



## ***SALISBURY PLANNING BOARD***

### **Planning Board – Public Meeting Site Walk – Raccoon Hill Road Tuesday, November 10, 2020 Approved Meeting Minutes**

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

**Visitors:** Mark Sargent Surveyor, Parris Pelletier and Joe Pelletier.

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Chair Greiner opened the meeting at 10:00 a.m.

Site walk of the proposed **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 – The Planning Board started at the most northerly lot of the proposed subdivision at Lot 15-1. Driveways into the first six lots appear to be easily done with sloped grade at road manageable. There was a discussion regarding the driveway permits.

The Board reviewed the wetlands next to the existing house on Lot 15 and walked down into the woods to observe. No great surprise it not being wet or with visible water due to the drought.

As we progressed along Lots 15-7 thru 15-10 and Lot 16 the grades into the lots from the Raccoon Hill Road were more challenging. There was also a discussion to show the entry points for these driveways with an apron. Parris & Joe Pelletier noted that they had priced out some fill from Colebrook Sand & Gravel for constructing driveways into these southerly lots. The applicants agreed to design a typical driveway detail into these lots and to include it on the plans. The Board also reviewed the Raccoon Hill Road's condition which they felt was good and well maintained. The need for a "Traffic" memo was also discussed in lieu of a full-blown traffic study as was discussed at the PB hearing. Surveyor Sargent stated he should be able to attend the Board's 1<sup>st</sup> Monday meeting in December.

**OTHER BUSINESS** – None at this time.

**ADJOURNMENT** – The Planning Board adjourned at 11:06 a.m.

**NEXT MEETING** – The next regular meeting will be held on Monday, November 16, 2020 at 7 p.m.

Minutes prepared by April Rollins, Planning Assistant