



## ***SALISBURY PLANNING BOARD***

### **Planning Board – Public Meeting Academy Hall November 2, 2020 Meeting Final Minutes**

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Doug Greiner, Chairman	- Present	Joe Schmidl–Alternate	- Present
Ray Deary – Vice Chairman/Secretary	- Present	Jeff Nangle– Alternate	- Present
Loretta Razin - Member	- Present	William MacDuffie Jr –Alternate	-Present
Stacia Eastman – Member	-Absent	Vacant – Alternate	- N/A
John Herbert – Selectman Ex-Officio	- Present	Kate Wilson, Secretary	- Present
		April Rollins - Other	- Present

**Visitors:** Brandin Chase, Gayle and Joe Landry, Mark Sargent

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

**Review & Approve the draft minutes of October 5, 2020** – The Board reviewed the October 5, 2020 draft meeting minutes. Ray Deary made a **motion** to approve the meeting minutes of October 5, 2020 without corrections. Joe Schmidl **seconded** the motion and the **motion passed unanimously**.

**Public Hearing Continuance - Conditional Use Permit for Site Plan Review has been received in order to operate a Retail Sales Establishment for 642 Old Turnpike Road, (Map 238, Lot 52) the parcel is owned by the Birchwood Trust, Susan Bateman as Trustee. Janine Kiser d/b/a Brambleberry Farm LLC is the applicant located in the Residential District.**

Applicant was not present. Ray Deary made a **motion** to continue the application to the next meeting. Joe Schmidl **seconded** the motion and the **motion passed unanimously**.

**Public Hearing - Conditional Use Permit for Site Plan Review has been received in order to operate a Retail Sales Establishment for an Automotive Dealer's License, in order to auction vehicles wholesale & retail located at 87 Quimby Road, (Map 207, Lot 4.1) the parcel is owned by Brandin & Kimberley Chase located in the Agricultural Zoning District.**

Chair Greiner reviewed application for conditional use permit. The permit is for an automotive dealer's license, for small car repair and vehicle sales. What is required of this conditional use permit is a site plan review. Notifications were sent out prior to public hearing and are complete. Payment has been received. Chair Greiner stated the application is complete regarding the minimal requirements.

Ray Deary asked why the applicant needs anything more than a major or minor home occupation application? Chair Greiner stated its a conditional use permit because of the use that is proposed. It does not fall under major home occupation and occurs within the Agricultural District.

Chair Greiner discussed the site plan review checklist and the need for honest documentation, so the board has something to really deal with. Joe Schmidl stated to the applicant that the planning board accepts a lot of waivers, but this application could impact the environment due to the nature of the business, so he wants to know how materials are handled and disposed of. Joe Schmidl stated they would like to have plans in place to prevent anything bad from happening, so they can approve the conditional use permit.

Chair Greiner said the application is complete, but the relevant checklist requirements are not complete. The board needs more information on how things will be handled. Chair Greiner offered to go through the checklist with the applicant to help identify what information the board is looking for. Chair Greiner asked about the different auto licenses and the applicant stated it was only for an auto wholesale dealer license, which allows for more than 5 cars a year ~~and~~ with retail sales to the public and wholesale sales.

Chair Greiner asked if the structure was greater than 750 square feet. Applicant stated the garage is 1600 square feet.

Chair Greiner went through the checklist to identify what areas the board needs completed or if ~~he~~ the applicant would rather have the PB send a letter describing what minimum requirements the PB will be required from the checklist. Applicant and board went through the checklist at the meeting. Chair Greiner stated that the 2014 subdivision plan relevant to the applicant's property will be a help to determine the necessary information and possibly provide a base plan for preparing a submittal.

Section 1 - 1(a) - (d) need information.

Section 2 - 2(a) - (e) need information. 2(f) N/A. 2(g) - (l) need information. 2(m)-(o) N/A  
Waiver on 2 (j) for the big 22x34 plan.

Section 3 - 3 (a) (b) need information. 3(c) N/A. 3(d) - (g) need information.

Section 4 - 4 (a) - (d) need information. 4(e) N/A. 4(f) - (g) need information. 4(h) N/A.  
4(i) Waiver. 4(j) - (l) N/A. Waiver for 4(m)-(q).

Section 5 - NA

Section 6 - NA

Section 7 - 7(a) - (l) - need information - should be in the 2014 subdivision plans.

Section 8 - NA

Section 9 - 9(a)-(s) need information specific to the parking area. Advised applicant to look at this area carefully.

Section 10 - NA

## Section 11 - NA

Chair Greiner asked for the applicant to note hours of operation on the application.

Chair Greiner asked for a vote on the application as complete. Ray Deary made a **motion** to accept the application as complete. John Hebert **seconded** the motion and the **motion passed unanimously**.

Open public hearing for public input:

Joe Landry- application does not seem complete. Doug Greiner said he understands. April Rollins stated it is the language of RSA. Jeff Nangle suggested the term administratively complete be applied to a vote regarding acceptance of an application as complete which occurs after review and satisfactory submission of the items a-d in Section 1 of the Checklist.

Public hearing complete.

Chair Greiner asked for a vote for a continuation of the hearing until all information is completed. Joe Schmidl made a **motion** for a continuation. Ray Deary **seconded** the motion and the **motion passed unanimously**.

**Public Hearing @ 8 p.m. - An 11-lot major Subdivision at 260 Raccoon Hill Road, (Map 236, Lots 15 & 16) the parcel is owned by 240 Locust Limited Partnership / Eugene Pelletier located in the Agricultural Zoning District.**

Chair Greiner reviewed the application and said it is complete as far as the RSA. Vote on the application being administratively complete. Joe Schmidl made a **motion** to accept the application as administratively complete. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Mark Sargent presented an 11-lot major subdivision plan for 260 Raccoon Hill Road for 240 Locust Limited Partnership/ Eugene Pelletier. Lots range from 2.26 -8.04 acres. Each lot has been tested and suitable septic and well areas. Each lot has an identified buildable area.

Joe Schmidl asked that there be no building on the wetlands - on areas that have not been cleared or mapped. Chair Greiner suggested additional mapping language to include 500 feet unless further mapping is completed. Chuck, building inspector, will know if it exceeds the 500 feet boundary.

Chair Greiner reviewed the waiver request. Mark Sargent has gone through the checklist. Board took a close look at the plans.

Subdivision Application checklist -

Section 1 - 1 (a) - (d) complete.

Section 2 - 2 (a) - (o) complete. All abutters names, addresses, and tax card information were reviewed and identified on the plans. Wetlands Scientist stamp to be provided on final plan set.

Section 3 - 3 (a) - (g) complete.

Section 4 - 4 (a) - (c) complete. 4(d) request for note to be added to the plan. 4(f) - (h) complete. 4(i) Waiver. 4(j) - (k) N/A. 4(l)-(p) complete. 4(q) Waiver.

Section 5 - 5(a) complete. 5(b)-(f) N/A. 5(g) open required for permit for each lot. 5(h)-(i) NA. 5(j) open for lots less than 5 acres. 5(k)-(s) N/A.

Section 6 - 6(a)- (c) complete. 6(d) Waiver. 6(e) open.

Section 7 - NA

Section 8 - NA

Section 9 - NA

Section 10 - NA

Section 11 - NA

Public hearing open:

Joe Laundry Landry- talked about the steep grade and driveways. What are the conditions for upgrading the road? 11 new driveways and trees being removed will impact the road. Joe Laundry asked about 8 lots vs 11 so it would keep open land. Joe Landry asked about a traffic study due to the increased traffic flow due to subdivision.

Public hearing closed.

Chair Greiner discussed the impact of traffic due to the size of the subdivision. Discussion on a possible traffic study being provided to address concerns regarding increased traffic for this proposed project and to consider impacts from the applicant's previous 11 lot subdivision in 2015. Mark Sargent, representing the applicant, said that many times for projects of this size and of rural context, a traffic consultant would prepare a traffic study memorandum to address PB concerns rather than a detailed traffic study. Traffic study - on hold for now.

Joe Schmidl made a **motion** to accept the request for waivers if a note is included that stipulates additional mapping outside of the 500 feet from the road ROW, will be required if development occurs beyond that 500' limit and that development beyond this limit will be administered by the town's Building Inspector. Ray Deary **seconded** the motion and the **motion passed unanimously**.

Site walk plan - Tuesday, November 10th - 10am - meet on Racoon Hill Road at the fire pond.

Chair Greiner asked for a vote for a continuation of the hearing until all information is completed. John Herbert made a **motion** for a continuation. Joe Schmidl **seconded** the motion and the **motion passed unanimously**.

#### **ZBA Chair Garvin email Re: two Principal Uses on one lot**

April Rollins stated this came from a zoning board application for two principal uses on one lot. Chair Garvin has found that some states do not allow this where Salisbury's ordinances are silent on this issue. April Rollins suggested possibly looking at this over the year. Ray Deary asked about what the 2 principal uses were? Garage and residential? Zoning board denied the application. Applicant plans to come to the planning board for a major home application. He is sharing a driveway and it is not permitted in the agricultural

zone.

**OTHER BUSINESS** - Joe asked about how we would continue to meet due to Covid-19.  
Discussed other options for meeting.

**NEXT MEETING** – November 16th, 2020 7:00

**ADJOURNMENT** – Joe Schmidl made a **motion** to adjourn, Ray Deary made a **second** to the motion, **motion passed unanimously** 9:15 p.m.

prepared by Kate Wilson, Secretary