



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall Parking Lot August 3, 2020 Meeting Minutes

Doug Greiner, Chairman	- Present	Stacia Eastman – Alternate	- Present
Ray Deary – Vice Chairman/Secretary	- Present	Vacant – Alternate	- N/A
Anne Ross-Raymond - Member (late)	- Present	Vacant – Alternate	- N/A
Joe Schmidl – Member	- Present	Vacant – Alternate	- N/A
John Herbert – Selectman Ex-Officio	- Present	April Rollins, Assistant	- Present
		Kate Wilson, Secretary	- Absent

Visitors: Surveyor Dan Higginson, Dave Rapalyea, Tim & Linda Wunderlich and Bill MacDuffie Jr.

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

Review & Approve the draft minutes of March 2, 2020 – The Board reviewed the March 2, 2020 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes of March 2, 2020 with corrections. Joe Schmidl **seconded** the motion and the **motion passed unanimously**.

Public Hearing 2-lot Subdivision at 863 Old Turnpike Road, (Map 232, Lots 8 & 11) the parcel is owned by the Timothy J. Wunderlich Trust and located in the Residential/Agricultural Zoning District – Surveyor Higginson explained that lot 11 has the existing house on it and they are taking acreage from lot 11 to add to lot 8, in order to create four separate lots (2 new lots, 4 lots total). Surveyor Higginson explained no wetlands were present with the exception of one small area with poorly drained soils. Joe Schmidl replied if there are any wetlands it should be shown on the plan for future development. Chair Greiner asked if the existing property lines are shown on the subdivision plans? Surveyor Higginson replied no but they can be. Surveyor Higginson noted that he is still waiting for the NH DOT approved driveway permits. A brief discussion was held regarding the pitch of the driveways and showing the driveway apron. Surveyor Higginson noted the state has its own requirements.

The following items on the subdivision checklist were deemed to be outstanding;

- 2(m) Stamp & signature of all professionals on final plans
- 4(g) Ledge – Note to be added to the plan
- 4(m) Slopes in excess of 30 percent – hatch marks to be added
- 4(q) Wetlands – to be shown on plan
- 5(j) NH DES Subdivision approval
- 5(m) NH DOT Driveway Permit
- 6(d) Existing & proposed contours – layer on Town's plan
- 6(e) Metes & Bounds description of proposed lots
- 9(d) Driveway apron detail – Note to be added ref. NH DOT

Vice Chair Deary made a **motion** to accept the subdivision application as complete. Selectman Herbert **seconded** the motion and the **motion passed unanimously**.

Joe Schmidl made a **motion** to accept the amended waiver request for sections 4(j) natural features and 6(d) topography on the backland. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Chair Greiner opened the Public Hearing at 7:45 p.m. Anne Ross-Raymond who arrived late asked some of the question answered previously in the meeting. The Public Hearing was closed at 7:51 p.m.

Vice Chair Deary made a **motion** to approve the Timothy J. Wunderlich Trust Subdivision with the condition that all of the outstanding checklist items be met. Joe Schmidl **seconded** the motion and the **motion passed unanimously**.

OTHER BUSINESS - PA Rollins noted that she has one conditional use permit application for site plan review that will be submitted within the next month but other than that things have been quiet.

ADJOURNMENT – The Planning Board adjourned at 8:16 p.m.

NEXT MEETING – The next regular meeting will be held on an as needed basis due to the COVID-19 pandemic.

Minutes prepared by April Rollins, Planning Assistant