



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall June 18, 2018 Meeting Minutes

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

Visitors: Ted Andrus, Cindy Romano, Gayle Landry and Joseph Landry.

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

Review & Approve the draft minutes of June 4, 2018 – The Board reviewed the June 4, 2018 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes from June 4, 2017 with a change under the discussion of item D. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

Agricultural Zoning District Discussion with Agricultural Landowners - Vice Chair Deary explained that he has been having very casual conversations with a few members of the community concerning the viability of farming in Salisbury for a number of years now. Vice Chair Deary stated these discussions for the preservation of agricultural land will be ongoing in to the future and the Board needs to come up with some ways to allow for farming to continue. Vice Chair Deary noted that current use was established in the 70's and some of the southern communities with dense populations are still farming due to tax incentives, so there is an approach to conserving land. Vice Chair Deary explained that he used to live in Hudson and had a potato farm at his colonial house until Wal-Mart came in with its money & lawyers. Vice Chair Deary stated the Town's Master Plan was completed last year and the survey reflected that the citizens want farming and to conserve land, so the Planning Board thinks it would be nice to invite Central NH Planning Commission, Five Rivers Conservation, etc. to a meeting for input. Selectman Schmidl stated the Planning Board wants to hear from residents on how to conserve land and what the Board can do for you because the rural nature is why we live here. Joe Landry stated anyone

could start their own strawberry or blueberry farm and be specialized but dairy farmers are the ones that need the tax incentives, plus he has heard that the “view” tax is being applied. Joe Landry noted the problem is generational because of the amount of work and people keep saying that it is going to get better but it isn’t. Joe Landry stated he feels the Town is sending a mixed message by allowing building on Class VI roads because now there will be traffic. Selectman Schmidl replied as far as the rural character of the Town, most Class VI roads are deplorable and so if even one person is maintaining the road then others can see the “views”. Joe Landry stated if someone owns a wood lot and its managed then some revenue can be generated but most of the time it’s “one and done”. Chair Greiner replied select cut is a philosophy that not everyone has, so how could we control something like that because there will be pockets. Joe Landry stated he is unsure what the answer is but wishes he did. Joe Landry noted that conservation easements are nice but would like to see more preservation. Cindy Romano stated education is key here and information needs to be provided at the state level, she has 92 acres and this is financially important to retirement. Selectman Schmidl asked if anyone had sought out any Conservation Grants and those in attendance replied no. Selectman Schmidl noted he used grant funds for the conservation plan through Five Rivers. Ted Andrus asked how many agricultural land owners were notified? PA Rollins replied about a dozen. Vice Chair Deary explained that this discussion will continue over the next year and the Board will come up with a summary because they wanted a grass roots approach instead of pushing something through Town Meeting last minute. Vice Chair Deary stated he is hoping that more people will get involved. Chair Greiner noted unfortunately the logger is driven by the property owner’s request. There was a brief discussion regarding Yield Taxes. Selectman Schmidl stated that some Towns have consultants to review a timber harvest and currently the Town’s Conservation Commission reviews the timber forms. Chair Greiner replied the Town would need to provide a stipend to the consultant from the yield tax that is collected. Joe Landry explained that there is a detailed list of the timber by species, grade, amount, etc. at the lumber yard, so someone could check. The Board thanked those who attended tonight’s meeting.

Review and Comment on the Class V Driveway Permit Amendments - PA Rollins provided the Board with the proposed amendments to the driveway permit application and noted that Chair Greiner wanted to add “other maintenance required” under the Road Agent’s Use section. Chair Greiner replied yes, it leaves a general item for other things that may come up. Selectman Schmidl made a **motion** to recommend the amendments to the Class V Driveway Permit Application to the Board of Selectmen. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Non-Public Session pursuant to 91-A:3,II (I) - Selectman Schmidl made a **motion** to go into non-public session at 8:02 p.m. Vice Chair Deary **seconded** the motion. The motion passed unanimously. Roll call vote, Greiner – aye, Deary – aye, Ross-Raymond - aye, Schmidl - aye, Eastman - absent and Odegaard–aye. The Board reconvened the public session at 8:31 p.m. Chair Greiner announced that no decisions were made. Anne Ross-Raymond made a **motion** to seal the minutes of the non-public. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

OTHER Business

Correspondence from Greg Clites - The PB reviewed the correspondence and recommended that Mr. Clites attend their next meeting.

Senate Bill 412 - Relative to Agritourism - PA Rollins informed the PB that Senate Bill takes effect on July 15, 2018.

ADJOURNMENT –The Planning Board adjourned at 8:41 p.m.

NEXT MEETING – The next regular meeting will be held on **Monday, July 2, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant