



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall June 5, 2017 Meeting Minutes

Doug Greiner, Chairman	- Present	Vacant– Alternate	- N/A
Ray Deary – Vice Chairman/Secretary	- Present	Vacant – Alternate	- N/A
Anne Ross-Raymond - Member	- Absent	Vacant – Alternate	- N/A
Stacia Eastman – Member	- Present	Vacant – Alternate	- N/A
Joe Schmidl – Selectman Ex-Officio	- Present	April Rollins, Assistant/Alt.	-
Present (Arrived late)			

Visitors: Selectman Ken Ross-Raymond, Selectman Ballou, Lorna Carlisle, Mike Tardiff and Bill MacDuffie Jr.

Chair Greiner opened the meeting at 7:00 p.m.

2017 Master Plan –Public Hearing at 7 p.m. for the following Chapters; Salisbury Today, Housing, Transportation and Community Facilities – Chair Greiner explained that the Planning Board has been working on the Master Plan over the past several months and the majority of the work was conducted by the Central NH Regional Planning Commission (CNHRPC). CNHRPC’s Director, Mike Tardiff stated there was a period of slow growth with changing demographics but there has been an uptick, which has been a trend throughout the state because housing has been turning over and there has been an increase in subdivisions, especially in Boscawen. Director Tardiff explained that the number of children in the schools has been increasing in the region which had dropped off over the past five years but is now up. Director Tardiff stated the Community Facilities Chapter explains the Town’s potential short term and long term needs, which was composed by reviewing past Town Reports from the past six (6) years. Director Tardiff stated the Transportation Chapter ties back to the Town’s state highways and local roads, which helps to identify potential trail systems and gives the land use

boards a jump off point. Director Tardiff explained that the Planning Board has started discussion surrounding the Existing & Future Land Use Chapter and will continue that discussion in two weeks.

Chair Greiner opened the Public Hearing at 7:09 p.m. and asked for any questions from the public. Selectman Schmidl noted the culmination is the recommendations at the end of each chapter with the exception of the Salisbury Today Chapter. Lorna Carlisle asked how the results of the Master Plan's community survey compares to what other municipalities are seeing based on actual number of residents. Director Tardiff replied the results are pretty common throughout the region but this time for Salisbury, the number of responses was lower than usual. Chair Greiner noted the board held a visioning session which was well attended and the survey was made available on-line (survey monkey) but there was no public participation at our meetings. Selectman Schmidl noted the visioning session had better attendance than the one that was held 10 years ago. Chair Greiner stated there is usually not a lot of resistance because the Master Plan sets the tone and direction of the Town. Selectman Schmidl asked if the Town was still considering solar (ground mounted) with other towns because it would be worth it to install a photovoltaic system, either through a lease purchase or buying it outright. Selectman Ballou replied if the town were to consider that option then there would need to be a group established to facilitate the project. Selectman Ross-Raymond stated the board has been working on this for months and it is extremely discouraging to see the lack of attendance because opinions will not be expressed until there is a concern. Director Tardiff noted he would add the link to solar in the Energy Chapter. Lorna Carlisle asked what percentage the buildout analysis was produced at. PA Rollins replied a maximum buildout and another one at fifty percent. Selectman Ballou expressed concern with a 65% buildout because then it would be showing almost all of the Town's useable land. Chair Greiner noted things like wetlands, conservation easements, etc., would be excluded or the board could add to the current zoning ordinances that there be mandatory conservation set asides but then some say it is a taking of land. Director Tardiff spoke to the transfer of development rights, which is tough process but the Master Plan builds a base for that. Selectman Schmidl noted that in many cases the land stays in the hands of the land owner. Director Tardiff noted the Town's Open Space Development Ordinance allows property owners to retain density but with a different view of the property's layout. Chair Greiner replied yes, we have open space in place but there are not enough incentives for development, which usually would kick in after a certain number of acres and is obligatory but ours is optional. Selectman Ballou expressed concern with development on the west side of Town near Mount Kearsarge and the potential increase in service costs to the Town. Director Tardiff noted the average number of children per household is lower and communities with 55+ residents are seeing higher taxes due to service calls.

Those in attendance discussed the Land Use Change tax and it was noted there is approximately \$41K in the conservation fund. Chair Greiner stated a program and narrative would be needed to

push for conservation, in order to sell it. Director Tardiff replied the board could draft a zoning ordinance that accomplishes the same thing but from different sides. Selectman Ballou suggested holding a joint meeting of the Planning Board and the Conservation Commission because they have joint interests. Chair Greiner agreed a joint meeting could be held but oversight would be needed to connect the dots. Selectman Ballou expressed his disappointment in the lack of attendance this evening and stated he appreciates all of the hard work the Planning Board has done. Chair Greiner suggested identifying one thing both boards would like to accomplish and promote it. There was a brief discussion of potential agricultural/conservation projects. Chair Greiner noted this may be something to hardwire into the current regulations as a financial benefit, to have 50% of agricultural land in conservation as part of the buildout. Director Tardiff replied it gets tricky because the determination needs to be made per parcel but the discussion could take place this fall. Chair Greiner stated if residents want to preserve their streams, open land, etc. then changes will need to be made for preservation. Lorna Carlisle noted the board also will need to show the numbers for an energy payback. Chair Greiner closed the Public Hearing at 8:25 p.m.

Review & Approve the draft meeting minutes of May 15th – The Board reviewed the May 15, 2017 draft meeting minutes. Stacia Eastman made a **motion** to approve the meeting minutes from May 15, 2017 without changes. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

Review & discussion of the Sign Ordinance – Tabled until more members are present.

Update on Pelletier Subdivision – Trees are still being removed and the location for the fire pond is still being cleared.

OTHER Business – None at this time.

ADJOURNMENT –The Planning Board adjourned at 8:38 p.m.

NEXT MEETING –The next meeting will be held on **Monday, June 19, 2017 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant