



## ***SALISBURY PLANNING BOARD***

### **Planning Board – Public Meeting Life Safety Building August 19, 2019 Meeting Minutes**

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

**Visitors:** Gaye Landry, Surveyor Craig Bailey and Justin Gregoire.

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Chair Greiner opened the meeting at 7:06 p.m.

**Review & Approve the draft minutes of July 15, 2019** – The Board reviewed the July 15, 2019 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes of July 15, 2019 without corrections. Selectman Hoyt **seconded** the motion and the **motion passed unanimously**.

**Public Hearing on a 3-lot Subdivision Application for Tax Map 236, Lot 13, owned by Tesla Properties LLC** - Anne Ross-Raymond stated this subdivision abuts the previous boundary line adjustment but if it were to be approved as a subdivision then the entire project would have risen to the level of a major subdivision and she would like to consult with Legal Counsel to make sure this is not a major subdivision. Surveyor Bailey read the Town's definition of a Boundary Line Adjustment from the Subdivision Regulations and stated it would be unfair to hold this subdivision application because of the previous boundary line adjustment application which has no bearing on this decision. Anne Ross-Raymond replied that she would not vote the application as complete until opinion is given by the Attorney but the other PB members can, if they would like to. Anne Ross-Raymond stated she doesn't mind going through the checklist but would like to have the interpretation of the state statutes first before a decision is made because if this a major subdivision then the application would need review from the Central NH Regional Planning Commission. Surveyor Bailey replied there is no functional change by definition and the same kind of plans would be submitted, so to hold this application to a higher standard is ludicrous. Surveyor Bailey stated the previous approval of the BLA is not

binding to this Subdivision application and there was not a Statement of Intention required on the plan. Gayle Landry noted that the Youngs no longer own Tax Map 236, Lot 12. PA Rollins stated it is the applicant's responsibility to be sure that abutter's list is correct but will research who the new owner is, to send an amended public hearing notice to them. Surveyor Bailey explained that this is a 3-lot subdivision of 106 acres on Raccoon Hill Road which is zoned residential and no new facilities are being proposed. Anne Ross-Raymond stated there seems to be a line missing between Tax Map 236, Lot 20 and Lot 18 plus Tax Map 234, Lot 1. Surveyor Bailey replied it is an error, he would fix it. The Board agreed to review the Subdivision checklist tonight and deemed the following items outstanding;

- 2(a) - Abutters, correct one property owner and add tax map lines (indicated above)
- 2(b) - Reference Plans - add Boundary Line Adjustment
- 4(g) - Ledge - Waiver to be submitted
- 4(q) - Wetlands - Waiver or a Note on the plan
- 5(f) - Deeds of Easement - add two private Utility Easements
- 5(g) - Driveway Permit
- 6(e) - Metes & Bounds Descriptions
- 7(i) - Trail or Pedestrian Easement
- 7(k) - Vehicular Access Easement

Anne Ross-Raymond made a **motion** to continue the Public Hearing to September 16, 2019 at 7 p.m. and renote Tax Map 236, Lot 12. Selectman Hoyt **seconded** the motion and the **motion passed unanimously**.

**Voluntary Merger of Lots of Record** - Anne Ross-Raymond made a **motion** to approve the Voluntary Merger of Lots of Record for Tax Map 236, Lots 6.6 and 6.7, owned by James & Karen O'Sullivan. Selectman Hoyt **seconded** the motion and the **motion passed unanimously**. Chair Greiner and Anne Ross-Raymond signed the document.

**Definition of Boundary Line Adjustment in the Subdivision Regulations - Suggested by Town Counsel** - The PB reviewed an email from Attorney Mitchell dated May 15th and after a brief discussion unanimously agreed to do some further research before making changes. PA Rollins was asked to look for some additional samples.

**Status of Champagne Site Plan Review Application to the Andover Planning Board** - PA Rollins explained that the Town of Andover's Planning Board has deemed the Champagne/Raymond excavation Site Plan Review proposal a Development of Regional Impact (DRI) and have scheduled a Public Hearing for Tuesday, September 10, 2019 at 7:15 p.m. Hard copies of the plans are being prepared by the Central N.H. Regional Planning Commission and the Town will be receiving a certified notice as an abutter.

**OTHER BUSINESS** - None at this time.

**ADJOURNMENT** - The Planning Board adjourned at 8:54 p.m.

**NEXT MEETING** - The next regular meeting will be held on **Monday, September 16, 2019 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant