



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall February 1, 2021 @ 7 p.m. Meeting Minutes

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

Visitors: Louise Andrus, Joe Landry, Timothy Jarvis, Nicholas Jarvis, Alexandra Desantis, Bruce Battye and Branden Gallagher

Zoom Attendees: Gayle Landry, Brett Walker, Robert Irving, Elana Santerre, Neil Santerre and Shane Belanger.

Chair Greiner opened the meeting at 7:09 p.m.

Review & Approve the draft minutes of January 4, 2021 – The Board reviewed the January 4, 2021 draft meeting minutes. Selectman Herbert made a **motion** to approve the meeting minutes of January 4, 2021 without correction. Loretta Razin **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 d/b/a Brambleberry Farm LLC is the applicant, which is located in the Residential &

Agricultural Zoning Districts - Chair Greiner stated a waiver request, a drawing (not to scale) of the parking area and an approved sign permit application have all been received. Chair Greiner noted the parking area has been shown but without the right-of-way. Brambleberry Farms replied there is enough space to back out and turn around without going in to the road. Chair Greiner stated the last thing the Board needed was conformation that the parking was sufficient. Chair Greiner suggested that the Board conduct a site walk to view the parking area. Brambleberry Farms explained that the fence was measured and the standard parking space dimensions (10' x 20') were used to determine how many spaces. Joe Schmidl replied by viewing the property on google earth, it is not likely that the number of cars depicted on the

drawing would fit but the application can be amended after the site walk is conducted. Selectman Herbert made a **motion** to conditionally approve the conditional use permit for the site plan of Brambleberry Farms LLC. Loretta Razin **seconded** the motion and the **motion passed unanimously**. Selectman Herbert made a **motion** to amend the previous motion to include that there be no parking on the State highway (Route #4). Loretta Razin **seconded** the amendment to the motion and the **motion passed unanimously**. The Planning Board will conduct a site walk on Tuesday, February 9, 2021 @ 3:30 p.m.

Preliminary Conceptual Review for a Subdivision at 289 New Road, (Map 254, Lot 1.1) the parcel is owned by Timothy & Kathleen Jarvis located in the Agricultural Zoning District -

Chair Greiner read aloud RSA 676:4, II (a) Preliminary Conceptual Consultation Phase, which makes the following discussion non-binding. Landscape Designer, Branden Gallagher explained that Surveyor, Bryan Bailey conducted the survey and he completed the application, layout & permits. Mr. Gallagher stated the Tim & Kathleen Jarvis currently own 17.58 acres of land but would like to subdivide 5.96 acres to provide a primary residence to their son. Mr. Gallagher stated the preliminary plan has the wetlands delineated with setbacks, test pits and the soil types. Chair Greiner asked if they would only be creating one additional lot and Mr. Gallagher replied yes. Chair Greiner stated the driveway is near the wetlands and they may want to consider shifting the driveway further to the slope which can be manipulated with some grading and will help safeguard the wetlands. Joe Schmidl asked if the plan meets the 70% contiguous buildable area and Mr. Gallagher replied yes. Joe Schmidl stated it is just barely met at 1.41 acres due to the natural constraints of the property. Nicholas Jarvis replied it is still within the requirements of the subdivision regulations. Joe Schmidl suggested the applicant consider a shared driveway to the new lot. Mr. Gallagher expressed concern with future owners and salability but he has a few ideas to remedy the board's concerns. Joe Schmidl referenced the Salisbury Farm's deed's convenience & restrictions. PA Rollins provided the Jarvis' emails from Elana & Neil Santerre and Christopher Center, who are in opposition of the subdivision application due to the deed restrictions. Chair Greiner explained that when the Jarvis' first made an application to the board the deed restrictions were called into question but because the previous Salisbury Farm Association is no longer in existence there is no one to enforce the restrictions unless the other property owners that were part of that subdivision want to take civil action, the Town has no jurisdiction. Nicholas Jarvis replied that is their understanding as well.

Withdrawal of Application for a Conditional Use Permit for Site Plan Review has been received in order to operate an Assisted Living Facility/Residential Care, located at 863 Old Turnpike Road, (Map 232, Lot 11) the parcel is owned by Scioto Properties SP-16, LLC d/b/a Neuro Restorative located in the Residential & Agricultural Zoning Districts – PA Rollins stated both the conditional use permit application and the site plan review application have both been withdrawn by the applicant(s).

OTHER BUSINESS – None at this time.

NEXT MEETING – March 1, 2021 @ 7:00 p.m.

ADJOURNMENT – Joe Schmidl a **motion** to adjourn at 8:16 p.m. Loretta Razin **seconded** the motion and the **motion passed unanimously**.

Prepared by April Rollins, Planning Assistant