



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Site Walk – New Road Monday, December 14, 2020 Meeting Minutes

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

Visitors: Timothy Bernier Surveyor, Chuck Motta, David Sommerville, Gary & Judy Elliott and Joe Landry.

Chair Greiner opened the meeting at 11:00 a.m.

Site walk of the proposed **merger for a 2-lot Subdivision at New Road, (Map 247, Lots 19, 20 & 21)** the parcel is owned by **CV Building Concepts Inc.** located in the Agricultural Zoning District. Surveyor Bernier provided those in attendance with a color lot map that better showed the proposed subdivision by illustrating how the lot line adjustments were proposed and their relationship to the proposed two new lots. The Planning Board started the site walk with review of the driveway location of proposed lot 21-1. Chair Greiner stated the existing access into this lot would need to be closed due to the insufficient sight distances from this existing driveway due to existing layout of New Road.

The PB walked easterly to the area of the proposed driveway on the plans which created access to the newly constructed home on lot 21. The Board walked around the corner to lot 20.1 to review its driveway location as well as the common driveway proposed for lots 20 & 19. The common driveway on the subdivision plan is shown with an easement a width of twenty-five (25') feet but concerns were raised about cars (or apparatus) being able to pass each other. Its gravel driveway width still needs to be described for approval by the Fire Chief/Road Agent. Chair Greiner suggested there be more grading detail added to the plan, such as a grading plan and section thru the shared driveway and the adjoining side slopes to the wetlands for clarity. This regards how its construction could impact the wetlands, as well as any mitigation efforts to reduce impacts. Surveyor Bernier noted the applicant could

have applied for a wetlands crossing through the State but they are trying to avoid that which is why the common driveway is being proposed. Surveyor Bernier also noted that the property owners could have granted driveway easements without the Planning Board being involved in that process. Chair Greiner stated he has contacted Central NH Regional Planning Commission to confirm that a driveway that serves three or more lots is considered a private road and Salisbury does not allow for private roads. Central NH Regional Planning Commission also agreed that this subdivision was not a major subdivision and Surveyor Bernier was of the same opinion. Joe Landry suggested consulting with Town Counsel regarding the issue. Chair Greiner noted that the driveway for the newly constructed home (lot 21) needs to be reconstructed to the Town's driveway specifications which would require a culvert and some roadside ditching/drainage work. Also, it was discussed that the driveways on New Road for Lot 20-1 and two lot common drive access for Lots 19 & 20 are required to meet the Town's driveway permit specifications and will also require some roadside ditching/drainage work. There was a brief discussion regarding placement of the utilities, but those decisions would be made by the owner(s) and the utility company.

OTHER BUSINESS – None at this time.

ADJOURNMENT – The Planning Board adjourned at 11:54 a.m.

NEXT MEETING – The next regular meeting will be held on Monday, December 21, 2020 at 7 p.m.

Minutes prepared by April Rollins, Planning Assistant