



SALISBURY PLANNING BOARD

Planning Board – Public Meeting May 5, 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

Visitor: Dennis Patten & Harold Patten

Chair Greiner opened the meeting at 6:00 p.m.

Public Hearing Continuance Re: Norm Hebert – Minor 2-lot Subdivision at 416 Old Turnpike Road –

The PB conducted a site walk of the property at 6:00 p.m. and reviewed the wetlands delineation markers, natural features, test pit location, boundary pins and the proposed access for a driveway. The meeting resumed at 6:45 p.m. back at the Academy Hall. Surveyor Leanne Nystrom was present and provided the PB with amended subdivision plans & a chain of Deeds letter. The PB reviewed the outstanding items list from their March 3rd meeting and deemed the following items still outstanding:

- 2(a) – **B**rowne should be Bowne
- 2(n) – Stamp & signatures of all professionals
- 4(f) – Zoning district, new line plus note
- 4(g) – Ledge, correct “known”
- 4(h) – Minimum contiguous buildable area (both lots)
- 4(l) – Percolation test results, add note
- 4(o) – Soil boundaries, label correction
- 4(p) – Test pit data & location, add to plan
- 5(j) – NH DES subdivision approval, check for original
- 5(m) – NH DOT driveway permit
- 6(a) – Benchmark & datum sources, add note arbitrary
- 6(b) – Boundary Monumentation existing & proposed, adjust graphic so pins clearer
- 6(e) – Metes & Bounds description

Chair Greiner opened the Public Hearing at 7:14 p.m. Dennis & Harold Patten were present as abutters and reviewed the subdivision plan but declined to comment. Anne Ross-Raymond made a **motion** to continue the hearing to the PB’s first meeting in June (6/2/14). Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

Planning Board’s Escrow Account – Selectman Schmidl made a **motion** to release \$156.98 dollars in escrow from the Thibodeau account and \$37.50 dollars in escrow from the VanGyte account. Ray Deary **seconded** the motion and the **motion passed unanimously**.

E-mail from Matt Monahan of the Central NH Regional Planning Commission Re: Innovative Controls – The PB took the e-mail under advisement.

Public Hearing for a 2-lot subdivision for Christine McKenna, Taylor Loop & Kimberly Chase for property located on Quimby Road (Tax Map 207, Lot 4) – PA Rollins explained that the Town of Warner set their Public Hearing date for this applicant for tonight as well but the Engineer, Anthony Costello, was contacted and would be going to Warner first then coming here. Pete Swislosky was in attendance until Engineer Costello arrives. Mr. Swislosky explained the applicant's property is in a Trust and there is an agreement between three (3) siblings, for each of them to hold a twelve acre parcel. Karen Sheldon asked if the land was contiguous and Mr. Swislosky replied no, they own land all over the place. Mr. Swislosky stated this lot is split by the Warner / Salisbury Town Line, one lot will be just in Salisbury and the other lot will have some acreage in both Towns. The PB reviewed the subdivision plan and the Town's Tax Maps, for a better idea of the surrounding property. Engineer Costello arrived at 7:48 p.m. and reported that during his meeting with Warner, their application was withdrawn pursuant to RSA 674:53 (Municipal Boundaries). The following items were deemed outstanding:

- 2(b) – Reference plans, offered to send "PDF"
- 4(g) – Ledge, add note
- 4(l) – Percolation test results, add for both lots
- 4(m) – Slopes in excess of 30%, note
- 4(p) – Test pit data & locations, add for both lots
- 5(g) – Driveway permit, for both lots
- 6(b) – Boundary monumentation, existing & proposed, 500 foot maximum
- 6(e) – Metes & Bounds description, will provide at next meeting (6/2/14)

Selectman Schmidl made a **motion** to accept the waiver request for checklist item 4(i) - Natural Feature & Environmental Constraints. Karen Sheldon **seconded** the motion and the **motion passed unanimously**. Selectman Schmidl made a **motion** to accept the waiver request for checklist item 6(d) - Existing & Proposed Contours. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Chair Greiner opened the Public Hearing at 8:47 p.m. Keri Connors, daughter of David Connors (abutter) was present. Ms. Connors expressed concern with the how the property's contours are shown. Engineer Costello replied the contours are all relative to each other and he will add to the Legend to better define them. Ms. Connors asked if the frontage for both lots could be added and Engineer Costello replied yes, he would do that. Chair Greiner closed the Public Hearing at 8:57 p.m. Anne Ross-Raymond made a **motion** to continue the hearing to the PB's first meeting in June (6/2/14). Ray Deary **seconded** the motion and the **motion passed unanimously**.

Home Occupations – ZBA, Chair Garvin's re-draft – Tabled for the PB's 5/19/14 meeting.

Review & Approve the draft meeting minutes of April 7, 2014 – The Board reviewed the April 7, 2014 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from April 7, 2014 without corrections. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Other Business

Planning Board – Rules of Procedure, Section 20 – Selectman Schmidl to follow up with BOS.

Subdivision Regulations – PA Rollins informed the PB that she discovered an outdated reference regarding the Master Plan and would have the information for them to vote on at the next meeting.

ADJOURNMENT –The Planning Board adjourned at 9:08 p.m.

NEXT MEETING – Academy Hall on Monday, May 19, 2014 at 7:00 p.m.

Minutes prepared by April Rollins, Planning/Zoning Assistant