



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall September 16, 2019 Meeting Minutes

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

Visitors: Surveyor Craig Bailey, Justin Gregoire, Bill MacDuffie Jr. and Gwendolyn Hall.

Chair Greiner opened the meeting at 7:00 p.m.

Review & Approve the draft minutes of August 19, 2019 – The Board reviewed the August 19, 2019 draft meeting minutes. Anne Ross-Raymond made a **motion** to approve the meeting minutes of August 19, 2019 without corrections. Selectman Hoyt **seconded** the motion and the **motion passed unanimously**.

Public Hearing continuance on a 3-lot Subdivision Application for Tax Map 236, Lot 13, owned by Tesla Properties LLC - PA Rollins reported that new plans, waiver requests and metes & bounds descriptions were submitted on September 4th. PA Rollins stated that a certified notice with tonight's meeting date was sent to the owner of Tax Map 236, Lot 12 and has also been corrected on the plans. Selectman Hoyt made a **motion** to accept the application as complete. Vice Chair Deary **seconded** the motion and the **motion passed unanimously**. The Board reviewed the outstanding Subdivision checklist items from the Board's meeting on August 19th.

2(a) - Abutters, page 2 of 3 needs Tax Map 236 Lot 3 changed to Lot 9.

4(g) - Ledge - Waiver submitted.

4(q) - Wetlands - Waiver submitted plus the PB requested that the line type be cleaned up for the Town's future reference.

5(f) - Deeds of Easement - Add "Note 7.5" to the appropriate easement and add the rebar locations for the TDS easement.

5(g) - Driveway Permit - Not submitted, two needed (one is existing).

6(e) - Metes & Bounds Descriptions, the directions in the metes & bounds description need to be reversed and the total square footage should match the plan.

7(i) - Trail or Pedestrian Easement, Surveyor Bailey stated there is a verbal agreement with the Snowmobile Club and neither party wants anything in writing, in case snowmobile trails need to be relocated.

Anne Ross-Raymond made a **motion** to grant the waivers for ledge and wetlands as amended. Stacia Eastman **seconded** the motion and the **motion passed unanimously**. Chair Greiner opened the Public Hearing at 8:25 p.m. and immediately closed, there were no comments from the public. Vice Chair Deary made a **motion** to conditionally approve the 3-lot subdivision for Tesla Properties LLC, to include the submission of two driveway permits.

Voluntary Merger of Lots of Record - Vice Chair Deary made a **motion** to approve the Voluntary Merger of Lots of Record for Tax Map 239, Lots 10.1 and 10.2, owned by Gwendolyn Hall. Selectman Hoyt **seconded** the motion and the **motion passed unanimously**. Chair Greiner and Vice Chair Deary signed the document.

Status of Champagne/Raymond Site Plan Review Application to the Andover Planning Board - PA Rollins explained that the Town of Andover's Planning Board has mailed a certified notice to the Town informing us that the Public hearing will be continued on Tuesday, September 24, 2019 at 7 p.m. The notice also states that the Andover Planning Board will consider the applicant's request for an excavation permit pursuant to the Town's regulations. Chair Greiner provided the rest of the Board with an update of the prior meeting's discussion and noted that he would be red-lining a set of the plans.

OTHER BUSINESS

Budget Meeting with the Board of Selectmen - Chair Greiner is scheduled to meet with the BOS on Wednesday, October 2nd at 6 p.m. Vice Chair Deary made a **motion** to recommend the Planning Board's be level funded at \$2,300 dollars, to include the legal line #4153-15 at \$4,000 dollars. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

ADJOURNMENT – The Planning Board adjourned at 8:55 p.m.

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

Minutes prepared by April Rollins, Planning Assistant