



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall October 3, 2016 Meeting Minutes

Doug Greiner, Chairman	- Present	Joe Schmidl – Alternate	- Absent
Ray Deary – Vice Chairman/Secretary	- Present	Vacant – Alternate	- Absent
Anne Ross-Raymond - Member	- Present	Vacant – Alternate	- Absent
Vacant – Member	- N/A	Vacant – Alternate	- Absent
Samantha Tucker– Selectman Ex-Officio	- Present	April Rollins, Assistant/Alt.	- Present

Visitors: Jane Currier, Webster Stout, Fawn & Drew Peterson, Mike Tardiff, David & Dora Rapalyea and Dan Aversa.

Chair Greiner opened the meeting at 7:06 p.m.

Review & Approve the draft meeting minutes of September 19th – The Board reviewed the September 19, 2016 draft meeting minutes. Selectman Tucker made a **motion** to approve the meeting minutes from September 19, 2016 with changes. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Final review of the Master Plan’s Transportation Chapter - Director Tardiff presented a final draft of the Transportation Chapter and the Housing Chapter is next, Matt Monaghan will be walking the Planning Board through the housing data. Director Tardiff explained the rest of the information after the Housing Chapter will be easy to review. Director Tardiff noted that the Conservation Commission has made changes to the Natural Resources Chapter and will be doing some joint mapping with the Central NH Regional Planning Commission. Matt Monaghan is scheduled to meet with the board on November 7, 2016.

Public Hearing on a Subdivision application submitted by Jane Currier for property located on 112 Franklin Road, Tax Map 244 – Lot 58 - Surveyor Stout explained that he was the principal surveyor and J.E. Belanger conducted the fieldwork for the subdivision of the Jane E. Currier 1998 Revocable Trust. Surveyor Stout stated this is a 3-lot subdivision totaling 11.9 acres, lot 58 will be 7.55 acres, lot 58.1 will be 2.35 acres and 58.2 will be 2 acres, after the subdivision. Surveyor Stout stated Joe Schmidl identified the wetlands and he is waiting for the NH DOT driveway permits. Surveyor Stout reported the State subdivision

approval is also needed, there was an issue with test pit #2 not being 50' feet away from the wetland, it is 42' feet from the wetland and the main concern is the leach field. Surveyor Stout expects the State's approval letter will indicate what needs to be done to remedy the problem. Surveyor Stout stated there are no steep slopes or ledge and the property is mostly made up of fields with a wooded area in the back. The Planning Board read a legal opinion from the Town's Attorney, Walter Mitchell dated 9/22/16 and took under advisement. The board reviewed the Subdivision Checklist and the following items were deemed outstanding;

- 2(a) - Abutter information - Add Fawn Peterson's lot #3 to plan
- 2(b) - Reference plans - Date to be added to plan #3880
- 2(n) - Stamp of professionals - Wetland scientist stamp
- 4(e) - Setback requirements - Add 35" foot setback line to lot 58.01, edge of wetland
- 4(g) - Ledge - Add note to plan
- 4(h) - Contiguous buildable area - Add word "contiguous"
- 5(g) - Driveway permit - NH DOT
- 5(j) - NH DES Subdivision approval
- 6(b) - Boundary Monumentation - Correct legend for the granite bound to be a square
- 6(e) - Metes & Bounds description - Correct bearings & distances, six total
- 9(b) - Drainage culvert/trench detail - part of DOT driveway permit
- 9(d) - Driveway apron - part of DOT driveway permit

Anne Ross-Raymond made a **motion** to accept the Jane E. Currier 1998 Revocable Trust subdivision application as substantially complete subject to the open items. Vice Chair Deary **seconded** the motion. The **motion passed unanimously**.

Chair Greiner opened the Public Hearing at 8:18 p.m. Dora Rapalyea asked if the backland of the original lot could be further subdivided? Surveyor Stout replied the frontage is under 400 feet and it would be highly unlikely plus costly to do so. Dora Rapalyea asked if the well would be a dug well or an artesian? Surveyor Stout replied it would have to be drilled because banks do not allow dug wells any longer. Dora Rapalyea asked if the new lots would have houses built on them before they are sold? Surveyor Stout replied he wasn't sure. David Rapalyea asked if the well locations on the subdivision plan are the actual locations? Surveyor Stout replied the well locations are proposed and they could shift depending on the location of the houses. Anne Ross-Raymond noted the board's job is to make sure the lots are buildable and the layout will work, in order to receive our approval. Surveyor Stout stated the protective well radius is for protection from the neighbors. Chair Greiner closed the Public Hearing at 8:33 p.m. Selectman Tucker made a **motion** to continue the Currier's Public Hearing until the board's next meeting on October 17, 2017 @ 7 p.m. Vice Chair Deary **seconded** the motion. The **motion passed unanimously**.

OTHER Business

Pelletier Subdivision – PA Rollins explained that she has reached out to Parris Pelletier because their wetlands permit for construction of the fire pond expires in January 2017. Parris Pelletier intends to file for an extension with the NH DES. Parris Pelletier plans to contact the planning office when work commences.

NHMA Conference - PA Rollins has registered to attend the annual conference on Wednesday, November 16, 2016 from 8 a.m. to 4 p.m.

Alternate Vacancy - Stacia Eastman has sent a letter of interest to be an Alternate and plans to attend the board's meetings starting October 17th.

ADJOURNMENT –The Planning Board adjourned at 8:43 p.m.

NEXT MEETING –The next meeting will be held on **Monday, October 17, 2016 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant