



## ***SALISBURY PLANNING BOARD***

### **Planning Board – Public Meeting Academy Hall October 22, 2018 Meeting Minutes**

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Doug Greiner, Chairman	- Present	Ole Odegaard – 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

**Visitor:** Mike Tardiff, Dean Williams, Mary Heath and Selectman Ken Ross-Raymond.

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**Review & Approve the draft minutes of October 1, 2018** – The Board reviewed the October 1, 2018 draft meeting minutes. Selectman Schmidl made a **motion** to approve the meeting minutes from October 1, 2018 with two changes. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

**Joint discussion with the Board of Selectmen and the Central NH Regional Planning Commission Re: Class VI Roads** - Chair Greiner explained there has been concerns to how the Class VI Roads are being handled due to the recent application to build on Searles Hill Road. Chair Greiner stated all in attendance need to discuss how we would like to see development of the roads going forward. Chair Greiner stated he started a “CAD” drawing of the potentially developable lots on the Town’s Class VI roads and they have invited the Central NH Regional Planning Commission to discuss how this kind of development is handled state wide. Selectman Schmidl noted that there are Towns that ban this kind of development and others that allow for it. Director Tardiff asked how the Board got to this point? Chair Greiner provided a brief history of the prior Laycox application and the current application made by Girard. Chair Greiner stated the Girard application has an entrance to the property that is 4,200 feet on a relatively steep road that was being used for logging and the applicant lives at the top with all Class VI frontage. Chair deary stated the process is that the application (waiver) comes to the Planning Board then goes to the Board of Selectmen with a recommendation. Director Tardiff noted that the process is statutory. Anne Ross-Raymond explained that she found it troubling to go from the 600 foot requirement on the application form to 4,200 feet and she didn’t vote in favor of recommending approval. Director Tardiff replied that in other municipalities the Class VI road discussions are usually centered around ATV use/restrictions more than development of those roads. Selectman Ross-Raymond noted that towns can open up the Class VI roads

for ATV use. Director Tardiff replied the snowmobile and pedestrian traffic conflict was discussed during the Master Plan process. Chair Greiner stated the 600 foot maximum length is in the waiver agreement. Selectman Ross-Raymond replied usually the roads are gravel and snowmobilers use the shoulders typically. Selectman Ross-Raymond stated the 600 foot requirement was taken from New Durham's waiver application and the number was based on the length of fire hose. Director Tardiff replied that there is a New Durham court case that defends the requirement and the 600 feet is an older standard which can be found in other Town's policies but Salisbury's preamble cites safety & access as the basis for fire suppression, so it seems the 4,200 feet may be a little long. Chair Greiner stated if the town has a policy then the decision should be a "no brainer" because the requirement cannot be satisfied. Vice Chair Deary informed the board that there is legislation saying they are softening the restriction because there is fear of litigation. Selectman Schmidl stated but this is a waiver of liability, so the requirements seem to be cross purposed. Selectman Ross-Raymond replied the difference is that some Town's Chiefs will say there is no problem getting to the residence and others will say, it is a problem. Director Tardiff stated the forms were drafted in 2005 and he likes how they are designed. Selectman Schmidl explained that the application for Girard was deemed to be incomplete because this board is looking for more detail, so more communication with the Selectmen's office may be necessary. Anne Ross-Raymond stated this board needs a better understanding of what we are able to waive dimensionally. Selectman Ross-Raymond noted that the Attorney will advise that a policy doesn't set precedent. Anne Ross-Raymond replied the Selectmen decide on the policy but how does the Planning Board weigh in? Anne Ross-Raymond stated just because the waiver was signed doesn't mean the Town won't be responsible because we want a Town that's safe. Director Tardiff replied some flexibility can be worked in to the policy from certain cases. Dean Williams added that a majority of Towns do not have a number on the waiver length and do not issue a building permit until the road standards are met. Chair Greiner stated the Town has a brand new \$200K fire truck that could get stuck and then the Town foots the bill even if they have signed the waiver which is what complicates this. Anne Ross-Raymond replied it is human nature/compassion for the department to respond and no one can change that but the Town is required to have the waiver by state law. Chair Greiner suggested the road gradients be determined and some kind of standards be established. Anne Ross-Raymond stated the board struggled with the road length. Selectmen Schmidl stated the Selectmen struggled with the road width but not much else. There was a brief mention of tax and insurance implications for the Class VI road properties. Director Tardiff offered to gather the Class VI road gradient information, so the board will have a map and provide some other policies that may fit this Town's range better.

**NH DOT's 10-Year Transportation Plan and Long Range Transportation Plan** - Dean Williams stated there has been discussion of including Salisbury's charrette for the village in the DOT's 10- year plan or the Town could decide to place it in the long range plan. Selectman Schmidl stated that there have been complaints at the Selectmen's meetings and the charrette proposed medians in the center of Town with some trees. Anne Ross-Raymond made a **motion** to recommend that the Village Charrette be included in the NH DOT's 10 -year Transportation Plan. Vice Chair Deary **seconded** the motion and the motion passed unanimously. Dean Williams stated once the request gets submitted, it will be prioritized and engineers from the NH Central Regional Planning Commission would help with the cost estimates.

**Capital Improvements Program 2019-2024** - PA Rollins provided the Board with the proposed CIP and noted that she did not receive the Transfer Station's forms. Vice Chair Deary made a **motion** to recommend the 2019-2024 CIP with one amendment to the Recreation line to identify an expense. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

**Update from Selectman Schmidl Re: Girard's Application to Build on a Class VI Road (Searles Hill)** - Selectman Schmidl reported that the Board of Selectmen have approved Mr. Girard's application to build on Searles Hill Road. Chair Greiner made a **motion** to get a signed copy of the approval for the Planning files. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

**Other Business** - None at this time.

**ADJOURNMENT** –The Planning Board adjourned at 8:31 p.m.

**NEXT MEETING** – The next regular meeting will be held on **Monday, November 26, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant