



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall February 3, 2020 Meeting Minutes

Doug Greiner, Chairman	- Present	Schmidl – Alternate	- Present
Ray Deary – Vice Chairman/Secretary	- Present	Vacant – Alternate	- N/A
Anne Ross-Raymond - Member	- Present	Vacant – Alternate	- N/A
Stacia Eastman – Member arrived late	- Present	Vacant – Alternate	- N/A
John Herbert – Selectman Ex-Officio	- Present	Kate Wilson, Secretary	- Present

Visitors: Selectman Ken Ross-Raymond

Chair Greiner opened the meeting at 7:00 p.m.

Review & Approve the draft minutes of January 6, 2020 – The Board reviewed the January 6, 2020 draft meeting minutes. Selectman Herbert made a **motion** to approve the meeting minutes of January 6, 2020 without corrections. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Status of Champagne/Raymond Site Plan Review Application by the Andover Planning Board as a Development of Regional Impact - Public Hearing continued until Tuesday, January 14, 2020 - Chair Greiner stated he was at the Andover meeting. It was an awkward situation as he was there as an observer and unable to say much. They hired GZA as representation to do the review and assessment of the project. The Andover meeting on January 14th, started off contested and the chair wanted to push the meeting off another 2 weeks as the board did not have time to digest the GZA report. That was declined and the meeting went on. They went through the GZA report item by item. The report wanted a lot of things to be produced which had not been completed. A lot of conditions of approval that have not been voted on. Twenty of the twenty-five issues need to be designed or flushed out by other consultants or engineering firms of the state.

The Andover Planning board asked Chair Greiner if there was anything he wanted to add. Chair Greiner stated that they don't have a thing to vote on, they need specific conditions to vote on, then that becomes the record otherwise it is a bogus process. Chair Greiner

stated it is a process that has to be voted on, and then move to a conditional approval.

Joe Schmidl asked if there was a letter we could write from our board. Chair Greiner said he would draft a letter and ask for input from the rest of the planning board. Ray Deary asked if the Regional Planning Committee is involved? Chair Greiner stated that they are not. John Herbert stated that these are not simple conditions to settle and there are several of those extensive conditions.

GZA stated that they are going to be going through the AOT process.

The planning board would like to have a copy of the minutes from the Andover Planning board meeting from January 14th. Chair Greiner wants to know when the next meeting is so the letter can be completed prior. Chair Greiner asked to have TA Rollins locate those minutes for the planning board.

Review and Discussion of Airbnb Regulations - Ray Deary spoke about the Air Bed and Breakfast and Tiny Houses. Canterbury and Laconia ordinances were handed out. Ray Deary said he went on Central NH Regional Planning's website and they have good zoning practices for tiny houses. Stated that Tiny house and AirBnB are joining together. Chair Greiner said there is legislation that is in the house being reviewed currently. Salisbury will need to address Tiny House and AirBnB this year. Workforce housing bills will also impact us. The bill will require the planning board and volunteers to take a test in order to demonstrate knowledge of workforce housing to avoid issues with developers.

Ken Ross-Raymond asked if Canterbury would be proposing amendments to their zoning ordinances. Ray Deary stated that it would be under Lodging Short term; trying to put some controls around the lodging. Applicants would need to come before the ZBA, Fire Department would need to look at the property, requires an application and special exception. Ken Ross Raymond asked if our Board would be considering this? Ken Ross-Raymond suggested that Anne Ross Raymond excuse herself from a vote as it could be a conflict of interest as she owns a Bed and Breakfast. Anne Ross Raymond agreed that she should excuse herself in regards to the application but not when considering zoning amendments. That would be determined later by the board.

Anne Ross Raymond discussed the regulations and application process she has had to go through and that there should be some regulations around AirBnB.

Expansion of Ragged Mountain - Kate Wilson spoke about the expansion of Ragged Mountain which could bring more people in looking for lodging. Ray Deary stated this is why he is looking into it and why Canterbury is currently having some problems around AirBnB. Laconia and Canterbury are using "short term lodging" rather than AirBnB or Homeaway to define the temporary lodging.

Chair Greiner is going to break up the Warrant from Canterbury to make it easier to read. Chair Greiner said that there is homework and research to be done and that we are a long way from drafting anything.

SB 306 - House Bill - Chair Greiner referenced the letter that was received about SB 306. He believes this is the bill that is defining the ordinances. Started in the senate and then moved to the house. Anne asked if it is a repeal bill? Joe said it sounds like a housing appeals board is being established July 1, 2020.

Ray Deary is going to call Harold French and ask for clarification. Chair Greiner wants to know what the actual bill was so that it could be distributed to the planning board. Joe Schmidl said the planning board should write a letter to Harold French. Stated that one letter/email should be sent from all planning board members. They will copy the letters to Kate to have them be collected.

OTHER BUSINESS

No other business.

ADJOURNMENT – Ray Deary made a motion to adjourn, Ann Ross Raymond made a second motion, motion passed unanimously 7:45 p.m.

NEXT MEETING – The next regular meeting will be held on **Monday, March 2, 2020 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by Kate Wilson, Secretary