



## ***SALISBURY PLANNING BOARD***

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### **Planning Board – Public Meeting February 1, 2016 Meeting Minutes**

Doug Greiner, Chairman	- Present	Ken Mailloux – Alternate	- Absent
Ray Deary – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Absent
Anne Ross-Raymond - Member	- Present	Vacant – Alternate	- Absent
Karen Sheldon – Member	- Present	Vacant – Alternate	- Absent
Joe Schmidl – Selectman Ex-Officio	- Present	April Rollins, Planning Assistant/Alt.	- Present

**Visitors:** Selectman Ken Ross-Raymond, Central NH Regional Planning Commission's (CNHRPC) Director, Mike Tardiff, Surveyor Mark Sargent and Fire Chief MacDuffie.

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

**Review & Approve the draft meeting minutes of January 4th** – The Board reviewed the January 4, 2016 draft meeting minutes. Selectman Schmidl made a **motion** to approve the meeting minutes from January 4, 2016 without corrections. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

**Community Survey for 2017 Master Plan – CNHRPC's Director Tardiff** – Director Tardiff stated the community survey will go live next Thursday. PA Rollins provided Director Tardiff with 702 mailing labels and noted the flyer should reflect that hard copies will be available at the Academy Hall, not the Town Hall. Director Tardiff stated he was charged with asking the PB some questions from Dean Williams relating to the Master Plan's Transportation Chapter. Are there any bridges in Town that the Town has concerns with? Stirrup Iron Bridge on Gerrish Road (Class V) was discussed briefly. Selectman Schmidl replied the Town has been discussing establishment of a Capital Reserve Fund (CRF) for the Town's bridges, instead of bonding the funds. Director Tardiff explained that CNHRPC can conduct some traffic counts on some of the Town's roads and he would bring in a map, so the PB can identify some of the more heavily traveled roads. The bond for Pingree Bridge will be paid off in 2022. Director Tradiff asked if there are spots in Town where accidents have occurred? Accidents on Route #4 and Route #127 were discussed. Director Tardiff asked if there were any commuter locations nearby? Hannah Dustin and Potter Place were discussed. Director Tardiff stated the board can draft the Transportation Chapter next month and he would send along Salisbury's demographics as of today with some preliminary response numbers.

**Public Hearing continuance for a 12-lot Major Subdivision Application for 240 Locust Limited Partnership, Eugene & Parris Pelletier – Trustees of the property located at Oak Hill Road & Raccoon Hill Road** – New subdivision plans, fire pond plans, driveway profiles and erosion control

plans were submitted on 1/19/16 and revised plans for the fire pond were submitted tonight, the PB conducted a brief review. The water elevation needs to be amended to 978 feet above sea level. Surveyor Sargent explained their wetlands scientist has suggested an increase in the size of the fire pond (40,000 gallons). Surveyor Sargent stated he has also provided boundary descriptions, the drainage easements and the fire pond agreement. Anne Ross-Raymond stated the board had discussed follow through of the three driveway profiles with the Building Inspector and a copy of the plans will be placed in the property files for reference, so everything will be handled administratively. PA Rollins agreed and noted some of the plans are retained upstairs in the PB's files but the rest are filed downstairs in the property files. Vice Chair Deary made a **motion** to review the metes & bounds descriptions at a later date, outside of tonight's meeting. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**. PA Rollins asked if the Road Agent or the PB would be notified when construction starts because the sequence in which work is to be completed is strict. Surveyor Sargent replied both can be notified. The Public Hearing was opened at 7:46 p.m. Fire Chief MacDuffie asked what the hydrant was rated at? Surveyor Sargent replied 1,500 gallons per minute as the flow rate. Fire Chief MacDuffie requested it be noted on the plans. Karen Sheldon asked who would be in charge of maintenance of the fire pond. Fire Chief MacDuffie replied a combination of the Fire Department and the Road Agent. Chair Greiner asked if there is a certain type of seed mix? Surveyor Sargent replied one was not called out but he will add it. The Public Hearing was closed at 7:53 p.m.

Anne Ross-Raymond made a **motion** to conditionally approve the Pelletier's subdivision. The following conditions must be satisfied; water elevation change to 978 feet above sea level, total gallons for the dry hydrant to be added to the fire pond plan, seeding mix to be added to the fire pond plan, show the area between the travel way & right-of-way on the subdivision plan, deeds, reference the erosion control notes, DES wetlands approval and stamps & signatures of all professionals. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

#### **OTHER Business**

***22nd Annual Spring Planning & Zoning Conference*** - Scheduled for April 23, 2016 at the Radisson in Manchester.

**ADJOURNMENT** –The Planning Board adjourned at 8:15 p.m.

**NEXT MEETING** –The next regularly scheduled meeting will be held on **Monday, March 7, 2016 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning/Zoning Assistant