



SALISBURY PLANNING BOARD

**Planning Board – Public Meeting
Academy Hall
May 17, 2021 @ 7 p.m.
Approved Meeting Minutes**

Doug Greiner, Chairman	Present	Loretta Razin, Member	Present
Joe Schmidl, Vice Chair	Present		
John Herbert, Selectman Ex-Officio	Present		
William MacDuffie, Jr., Alternate	Absent	Wendy Pavnick, Recording Secretary	Absent
Jeff Nangle, Alternate	Present	April Rollins, Admin Assistant	Absent

Visitors: Jeffrey Blanchard, David Hostetler, Joseph Landry and Bill MacDuffie Sr.

Zoom Attendees: None

Chairman Greiner opened meeting at 7:00 p.m.

Review & Approve the draft minutes of May 3rd: John Herbert moved to accept the draft meeting minutes, Loretta Razin seconded the motion and the motion passed unanimously.

Appointment of Vacant Members – The Planning Board interviewed Jeff Blanchard and David Hostetler to fill two vacant positions. John Herbert made a motion to appoint Jeff Blanchard a full member until March 2022 and appoint David Hostetler an alternate member until March 2024. Joe Schmidl seconded the motion and the motion passed unanimously. There was a question of whether or not someone could serve as an alternate member on both the planning & zoning boards, with one full member already serving on both.

Work Session Re: Impact Fees – Chair Greiner noted he had forwarded the handful of varied responses he had received from “Plan link”. Jeff Nangle passed out a document titled “Citizens’ Petition to Authorize the Planning Board to develop A Growth Management Ordinance” and page #38 of Subdivision Regulations from Salisbury Massachusetts. Jeff Nangle discussed growth management, sub-standard roads, increased development and imposing impact fees on

developers versus the taxpayer. Jeff Nangle stated there may be opportunity for in-kind services or for the Road Agent to provide estimates that are pro-rated. Selectman Herbert stated the board has some authority under RSA 674:21 but we could not ask the property owners to fix the road, it is the responsibility of the Town. The expenditures are specific and every penny is accounted for. Chair Greiner stated this perspective is for larger lots when the development is based on chopping lots off then the board can negotiate for specific impact fees i.e. widening, drainage, fire ponds (major) but it may not always need to be done. The board can require some improvements be made but then those roads require maintenance. Bill MacDuffie Sr. stated he would be in favor of imposing impact fees, as long as there is set criteria and noted the Town of Boscawen uses impact fees through the building permit process. There were questions regarding the Town's Master Plan and the Capital Improvements Program. Chair Greiner reviewed the Plan Link responses, the question posed was, "How do you quantify the amount of fees asked for?"

- ✚ New Durham – School costs are subsidized. A consultant put it together.
- ✚ Canaan – Impact Fee Ordinance adopted in 2002 but has not been implemented to date.
- ✚ Wilton - Impact Fee Ordinance adopted, population of 3,400 residents, policy & procedure to invoice all but funds do not always follow.
- ✚ Amherst – Town voted that it would be an administrative burden. Suggested negotiation process for each application.
- ✚ Dublin – Sent link to their Impact Fee Ordinance.
- ✚ Dunbarton – Impact fees are placed in an interest bearing account and they have six (6) years to use the funds or they have to return it.
- ✚ Boscawen - Impact Fee Ordinance adopted. Drafted by Consultant and willing to have a discussion.
- ✚ Derry – Extensive language in ordinance, court case of what not to do and funds were returned.

Chair Greiner noted the ordinance would need to be rewritten and the board may want to consider requiring design review before every subdivision application or site plan review application is submitted. Joe Schmidl suggested having the Central NH Planning Commission's Director, Mike Tardiff meet with the board to have a discussion of what other communities are currently doing, as well as a representative from Boscawen. Joe & Doug will invite them to the board's June 21st work session meeting.

Other Business - None at this time.

Next Meeting – Monday, June 7, 2021 at 7 p.m.

Adjournment: Selectman Herbert motion to adjourn. Joe Schmidl seconded. Meeting ended at 8:14 p.m.

Minutes taken by Loretta Razin

Prepared by April Rollins