, address from tax cards

2(b) - All reference plans w/ recording number if any

2(c) - Deed References

2(d) - Legend

2(e) - Locus Map with scale

2(h) - North Arrow

2(i) - Plan Notes

2(j) - 6 sets of 22 x 34 plans (11x17 received)

2(k) - Revisions Block

2(l) - Scale Bar

2(m) - Signature Block

4(i) - Natural Features & Environmental Constraints

4(m) - Slopes in excess of 30 percent

4(n) - Soil details for each soil type

4(q) - Wetlands

5(f) - Deeds

5(o) - Special Exception from the ZBA

8(p) - Topography, two foot contour intervals

11(d) - Other study - Noise

11(e) - Traffic Study

The Board reviewed the waiver requests. **Section 3 - Title Block Information.** Anne Ross-Raymond stated this section contains basic plan information and she doesn't feel the Board should waive these requirements. Chair Greiner stated the applicant should be asked for more detail because we have waived some of the items in the past. Anne Ross-Raymond made a **motion** to not waive section 3 of the Site Plan Review checklist and re-apply for waivers for the sub-sections that are applicable. Selectman Schmidl **seconded** the motion and the **motion passed unanimously.**

Section 4 - Site and Lot Characteristic Details. Anne Ross-Raymond made a **motion** to not waive section 4 of the Site Plan Review checklist and reapply for waivers for the sub-sections that are applicable. Selectman Schmidl **seconded** the motion and the **motion passed unanimously.**

Section 5 - Permits & Other Documentation. Selectman Schmidl made a **motion** to waive section 5. Anne Ross-Raymond stated the applicant should be responsible for providing the proper documentation. Selectman Schmidl *withdrew* his motion. Anne Ross-Raymond made a **motion** to not waive section 5 of the Site Plan Review checklist and reapply for waivers for the sub-sections that are applicable. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

Section 7 - Easements. Selectman Schmidl stated there should be a thorough review on some of these items and the Board should not blanket waive this section. Selectman Schmidl made a **motion** not to waive section 7. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

Section 8 - Roadway Plan & Profiles. Section 9 - Construction Detail

Drawings/Sheets. Anne Ross-Raymond made a **motion** to waive section 8 and section 9 of the Site Plan Review checklist. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

Section 10 - Stormwater & Erosion Plans. The Board expressed concern with erosion control for the parking area and having a plan going forward with a narrative. Selectman Schmidl made a **motion** to not waive section 10 of the Site Plan Review checklist and reapply for waivers for the sub-sections that are applicable. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

Section 11 - Other Data & Information that may be Required. Anne Ross-Raymond made a **motion** to not waive section 11 of the Site Plan Review checklist. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

Chair Greiner asked Ted Jarvis if he wanted to come forward to discuss any of the items further. Nicholas Jarvis replied not at this time. Anne Ross-Raymond made a **motion** that the Planning Board deems the site plan review application incomplete. Ray Deary **seconded** the motion and the **motion passed unanimously**. A Public Hearing continuance will be held on September 10th, which is when the public will have an opportunity to speak. Anne Ross-Raymond suggested that a site walk of the property be conducted, which is scheduled for Friday, August 24th at 5:30 p.m. at 289 New Road.

Review & Approve the draft minutes of July 16, 2018 – The Board reviewed the July 16, 2018 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes from June 18, 2017 with a change to the next meeting date. Ole Odegaard **seconded** the motion and the **motion passed unanimously**.

OTHER Business

Joint Meeting Re: Class VI Road Development - The Planning Board will meet with the Board of Selectmen and the Central NH Regional Planning Commission on Monday, October 1, 2018 at 7:00 p.m., to discuss the development of Class VI roads.

Gilmanton Planning Board - Regional Impact Notice - The Town of Gilmanton will hold a meeting regarding the potential regional impact of a newly proposed Industrial Telecommunications Tower on Thursday, September 13, 2018.

ADJOURNMENT –The Planning Board adjourned at 8:21 p.m.

NEXT MEETING – Black Bear Vineyard Site Walk scheduled for 8/24/18 @ 5:30 p.m. The next regular meeting will be held on **Monday, September 10, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant