



SALISBURY PLANNING BOARD

Planning Board – Public Meeting January 20, 2014 Meeting Minutes

Doug Greiner, Chairman	- Present	Ken Mailloux – Alternate	- Present
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: Roger & Adele Sanborn and Selectman Ross-Raymond

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

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 – Mrs. Sanborn provided the PB packets with the design of the proposed art studio building and stated she has the energy code sheet from the Public Utilities Commission. Mr. Sanborn explained the property on the corner of Rabbit Road and Old Turnpike Road that consists of 100+/- acres that is in a conservation easement with the Department of Agriculture with the exception of five (5) acres (Tax Map 244, Lots 7 & 71). Mr. Sanborn stated they took down some trees and removed the old foundation. A picture of the old house and barn were provided. Mr. Sanborn noted they currently live on the corner of Route #3 & Route #4 in Boscawen and raise draft horses but they hope to move to Salisbury. Mr. Sanborn explained that his mother had passed away and the property will be transferred to them soon. Mr. Sanborn stated they have also cleared 12 acres for hay fields.

Mrs. Sanborn stated they currently have an art studio in Webster called the “Paint Box”, which they have sold. Mrs. Sanborn explained the building would be built into the side of the hill, have a small kitchen, a bathroom and a loft on the second floor. Mrs. Sanborn stated she would be offering workshops but there would not be a tremendous amount of people, 6-10 at most. Chair Greiner stated the studio would not be intended to be a residence and Mrs. Sanborn replied right but it is being designed for salability for the future. Anne Ross-Raymond asked if the front door of the studio would be seen from Rabbit Road and Mrs. Sanborn replied yes. Mrs. Sanborn noted the building size is 30’ x 40’ and the scale on her drawings is 6” inches equal 5 feet. Selectman Schmidl asked what the likelihood is for the Sanborns to build a residence and Mr. Sanborn replied 75/25. Selectman Schmidl stated if the home is definitely going to be built; it could change the complexion of the PB’s decision making. Chair Greiner noted they could still have the art studio on the same lot. Mrs. Sanborn noted they could not subdivide due to the easement and received a brief explanation of the proposed Village Center overlay District from PA Rollins. Karen Sheldon asked if there would be a sign. Mrs. Sanborn replied yes, she would like two signs but nothing too big, something nice on Route #4 and Rabbit Road. Anne Ross-Raymond read the Town’s Zoning Ordinance requirements for signs in the Retail Village District. Chair Greiner asked if they really want the proposed driveway to go all the way around the house, as a first impression. Mr. Sanborn replied the road to the studio may be a little wider than the driveway but they would think about it. Mrs. Sanborn asked if there was recommended parking. Chair Greiner replied some Towns have suggested parking but our ordinance language is vague, as long as the parking is “adequate”.

Mrs. Sanborn asked if the bathroom is supposed to be ADA compliant. Chair Greiner stated the Building Inspector would make that determination through the Town's Building Codes. Ken Mailloux suggested if the bathroom could be made ADA compliant then the Sanborns should do it, to make it easier for wheel chairs. Mrs. Sanborn noted she recently had to make another building ADA compliant, which added square footage. Ken Mailloux replied as long as it is reasonable, for back & forth movement. Mrs. Sanborn explained she may do solar power and asked who the electric company was. Chair Greiner replied Unitil. Chair Greiner explained that the Site Plan Review process is vigorous and the Sanborns may need an Engineer. Mrs. Sanborn replied she is hoping to not have to use an engineer, it is very costly. PA Rollins provided a copy of the Town's Site Plan Review Regulations to the Sanborns. Mrs. Sanborn stated the driveway would be off of Rabbit Road. Chair Greiner referred to the storm water drainage section in the regulations (page #30) and had a brief discussion regarding impervious surfaces.

Review & Approve the draft meeting minutes of January 6, 2014 – The Board reviewed the January 6, 2014 draft meeting minutes. Ken Mailloux made a **motion** to approve the meeting minutes from January 6, 2014 with corrections. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

Review of draft Warrant Articles of Zoning Amendments with final proposed changes – The PB reviewed an e-mail from the Town Attorney, Walter Mitchell dated 1/14/14 that broke out the Zoning Ordinance amendments into three separate articles and made two recommended changes to the ADU sections. The PB requested that "Amendment 3" have language inserted stating, "the addition of a new Village Center Overlay District" but agreed with the other two recommendations. PA Rollins to contact Town Counsel and draft a Conditional Use Permit Application for review.

Term Expirations – Anne Ross-Raymond and Karen Sheldon have terms that expire at this year's Town Meeting. There are two terms for three year periods and the filing period is January 22nd through January 31st.

Other Business

ADJOURNMENT –The Planning Board adjourned at 8:42 p.m.

NEXT MEETING – Academy Hall on Monday, February 3, 2014 at 7:00 p.m.

Minutes prepared by April Rollins, Planning/Zoning Assistant