



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall January 15, 2018 Meeting Minutes

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| 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 | - Present | Vacant – Alternate | - N/A |
| Joe Schmidl – Selectman Ex-Officio | - Present | April Rollins, Assistant/Alt. | - Present |

Visitors: Surveyor Bryan Bailey, Gayle Landry, Joe Landry, Bill MacDuffie Jr. and Selectman Ken Ross-Raymond.

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

Review & Approve the draft meeting minutes of December 4th – The Board reviewed the December 4, 2017 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from December 4, 2017 with changes. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Conceptual Review for 3-lot Subdivision of Tax Map 238, Lot 51 owned by MJP Realty Trust, Martha J. Phillips Trustee and is located in the Residential Zoning District - Surveyor Bryan Bailey provided the board with a conceptual 3-lot subdivision plan for Tax Map 238, Lot 51, which contains twenty (20) acres and has an existing home (Kepper Estate) that fronts on Old Turnpike Road. Surveyor Bailey explained that proposed lots two and three would be fronting on Oak Hill Road, so lot one may need a variance because it is under the minimum frontage requirement of 200' feet. Surveyor Bailey stated he has all of the lots contiguous buildable area but did not bring that level of detail for the conceptual discussion tonight. Surveyor Bailey noted that lot three has a snowmobile trail that runs through the middle of the property. Anne Ross-Raymond asked if they would be accommodating to the snowmobile club? Surveyor Bailey replied if and when the property is purchased there will be no easements, the trail would be treated the same as it was with the previous owners. Surveyor Bailey explained that there is a large area of wetlands that runs northwest and he has utilized the existing stone walls for historical purposes. Vice Chair Deary asked if some of the frontage could be taken from lot two, to make lot one compliant? Surveyor Bailey replied the frontage cannot be on a different street and from his experiences in other Towns, it is illegal. Vice Chair Deary

stated this board has never discussed contiguous frontage before. Selectman Schmidl stated the board could request that all three lots be restricted from further subdivision in the future, due to their size and provide the Zoning Board with a recommendation. Anne Ross-Raymond replied she disagrees with providing a recommendation to the ZBA because it is their decision by law, plus anyone can attend the public hearings. Anne Ross-Raymond made a **motion** that the Planning Board take no position on giving a decision to the ZBA. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**. Surveyor Bailey explained that if the corner frontage of lot two is cut out then it would be a serious degradation to that lot because it is the portion with the highest elevation. Surveyor Bailey stated he would like to hold a joint meeting of the Planning and Zoning Boards. PA Rollins replied there are provisions in the PB's Rules of Procedure for that process to take place. Road Agent, Bill MacDuffie Jr. explained that he would like permission to take some of the trees out of the right-of-way. Surveyor Bailey replied he sees no problem with that request. There was a brief discussion regarding drainage culverts. Surveyor Bailey stated the culverts are the Town's responsibility and they are currently not functioning to requisite.

Review of Checklist items for the proposed Conditional Use Permit for 289 New Road, Tax Map 254 Lot 1.1. Located in the Agricultural Zoning District and owned by Timothy & Kathleen Jarvis

- PA Rollins stated the board had requested a review of the items discussed, in order to create a checklist regarding the Jarvis' proposed conditional use permit but the meeting minutes reflect those items. PA Rollins recommended the members of the Planning Board review the Site Plan Review Regulations individually, as a refresher because they have not dealt with this type of application in a very long time. Chair Greiner noted once an application is received, it will receive full review and the checklist will be gone through in its entirety. The PB asked PA Rollins to draft a list of local Civil Engineers for the potential need of a third party review.

OTHER Business

Declaration of Candidacy - Ray Deary's 3-year term is set to expire. The dates to file a Declaration of Candidacy are January 24th to February 2nd. The Town Clerk will hold additional hours on 2/2/18 from 3 p.m. to 5 p.m. for those wishing to file.

Planning Board Annual Report - Chair Greiner is working a draft for the 2017 Town Report.

Gayle & Joseph Landry Re: PB's 12/4/17 Meeting - Mrs. Landry stated she read the board's meeting minutes of 12/4/17 and it appears there was an inaccurate statement made by the Architect., he stated Mr. Jarvis had contacted some of his abutters which were in attendance but I was the only abutter in attendance and not contacted by Mr. Jarvis.

ADJOURNMENT -The Planning Board adjourned at 8:11 p.m.

NEXT MEETING - The next meeting will be held on **Monday, February 5, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant