



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall June 17, 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 – Member	- Present	Vacant – Alternate	- N/A
Jim Hoyt – Selectman Ex-Officio	- Absent	April Rollins, Assistant/Alt.	- Present

Visitors: Road Agent MacDuffie, Surveyor Craig Bailey, Gaye Landry, Ted Andrus and Louise Andrus.

Chair Greiner opened the meeting at 7:13 p.m.

Review & Approve the draft minutes of June 3, 2019 – The Board reviewed the June 3, 2019 draft meeting minutes. Stacia Eastman made a **motion** to approve the meeting minutes of June 3, 2019 without corrections. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**.

Public Hearing Continuance 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 Craig Bailey provided the metes & bounds descriptions for both parcels and the waiver for the NH DES wetlands permit. Chair Greiner reviewed the outstanding checklist items from the May 20th meeting. The Board requested that April Rollins review the metes & bounds descriptions at a later date. Vice Chair Deary made a **motion** to approve the waiver for wetlands 4(r) and the waiver for the NH DES permit 5(l). Stacia Eastman **seconded** the motion and the **motion passed unanimously**. Surveyor Bailey explained that he recalled the Town's regulations requiring a signature block for the applicants but it is not required, so he agreed to remove the second signature block. Chair Greiner opened the Public Hearing at 7:33 p.m. Louise Andrus asked if the Board has seen the letter she submitted to the Zoning Board dated June 11, 2019. The letter was in the Board's meeting packet, along with ZBA Chair Garvin's response dated June 13, 2019 which was read aloud during the meeting. Louise Andrus stated she still feels that this boundary line adjustment is a subdivision and the Board is going against the regulations, so she will be formally requesting a copy of the entire file, to take to the State. Chair Greiner replied it is the Surveyor's opinion that this is a boundary line adjustment and he felt the

application was “A” typical due to the configuration of the flag portion of the lot but the Attorney felt the application rose to the level of a subdivision which some members felt wasn’t the case, so the approach was to review the application under both checklists which created extra conditions for the applicant to comply with due to the creation of a buildable lot. Ted Andrus replied he still feels this is a subdivision and disagrees. Chair Greiner noted that boundary line adjustments have been done in the past to create legal conforming lots that have road frontage and no additional lots have been created, two lots remain. Chair Greiner stated frontage has been created for backland, to make the parcel conforming and a note has been added to the signature block based on the Attorney’s advice. Louise Andrus referred to page #6 of the subdivision regulations and read the definition of lot line adjustment. Chair Greiner closed the Public Hearing at 7:43 p.m. Vice Chair Deary made a **motion** to approve the Boundary Line Adjustment for Clites & Tesla Properties. Stacia Eastman **seconded** the motion. Discussion; Vice Chair Deary suggested further legal review by the Attorney. April Rollins replied the Attorney would be reviewing the same information that was reviewed at the legal consultation. Chair Greiner appointed April Rollins a voting member. Vote; Greiner - yes, Deary - no, Stacia - yes, Hoyt - no and Rollins - yes. The **motion passed**.

Update & Discussion Re: Andover ZBA – Champagne Rehearing - PA Rollins provided the Board with an email form Legal Counsel to the Board of Selectmen for review. Chair Greiner noted that the Central NH Regional Planning Commission has approved their DRI Guidelines. Vice Chair Deary asked if the Salisbury abutters have been notified? April Rollins replied a Site Plan Review application has not been submitted to Andover’s Planning Board yet, so it is too early in the process. The Board took the advice under advisement.

OTHER BUSINESS - Wunderlich Re: Conceptual Discussion of Recycling Center - Mr. Wunderlich has contacted the Town, to let us know he is no longer moving forward with the recycling center but will be building a home instead.

ADJOURNMENT –The Planning Board adjourned at 8:07 p.m.

NEXT MEETING – The next regular meeting will be held on **Monday, July 15, 2019 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant