



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall November 7, 2016 Meeting Minutes

Doug Greiner, Chairman	- Present	Joe Schmidl – Alternate	- Absent
Ray Deary – Vice Chairman/Secretary	- Present	Stacia Eastman – Alternate	- Absent
Anne Ross-Raymond - Member	- Present	Vacant – Alternate	- Absent
Vacant – Member	- N/A	Vacant – Alternate	- Absent
Samantha Tucker– Selectman Ex-Officio	- Present	April Rollins, Assistant/Alt.	- Present

Visitors: Matt Monahan, CNHRPC and Selectman Ross-Raymond.

Chair Greiner opened the meeting at 7:05 p.m.

Review & Approve the draft meeting minutes of October 17th – The Board reviewed the October 17, 2016 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from October 17, 2016 without changes. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Discussion Re: the Housing Chapter of the 2017 Master Plan - Mr. Monahan stated he would like to present the data from the Master Plan survey, review the results from the visioning session, review of the recommendations from the 2007 Master Plan and the current Zoning requirements. Population was 1,100 in 2000' which has grown to 1,400 based on the last census study (2014). There are 633 existing housing units, 97% are single-family, 0% are multi-family, .5% are duplexes and 2.5% is manufactured housing with the median age for housing being 1981. The vacancy rate was 12%. Building permits for new construction are issued 2, 3 or 4 a year minus any demolition. Mr. Monahan stated he would check with the Office of Energy & Planning for more recent data before updating the chapter. Vice Chair Deary stated with the demographic aging, the Town is seeing smaller housing. Mr. Monahan replied yes, older people and the workforce are looking for the same type of housing, so there is a higher demand for the same stock as long as it is at the appropriate growth rate. The average per home is 2.54 people with the number of bedrooms being 2-3, which is 72% of the housing stock. The census also shows the average cost to rent being \$1,000 dollars and the average cost to own being \$1,500 dollars. Mr. Monahan stated the accessory dwelling unit (ADU) ordinance the Town passed last year was favored in the survey responses and also helps with workforce housing needs.

Selectman Ross-Raymond noted most of the ADU's are attached and the new ordinance put the Town ahead of the curve and Mr. Monahan replied yes it did. Mr. Monahan explained that pretty much everyone likes the 2-acre zoning and want to be careful of larger homes becoming apartments. Chair Greiner stated the board has no control over multi-family conversions. Selectman Ross-Raymond noted that we do not want to give too much credence to the survey because only 80 responses were received. Mr. Monahan stated the responses showed concern with manufactured housing and most desire to protect the Town's Historic places. Residents were asked about the residential home's growth rate, 63% said the growth rate was acceptable and 13% said it was growing too fast. There was a brief discussion regarding development with a historic theme, to fit in with the existing community i.e. Dunkin Donuts, the Dollar Store, etc. PA Rollins noted the 2007 Master Plan recommended the Town adopt the RSA to establish a Historic District Committee and that committee could be part of the site plan review process. There was a brief discussion regarding architectural guidelines and where to apply them, the Town's Open Space Development ordinance, roads being constructed to Class V road specifications and accepted by the Town, Conservation set-asides through subdivision and the potential for a public rest area. Mr. Monahan suggested reviewing the Town's workforce housing data annually. PA Rollins noted the calculation was done in the past and the Town was more than in compliance. PA Rollins asked if there were any templates to regulate "Tiny Homes", which seem to be becoming very popular. Mr. Monahan replied he would look into it. Mr. Monahan suggested repealing Article #26 of the Zoning Ordinance because it is not enforceable. The PB agreed. Anne Ross-Raymond stated pedestrian travel is a huge missing piece for the Town. Mr. Monahan noted he would have a draft Housing Chapter ready for January.

Reminder - Budget Meeting with the Budget Committee on November 14, 2016 at 7:00 p.m. - Chair Greiner to attend.

OTHER Business

Jane Currier Subdivision - The approved plan has been recorded at the Registry.

Gracia Snyder - The Public Hearing for an application for a Boundary Line Adjustment will be held on November 21, 2016 at 7:00 p.m.

ADJOURNMENT –The Planning Board adjourned at 8:23 p.m.

NEXT MEETING –The next meeting will be held on **Monday, November 21, 2016 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant