



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall April 1, 2019 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
Jim Hoyt – Selectman Ex-Officio	- Present	April Rollins, Assistant/Alt.	- Present

Visitors: Ted Andrus, Louise Andrus, Surveyor Bryan Bailey, Jill Colardeau, Stephen Colardeau, Bill MacDuffie, Jr., Joseph Landry, Gayle Landry, Joseph Schmidl and Selectman Ken Ross-Raymond.

Chair Greiner opened the meeting at 7:00 p.m. and welcomed Jim Hoyt as the new Ex-Officio member.

Review & Approve the draft minutes of March 4, 2019 – The Board reviewed the March 4, 2019 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes from March 4, 2019 without correction. Stacia Eastman **seconded** the motion and the **motion passed unanimously**.

Election of Officers - Vice Chair Deary made a **motion** to keep Doug Greiner as Chair and Ray Deary as Vice Chair. Stacia Eastman **seconded** the motion and the **motion passed unanimously**. Stacia Eastman made a **motion** to recommend Joe Schmidl as a Planning Board Alternate to the Selectmen. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Public Hearing for a Boundary Line Adjustment at 323 Raccoon Hill Road (Map 236, Lot 13 and Map 235, Lot 18) for Tesla Properties LLC and Gregory & Lynda Clites -

Surveyor Bailey explained that this boundary line adjustment is relatively simple proposal with two very large parcels with the Clites parcel being landlocked before the adjustment is made. Surveyor Bailey stated Tesla Properties will be annexing 25 acres off its current acreage and creating a flag lot with 212' of frontage on Raccoon Hill Road with no new lots being created. Surveyor Bailey noted that a waiver has been submitted because of the large size of the lots the wetlands mapping would be a huge undertaking but he has identified some of the wetlands by submitting USGS & NH GRANIT maps. A large

wetland area is indicated on Tesla Properties parcel which is the start of Punch Brook. Surveyor Bailey stated that there are not any homes on either parcel, so there will be review if there is further subdivision or a building permit application is submitted. Surveyor Bailey noted that the flag to the Clites parcel is approximately 1,400'. Chair Greiner replied this is a boundary line adjustment without detail and it would not receive detailed review by this Board if there was a building permit submitted. Surveyor Bailey replied both parcels are over eight acres, so there has to be somewhere that is buildable. Chair Greiner stated probably but the detail should be shown for approval. Selectman Hoyt stated the access is need for a reason and that area used to be designated a flood zone. Chair Greiner informed Surveyor Bailey that a few of the Planning Board members want to walk the property, to review the access. Surveyor Bailey replied okay but it is good dry land. Vice Chair Deary suggested that an additional sheet be submitted showing the topography (not to be recorded) and Surveyor Bailey agreed to produce the extra sheet.

Vice Chair Deary made a **motion** to accept the application as complete. Stacia Eastman **seconded** the motion and the **motion passed unanimously**. The Board reviewed the checklist and deemed the following outstanding;

- 2(a) Abutters information - incorrect
- 2(c) - Deed references - not on the plan
- 4(g) - Ledge - note to be added to plan
- 4(s) - Wetlands - Waiver submitted (no action taken at this meeting)
- 5(g) - Driveway permit - local
- 6(b) - Boundary monumentation - 500' foot minimum to be applied
- 6(d) - Existing & proposed contours – existing to be added
- 6(e) - Metes & bounds description

Chair Greiner opened the Public Hearing at 8:09 p.m. Louise Andrus explained that the abutters have an interest in several different areas, the frontage that is being proposed is a seasonal stream and existing boulders are indicated as the boundary. Louise Andrus stated the Board has addressed wetlands to create the “flag” but there is a natural spring on the property that doesn’t freeze and they utilize as a water source for their animals. Louise Andrus noted she wants to be sure the proper thing is done because all of Raccoon Hill Road is wet. Ted Andrus stated he only has seen one granite bound but there are three on the plan and there are five wetland crossings, which should also be shown. Ted Andrus explained that 40% of Tesla’s parcel is wetlands and even loggers have had a hard time getting in & out of there, so he feels a wetlands expert should review. Surveyor Bailey replied he can show the wetlands crossings but the applicant will need permits from DES. Road Agent MacDuffie stated this is a boundary line adjustment that is creating a buildable lot. Vice Chair Deary suggested contacting Legal Counsel, to ask if this is truly a boundary line adjustment or should the application be treated as a subdivision. There was a brief discussion regarding adverse possession. Chair Greiner closed the Public Hearing at 8:29 p.m.

Chair Greiner stated it is important for certain features to be identified on the plan, so wetlands should be included and the Andrus’s access needs to be noted on the plan as well. Vice Chair Deary noted that the Board previously explained to Mr. Clites, he would need adequate drainage. A site walk will be conducted on Monday, April 29, 2019 at 6:00 p.m. Stacia Eastman made a **motion** to continue the Public Hearing until Monday, May 6, 2019

at 7:00 p.m. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Town Meeting – Sign Ordinance Amendments - PA Rollins stated the amendments passed at March Town Meeting and the Zoning Ordinance has been amended plus posted on the Town's website. PA Rollins asked how the Board would like to proceed with addressing the concerns with the yard sale signs? Chair Greiner stated the Board of Selectmen have decided to waive the fee on the sign permit application but the definition should remain in the ordinance.

Rehearing of the Champagne/Raymond Excavation Case by the Andover ZBA on Tuesday, April 16, 2019 at 7 p.m. - Chair Greiner has offered to attend the rehearing and requested that case's information be obtained for review before he attends. PA Rollins to contact the Town of Andover's Zoning Board. PA Rollins noted the meeting minutes can be viewed on the Town of Andover's website.

Other Business - None at this time.

ADJOURNMENT –The Planning Board adjourned at 9:16 p.m.

NEXT MEETING – The Board will conduct a site walk of 323 Raccoon Hill Road on Monday, April 29, 2019 at 6:00 p.m. The next regular meeting will be held on **Monday, May 6, 2019 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant