



## ***SALISBURY PLANNING BOARD***

### **Planning Board – Public Meeting Academy Hall April 16, 2018 Meeting Minutes**

---

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

**Visitors:** Selectman Ken Ross-Raymond, Road Agent Bill MacDuffie Jr. and Surveyor Bryan Bailey.

\*\*\*\*\*

Chair Greiner opened the meeting at 7:00 p.m. Chair Greiner appointed Ole Odegaard a voting member for tonight's meeting.

**Review & Approve the draft minutes of April 2, 2018** – The Board reviewed the April 2, 2018 draft meeting minutes. Selectman Schmidl made a **motion** to approve the meeting minutes from April 2, 2017 with changes. Ole Odegaard **seconded** the motion and the **motion passed unanimously**.

**Review & Approve the draft minutes of April 5, 2018** – The Board reviewed the April 5, 2018 draft meeting minutes. Selectman Schmidl made a **motion** to approve the meeting minutes from April 5, 2017 without changes. Ole Odegaard **seconded** the motion and the **motion passed unanimously**.

**Public Hearing Continuance - Subdivision Application for a 3-lot subdivision at 650 Old Turnpike Road and Oak Hill Road proposed by MJP Realty Trust, Tax Map**

**238, Lot 51** - Members of the Planning Board reviewed the two items were deemed to be outstanding from the checklist at their April 2nd meeting and both items were received. Surveyor Bailey stated he hopes with those modifications that the Board will accept the application as complete and start the 90-day clock. Chair Greiner stated some of the markers on the plan are so small that you cannot determine what they are. Surveyor Bailey replied the “rebar to be set” is the only thing in the legend and the size has been a problem for 40 years since everything was moved to the “CAD” system. Chair Greiner requested the size be a little greater for the “mylar” copies of the plan which will not need another public hearing or meeting. Surveyor Bailey replied that the county registry requires the

legend to be .08 and what is on the plans is .10, so it's a little higher. Selectman Schmidl made a **motion** to accept the plans as complete. Ole Odegard **seconded** the motion and the **motion passed unanimously**.

Chair Greiner opened the public hearing at 7:16 p.m. Selectman Ross-Raymond asked if the subdivision was approved how would it effect the road. Bill MacDuffie Jr. replied the road needs work now even without the approval of the subdivision because it was substandard to begin with, so if the new driveways are created then some road work will need to be done. Selectman Ross-Raymond stated he would like to avoid creating additional costs to the Town. Selectman Schmidl noted that the Town can require the property owner to do some of the road work before a building permit is issued but if the land is purchased and then placed in conservation, then a driveway will not be necessary. Bill MacDuffie Jr. stated the Pelletiers were required to remove some of the trees as a condition of approval. Selectman Schmidl replied that subdivision was a major and this one is a minor, if this property is subdivided again within the next five years then it would fall under the major subdivision requirements. There was a brief discussion of the property owner needing to clear 25 feet on each side of the proposed culvert. Bill MacDuffie Jr. noted that lot 15.1 needs a culvert but the other lot does not. Selectman Schmidl stated if the road is not maintained to the proper specifications then why would it be the responsibility of the property owner. Surveyor Bailey replied it is not a requirement and this project is minor, so they would need to come back for the major review because the project would then be a larger impact. Selectman Ross-Raymond stated the Town is required to allow for subdivision but is not required to bear the costs. Surveyor Bailey replied the Town will always have growth impact costs associated with subdivisions and this Town has thousands of acres of vacant land. Chair Greiner stated the driveway permit has a note on it. Surveyor Bailey added the Town may want to consider having two separate permits, one for subdivision and one for the construction detail because the purchaser may decide to place the driveway somewhere else. Chair Greiner closed the Public Hearing at 7:49 p.m.

Selectman Schmidl made a **motion** to approve the 3-lot subdivision of MJP Realty Trust. Ole Odegard **seconded** the motion and the **motion passed unanimously**.

**Continued discussion Re: Agricultural Zone** - Tabled.

#### **OTHER Business**

***2017 Master Plan Pricing*** - PA Rollins explained that the cost to produce the copies of the 2017 Master Plan was \$20 dollars, so the fee schedule can remain the same.

**ADJOURNMENT** –The Planning Board adjourned at 8:19 p.m.

**NEXT MEETING** – The next regular meeting will be held on **Monday, May 7, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant