



## ***SALISBURY PLANNING BOARD***

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### **Planning Board – Public Meeting Academy Hall March 6, 2017 Meeting Minutes**

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

**Visitors:** Matt Monahan

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Vice Chair Deary opened the meeting at 7:00 p.m. and asked Stacia to be a voting member.

**Review & Approve the draft meeting minutes of February 6th** – The Board reviewed the February 6, 2016 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes from February 6, 2016 without changes. Stacia Eastman **seconded** the motion and the **motion passed unanimously**.

**2017 Master Plan - Housing Chapter and Energy Chapter** - Mr. Monahan provided the board with a draft Housing Chapter and maps of the Town's full "build-out" analysis. Mr. Monahan asked the board to review the chapter for changes, so the analysis can be folded into the chapter. Mr. Monahan explained that the maps of the build out analysis were started with the Town's natural constraints i.e. steep slopes, wetlands, water bodies, undevelopable land, etc. Mr. Monahan noted during the community outreach meeting people also designated places in Town that they wanted to see development, which were also factors in the analysis. Mr. Monahan asked what efficiency the board would like to see the map at 65% or 75%, which would account for easements, drainage, etc. Mr. Monahan discussed Development Rights and stated what the Town wants doesn't match with the current 2 acre zoning. There was a brief discussion regarding increasing the minimum 2 acre zoning requirement and still being able to meet the requirements of Workforce Housing. Mr. Monahan noted the Town's Open Space Development Ordinance also helps with that but as long as the Town keeps an eye on its workforce housing, it shouldn't be an issue. Members of the Planning Board and Mr. Monahan reviewed the draft Housing Chapter in its entirety. Mr. Monahan stated he would make the changes discussed tonight and be back with a final draft for the board's 1st meeting in April. PA Rollins provided the

board with an email from Joan Cassulo regarding the Energy Chapter and noted the Town's energy audit was provided to her as well. The board agreed that the recommendations section was okay "as is".

**Town Meeting - Tuesday, March 14, 2017 from 11a.m. to 7 p.m.** - PA Rollins to confirm that Chair Greiner will be attending, in order to answer questions.

### **OTHER Business**

***House Bill (HB) 265*** - The PB reviewed an email from Chair Greiner regarding HB 265 pertaining to Accessory Dwelling Units. PA Rollins provided copies of HB 265 and noted the bill's status.

***HB 299*** - PA Rollins provided copies of HB 299, which would change the certified mail requirements of RSA 674:27 V to "verified mail" that is defined under RSA 451-C:1 VII. PA Rollins noted the change has passed the house and will go to the senate next, if it passes both then the board can reduce its fee schedule.

***Letter from FEMA Re: Risk MAP Project of Merrimack Watershed*** - The board took under advisement.

**ADJOURNMENT** –The Planning Board adjourned at 8:34 p.m.

**NEXT MEETING** –The next meeting will be held on **Monday, March 20, 2017 @ 7:00 p.m.** at the Academy Hall (upstairs). The Board's **April 3<sup>rd</sup>** meeting has been cancelled but a meeting will be held on **April 17<sup>th</sup>**.

Minutes prepared by April Rollins, Planning Assistant