



# ***SALISBURY PLANNING BOARD***

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## **Planning Board – Public Meeting March 3, 2014 Meeting Minutes**

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|-------------------------------------|-----------|-----------------------------------|-----------|
| 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:** Leann Nystrom

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Chair Greiner opened the meeting at 7:10 p.m.

**Review & Approve the draft meeting minutes of February 3, 2014** – The Board reviewed the February 3, 2014 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from February 3, 2014 without corrections. Ray Deary **seconded** the motion and the **motion passed unanimously**.

**Public Hearing Re: Norm Hebert – Minor 2-lot Subdivision at 416 Old Turnpike Road** – Surveyor Nystrom was present on behalf of Norm Hebert. Surveyor Nystrom explained that Mr. Hebert would like to divide off the existing home (2.0 acres) and leave the back acreage (11.4 acres) to build a new home in the back corner of the property, which will be placed in current use. Anne Ross Raymond asked when the existing home was built and Surveyor Nystrom replied 1979. Selectman Schmidl asked why only the 2 acre lot has wetlands delineated and Surveyor Nystrom replied it is a State requirement. Selectman Schmidl informed Surveyor Nystrom that the PB also requires all of the wetlands to be delineated and only makes an exception if the property is +100 acres, due to the expense. Chair Greiner asked how the property would be accessed. Surveyor Nystrom explained that there is a 12 foot access point and it is the most desirable location for the driveway due to wetlands but it still needs State approval. Selectman Schmidl asked if the pins have been set yet and Surveyor Nystrom replied not yet, due to the weather. Chair Greiner felt a twelve foot access may not be adequate with a grading easement or a boundary line adjustment.

The following items were deemed outstanding;

- 2(a) – Abutters property information, Bowne misspelled
- 2(e) – Locus Map with scale
- 2(k) – Revisions block
- 2(n) – Stamp & signatures of all professionals
- 2(o) – Statement of intention regarding any adjoining land owned (note)
- 3(e) – Sheet number
- 3(f) – Street location (house number)
- 4(b) – Minimum lot size (note)
- 4(c) – Frontage requirements (note)
- 4(d) – Flood Elevation (note)
- 4(e) – Setback Requirements (note)
- 4(f) – Zoning district
- 4(g) – Ledge (note)
- 4(h) – Minimum contiguous buildable area (for both lots)

- 4(l) – Percolation test results (for lot without home)
- 4(m) – Slopes in excess of 30% (note)
- 4(n) – Soil details for each soil type and what percentage represented
- 4(o) – Soil boundaries
- 4(p) – Test pit data & locations
- 4(q) – Wetlands
- 5(f) – Deeds (supply chain of deeds in letter)
- 5(j) – NH DES Subdivision approval (2 acre lot)
- 5(m) – NH DOT Driveway permit
- 6(a) – Benchmark & Datum sources
- 6(b) – Boundary monumentation existing & proposed with date to be set
- 6(e) – Metes & bounds description of existing & proposed lots

Ray Deary made a **motion** to continue the Public Hearing on Monday, April 7, 2014. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**. PA Rollins was asked to schedule a site walk of this property before the meeting on 4/7/14.

**Conditional Use Permit (CUP) Application & Instructions** – PA Rollins provided the PB with a draft of the CUP application and an amended CUP Instructions for review. The PB made one amendment to the CUP Application. PA Rollins to amend.

**Home Occupations – ZBA, Chair Garvin’s re-draft** – PA Rollins asked the PB to review the re-draft for discussion at their next meeting after Town Meeting.

### **Other Business**

**Hendo Properties LLC – Approved Subdivision** – PA Rollins provided the PB with an e-mail from Surveyor Paul Delaney stating the pins will be set when the snow has dissipated and the “mylar” & paper copies will be submitted at that time. PA Rollins noted they have twelve months to comply with the conditional approval under the Town’s regulations.

**ADJOURNMENT** –The Planning Board adjourned at 8:37 p.m.

**NEXT MEETING** – Academy Hall on Monday, **April 7, 2014 at 6:45 p.m.**

Minutes prepared by April Rollins, Planning/Zoning Assistant