



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall December 4, 2017 Meeting Minutes

Doug Greiner, Chairman	- Present	Ole Odegard – Alternate	- Present
Ray Deary – Vice Chairman/Secretary	- Present	Vacant – Alternate	- N/A
Anne Ross-Raymond - Member	- Present	Vacant – Alternate	- N/A
Stacia Eastman – Member	- Absent	Vacant – Alternate	- N/A
Joe Schmidl – Selectman Ex-Officio	- Present	April Rollins, Assistant/Alt.	- Present

Visitors: Jeremy Bonin, Ted Jarvis, Nicholas Jarvis, Alexandria DeSantis, John Stubbs, Dave Carr, Ken Celmer, Gayle Landry, James Rollins and Selectman Ken Ross-Raymond

Chair Greiner opened the meeting at 7:03 p.m.

Review & Approve the draft meeting minutes of November 6th – The Board reviewed the November 6, 2017 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes from November 6, 2017 without changes. Anne Ross-Raymond **seconded** the motion and the **motion passed unanimously**.

Conceptual Review Discussion for a Conditional Use Permit for 289 New Road, Tax map 254, Lot 1.1 located in the Agricultural Zoning District and owned by Timothy & Kathleen Jarvis - Architect Bonin thanked the board for having them for discussion at this non-binding meeting tonight and feels this is the best way to approach the proposal. Architect Bonin explained that Mr. Jarvis has contacted some of his abutters, which are in attendance tonight as well. Architect Bonin displayed a drawing that showed the existing driveway, house and vineyard fields. Architect Bonin explained the driveway would be expanded for parking with two more acres of the vineyard to be added, plus the addition of a winery/wedding hall/events building. The parking lot will hold 85-90 parking spaces (including employees) at the top of the property's elevation with the drop off on the other side. Architect Bonin explained they are also proposing a Christmas tree farm on the slope to operate in the winter months. Vice Chair Deary asked if there would be exterior lighting for the building and parking areas? Architect Bonin replied there would be no up lighting and bollards would be used versus light posts. Chair Greiner asked what the period of operation would be or time of closure. Architect Bonin replied that will be part of the future discussion. Chair Greiner asked if they were to be operational, would you be open right now. Mr. Jarvis replied yes, if there was a wedding or event. Vice Chair Deary asked

if there would be noise. Mr. Jarvis replied yes, a DJ or band or both depending on the client but there would be less noise if they were to be inside and they wouldn't operate past 11 p.m. Anne Ross-Raymond asked how many bottles of wine they sell each year? Mr. Jarvis replied last year they sold 325 cases but his goal is 10,000 cases per year. Anne Ross-Raymond asked what uses the applicant wants this to fall under? Architect Bonin replied assembly but they need the board's feedback for life safety. Vice Chair Deary asked where they were proposing the septic system be located on the design. Architect Bonin replied on the north side of the property near the newly proposed grape field but they did not want to go that far with this design, to save the applicant some costs. Chair Greiner noted they may want to have the septic in the design before it gets boxed in because there is a calculation of the demand per day for potential sewage treatment. Chair Greiner asked where the well(s) would be located on the plans. Architect Bonin replied between the house and the proposed parking lot. Anne Ross-Raymond asked how many people could be in attendance. Architect Bonin replied 150 people which is by the life safety code based on the building's area. Anne Ross-Raymond asked if the building design was set in stone and Architect Bonin replied he is sure there is some flexibility. Vice Chair Deary asked Ken Celmer if he can see the Jarvis' property from his house. Mr. Celmer replied when there are leaves no but when there are no leaves yes. Chair Greiner stated this will have a big impact under a conditional use permit in terms of the site plan review regulations, so drainage will need to be addressed through swales or catch basins. Architect Bonin replied the property will have low points for drainage and it will be designed to handle everything on site. Anne Ross-Raymond asked if there would be lodging. Architect Bonin replied no. Anne Ross-Raymond asked where wine is being produced currently. Mr. Jarvis replied in the basement of his home based on the 2009 ZBA approval and he has been very successful, people come from all over to the vineyard. Selectman Schmidl stated traffic could be an issue and a study may be needed. Chair Greiner stated if there were 150 people driving down New Road to get to the property, it is a gravel road and the Road Agent will need to do upkeep more often and visitors may need to be directed to travel on Route #127 to North Road. Mr. Jarvis replied people are already directed that way and signs have been placed on Route #127. Chair Greiner stated once this is full tilt there will be an entirely different demand and New Road doesn't have the road base to handle that kind of traffic. Architect Bonin asked how many events per year they plan to book? Mr. Jarvis replied 10-15 which would be all on the weekends and he would be working with local hotels to shuttle visitors. Mr. Celmer stated this is a big project and this Town may never see something of this size ever again, it is a beautiful facility and noise has been mentioned but usually the sound of automatic rifles is what you hear and he would rather listen to music. Mr. Celmer stated he is in favor of the proposal. Gayle Landry stated she is an abutter and has questions, there will be a 150 person capacity for events but how many employees will there be? Mrs. Landry stated if there are weddings then they will have a rehearsal dinner the day before the wedding, so it will be a minimum of two days. Mr. Jarvis replied he hopes to have a maximum of thirty (30) events (wedding or assembly) per year, which should be just enough to sell wine and get enough income to pay for the building. Mrs. Landry noted the traffic will definitely impact her property, even though there is not a house located there yet. Selectman Schmidl stated how the project will affect property values is something to consider. Mrs. Landry stated the 2009 ZBA decision states that the Jarvis' would need to go back to the ZBA if they were to create an expansion. Architect Bonin replied going back to the ZBA would be a conflict and they wouldn't be allowed the same dialogue at the ZBA plus there is more control through the Planning Board (PB). The PB agreed this proposal would fall under the definition of a business, to

cover the manufacturing component. Planning Assistant Rollins explained that the ZBA decision was made before the Town adopted the conditional use permit process under site plan review at Town Meeting. The PB asked PA Rollins to follow up with Legal Counsel to see how they should move forward. Mrs. Landry noted a party was held this past summer at this location and she could hear the noise at her house on Center Road. John Stubbs stated he is also in favor of the proposal and feels it is a good thing for the Town. Anne Ross-Raymond asked Mr. Stubbs if he was employed at the location. Mr. Stubbs replied yes. Chair Greiner stated fire protection will also need to be considered, a fire pond was established at the last development. Chair Greiner asked if they would consider a sprinkler system. Architect Bonin replied they would be having a discussion with the State Fire Marshall and would be proposing a cistern currently but the building's design has more egress than what is required. Anne Ross-Raymond stated the building's design is very imposing and suggested a design that would better fit in with Salisbury's character. Vice Chair Deary asked what the timeline for completion is. Mr. Jarvis replied 3-5 years. There was a brief discussion regarding vegetative buffers. Chair Greiner noted that waivers can be requested through the process. The PB will draft a checklist of the items discussed tonight at their next meeting.

OTHER Business

Letter from Fire Chief Re: Dry Hydrant on Raccoon Hill Road and Oak Hill Road - The board reviewed a letter dated November 30, 2017 stating that the dry hydrant has been flow tested and is now considered "in service".

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

NEXT MEETING – The next meeting will be held on **Monday, January 15, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant