



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall July 15, 2019 Meeting Minutes

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

Visitors: Gaye Landry, Joe Landry, Webster Stout, Teeny Smith and Leo Smith.

Chair Greiner opened the meeting at 7:03 p.m. and appointed April Rollins a voting member.

Review & Approve the draft minutes of June 17, 2019 – The Board reviewed the June 17, 2019 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes of June 17, 2019 with corrections. Chair Greiner **seconded** the motion and the **motion passed unanimously**.

Public Hearing on a Subdivision/Boundary Line Adjustment Application for Tax Map 256, Lots 4 & 5, owned by Laraia Revocable Trust and the Laraia, Isabelle T. 2016 Trust - Vice Chair Deary made a **motion** to accept the application as complete. April Rollins **seconded** the motion and the **motion passed unanimously**. Surveyor Stout explained that the plans are cutting out a two (2) acre parcel to include the existing house and lot 5 will be annexed to lot 4 (to be 111.6 acres total). Surveyor Stout stated State Subdivision approval has been received and he submitted the State Driveway permit back in June but the State has requested that some brush be cleared for the proper sight distance, plus they had questions regarding a prior subdivision that took place in 1983. Surveyor Stout noted that a waiver request has been submitted for section 6 - Surveying & Topographic Details due to the size of the parcel. Chair Greiner unappointed April Rollins as a voting member upon the arrival of Stacia Eastman. The Board reviewed the Subdivision checklist and deemed the following items outstanding;

2(b) - Reference Plans - #1 to be corrected/added.
5(m) - NH DOT Driveway Permit.

6(e) - Metes & Bounds Description - bearing correction.

Chair Greiner opened the Public Hearing at 7:18 p.m. Joe Landry asked how the State determines sight distance. Surveyor Stout explained the process. Teeny Smith asked if there would be any changes to the natural drainage on the road's edge. Surveyor Stout replied the drainage will not be touched, only the brush to achieve sight distance. Chair Greiner closed the Public Hearing at 7:29 p.m. Stacia Eastman made a **motion** to conditionally approve the Laraia Revocable Trust/ Isabelle T. Laraia 2016 Trust Subdivision/Boundary Line Adjustment pending receipt of the outstanding items. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**. Vice Chair Deary made a **motion** to grant the waiver request for surveying & topography. Stacia Eastman **seconded** the motion and the motion passed unanimously.

Review of Building Codes to Remove the Flood Section and Move it to the Zoning Ordinance per the Hazard Mitigation Update - PA Rollins explained that during the Hazard Mitigation update meetings, it was discovered that the Town's Building Codes has a flood section contained in it which should be moved in its entirety to the Town's Zoning Ordinances. PA Rollins noted that she has verified that the flood section is "up to date" with Building Inspector Bodien and the Board will need to schedule a Public Hearing before Town Meeting to make this change.

Update on a Potential Subdivision Application for Tax Map 208, Lot 4, Property

Owner Creed - The Board reviewed an email dated 7/2/19 regarding a conceptual discussion that took place in the Town of Warner regarding the Creed property, which has acreage in Salisbury but the frontage is in Warner. The property owner was referred to RSA 674:53, Land Affected by Municipal Boundaries.

Status of Champagne Site Plan Review Application to the Andover Planning Board - PA Rollins stated she has been keeping her eye on the Andover Planning Board's meeting agendas but there is no update at this time.

OTHER BUSINESS - Signature of Approved Boundary Line Adjustment Plans for Tesla Properties LLC and Gregory & Lynda Clites.

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

NEXT MEETING - The next regular meeting will be held on **Monday, August 5, 2019 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant