



SALISBURY PLANNING BOARD

Planning Board – Public Meeting January 6, 2014 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	- Present

Visitors: Planning Consultant, Jack Mettee, Lorna Carlisle, Marcia Murphy, Mark Hutchins and Road Agent, Bill MacDuffie

Chair Greiner opened the meeting at 7:03 p.m.

Review & Approve the draft meeting minutes of December 16, 2013 – The Board reviewed the December 16, 2013 draft meeting minutes. Selectman Schmidl made a **motion** to approve the meeting minutes from December 16, 2013 without correction. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Public Hearing on the CPG Program's proposed Zoning Ordinance amendments – Chair Greiner welcomed the public that are here on this cold, wet, and icy day. Chair Greiner stated this Public Hearing is regarding the last six months of work because of the two grants, where the PB has provided a provision for Accessory Dwelling Units (ADUs), limited the number of units on a multi-family lot, created a Village Center Overlay District (VCOD) and defined some of the permitted uses. Chair Greiner noted all of these efforts were conducted through Public Forum process. Chair Greiner stated the ordinances have been cleaned up and some of the uses in each district have been defined, where there were no definitions before and it made the application process hard to deal with. Chair Greiner explained that a planning Charrette was conducted, to see where the Retail Village District could go in the next 20-40 years with a design team from Portsmouth & Newmarket and is posted on the Town's web-site. Chair Greiner stated a section of Article VI has been re-written and an overlay district is being proposed over the current village district boundaries. The PB and those in attendance reviewed the Village Center Overlay District map. Chair Greiner noted there were two options of where the VCOD's boundaries would be and the Board voted on option #1, as the middle of the road and was the smaller of the two areas. Chair Greiner noted none of the grant work would have been possible without the efforts of Consultant, Jack Mettee who helped the Town secure both grants.

Consultant Mettee conducted a Power Point presentation that outlined the changes and additions to the Town's Zoning Ordinances regarding ADUs, Definitions, Permitted Uses and the VCOD.

The Public Hearing was opened at 7:36 p.m. Mark Hutchins asked if the VCOD was optional and Chair Greiner replied yes, to avoid the tax increase that was discussed after the charrette. Selectman Schmidl noted the VCOD would operate similarly to the Open Space Development Ordinance. Chair Greiner stated if the property owner doesn't take advantage of the overlay then it would fall under the Town's current zoning, which allows flexibility. Mark Hutchins replied this is a great concept and he likes it. Chair Greiner stated the Board should get the Town's Assessor's opinion as well. Selectman Schmidl offered to contact Cross Country Appraisal Group with the PB's questions regarding the effect of the VCOD. Mark Hutchins noted

his only concern is that taxes are based on the appraised value and not the property's current use, like a water front property is taxed on its potential use.

Lorna Carlisle stated assessors have standards for things like adding a bathroom, so what would they be for an ADU. Selectman Schmidl replied as long as the septic system is designed for the number of bathrooms. Karen Sheldon asked if there could be more than one septic system on a property and Selectman Schmidl replied yes.

PA Rollins asked what would happen if someone applied for a subdivision under the overlay but nothing was ever developed, would the property revert back to the existing. Chair Greiner replied if there was no build out then yes, it would revert back. Mark Hutchins stated the Conditional Use Permit (CUP) process takes the place of the Special Exceptions that the ZBA would usually handle. Chair Greiner replied yes, the PB would be looking at things reasonably through the CUP process and dotting the "i" & crossing the "t". Selectman Schmidl stated the Board has also lessened some of the permissions in each of the zoning districts. Mark Hutchins noted the PB has turned some of the Major Home Occupations into the CUP process, which he likes too. The PB also amended the description of the Residential District and Retail Village District boundary, due to overlap. The Public Hearing was closed at 8:08 p.m.

The PB reviewed suggested changes from the Town's Attorney, Walter Mitchell and agreed with suggestions 1 through 4, plus 7. PA Rollins to make changes. Suggestions 5 & 6 were taken under advisement. The PB will review the proposed Zoning amendments in Warrant Article form at their next meeting. Chair Greiner and Consultant Mettee offered to compose a one page handout to be given out to the public.

Conceptual discussion with Roger & Adele Sanborn Re: Site Plan Review of an Art Studio business on the corner of Rabbit Road and Old Turnpike Road – The Sanborns were not in attendance. PA Rollins to reschedule.

Other Business – None at this time.

ADJOURNMENT –The Planning Board adjourned at 8:54 p.m.

NEXT MEETING – Academy Hall on Monday, January 20, 2014 at 7:00 p.m.

Minutes prepared by April Rollins, Planning/Zoning Assistant