



**Salisbury Planning Board  
Approved Meeting Minutes  
Public Meeting • Academy Hall  
March 4, 2024  
6:30 p.m.**

Joe Schmidl, Chair (2026)	Present	Loretta Razin, Member (2024)	Present
Jeff Blanchard, Vice-Chair (2025)	Present	William MacDuffie III, Member (2026)	Present
John Herbert, Member, Ex-Officio (2026)	Present	David Hostetler, Alternate (2024)	Present
Jeff Nangle, Alternate (2026)	Present	Joe Landry, Alternate (2025)	Absent
David Kelly, Alternate (2026)	Present	April Rollins, Town Administrator	Absent
Jim Hoyt, Alternate Ex-Officio (2024)	Absent	Jennifer King, Recording Secretary	Present

Several members of the public attended the meeting at the Academy Hall.  
No one attended the meeting via Zoom.

Chair Schmidl opened the meeting at Academy Hall at 6:32 p.m.

**OLD BUSINESS**

Approval of Minutes

The Board reviewed the minutes of February 12, 2024.

John Herbert **motioned** that they approve the minutes as submitted.

Loretta Razin **seconded** the motion which passed successfully with none opposed.

Subdivision Public Hearing Continuance

Noah Green of Meridian Land Services presented an update on the application for a 2-lot minor Subdivision on Oak Hill Road (Map 238, Lot 51.1), owned by Historic Homes, Inc.

The Planning Board reviewed the submission following the Subdivision Review Checklist to ensure the application is complete.

The following items were identified as still ‘open.’

4P: test pit data

Vice-Chair Blanchard **motioned** to accept the application as complete with one omission.

John Herbert **seconded** the motion which passed successfully with none opposed.

Chair Schmidl opened the Public Hearing at 6:39 p.m.

No members of the public wished to comment.

Chair Schmidl closed the Public Hearing at 6:40 p.m.

William MacDuffie III **motioned** that they approve the application.

John Herbert **seconded** the motion which passed successfully with none opposed.

#### Minor Home Occupation Application

The Board reviewed a Minor Home Occupation Application for the property located at 244 South Road (Tax Map 239, Lot 28) owned by Alex and Angelina Moody.

Discussion occurred regarding the purview of the Board in relation to this application and whether this request qualifies as a minor or major home occupation. They had previously determined that because they may charge for commercial items, this situation would be a Minor Home Occupation.

**Dave Hostetler** said that Minor Home Occupation involves business conducted entirely within the principal residential building and solely by the occupants of the residence. He feels that what they are looking to do makes it a major home occupation. **Loretta Razin** agreed that conducting business in the yurt that will be on the property would make their request a major home occupation.

**William MacDuffie III** felt that a major home occupation will lead them to require a site plan review, etc, which he doesn’t feel is warranted for this request. After further discussion, the Board determined it would be in the applicant’s best interest to apply for a major home occupation to make sure they are covered for the activities they would like to conduct on their property.

**Vice-Chair Blanchard** noted that this isn’t something that should hold up the building permit. The major home occupation application can be submitted after the fact.

#### Land Acquisition Review

The Planning Board reviewed the letter recommending the land acquisition to the Board of Selectmen.

Vice-Chair Blanchard noted that “Old College Highway” should be Old Turnpike Road.

Vice-Chair Blanchard **motioned** that they send the edited version of the land acquisition recommendation letter as amended.

Loretta Razin **seconded** the motion which passed successfully with none

opposed.

EBI Consulting Re: Proposed Telecommunication Facility

The Board received a request to review a Cultural and Historical Resources Report for the property located at 203 Raccoon Hill Road.

Other Business

The next Planning Board meeting is scheduled for Monday, March 18, 2024 at 6:30 p.m.

Adjournment

John Herbert **motioned** to adjourn the meeting.

Vice-Chair Blanchard **seconded** the motion and the Board adjourned at 7:07 p.m.

**Respectfully Submitted,**  
**Jennifer L. King**  
**Recording Secretary**